



MIDCOAST
council



EMPLOYMENT ZONES REVIEW - Part B

August 2019

DRAFT FOR EXHIBITION



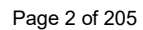


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Version	Purpose of Document	Reviewed by	Date
1	Draft Report	A FitzGibbon & A Kelly	10 August 2019
2	Draft Report for exhibition	A Macvean	20 August 2019

Introduction

Part B of the Employment Zones Review (EZR) analyses every business and industrial zone in the MidCoast. Each parcel is reviewed to ensure it is zoned consistently and that it reinforces the strategic context. The zones reviewed include:

- *Business zones:* B1 Neighbourhood Centre; B2 Local Centre; B3 Commercial Core; B4 Mixed Use; B5 Business Development; and B6 Enterprise Corridor.
- *Industrial zones:* IN1 General Industrial; IN2 Light Industrial; IN3 Heavy Industrial; and IN4 Working Waterfront.

The tables below are extracts from Part A of the EZR that provide a quick reference summary of the localities analysed and land areas for business and industrial zones in these locations.

Business zone land areas

	Business 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	249.22	372.94

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

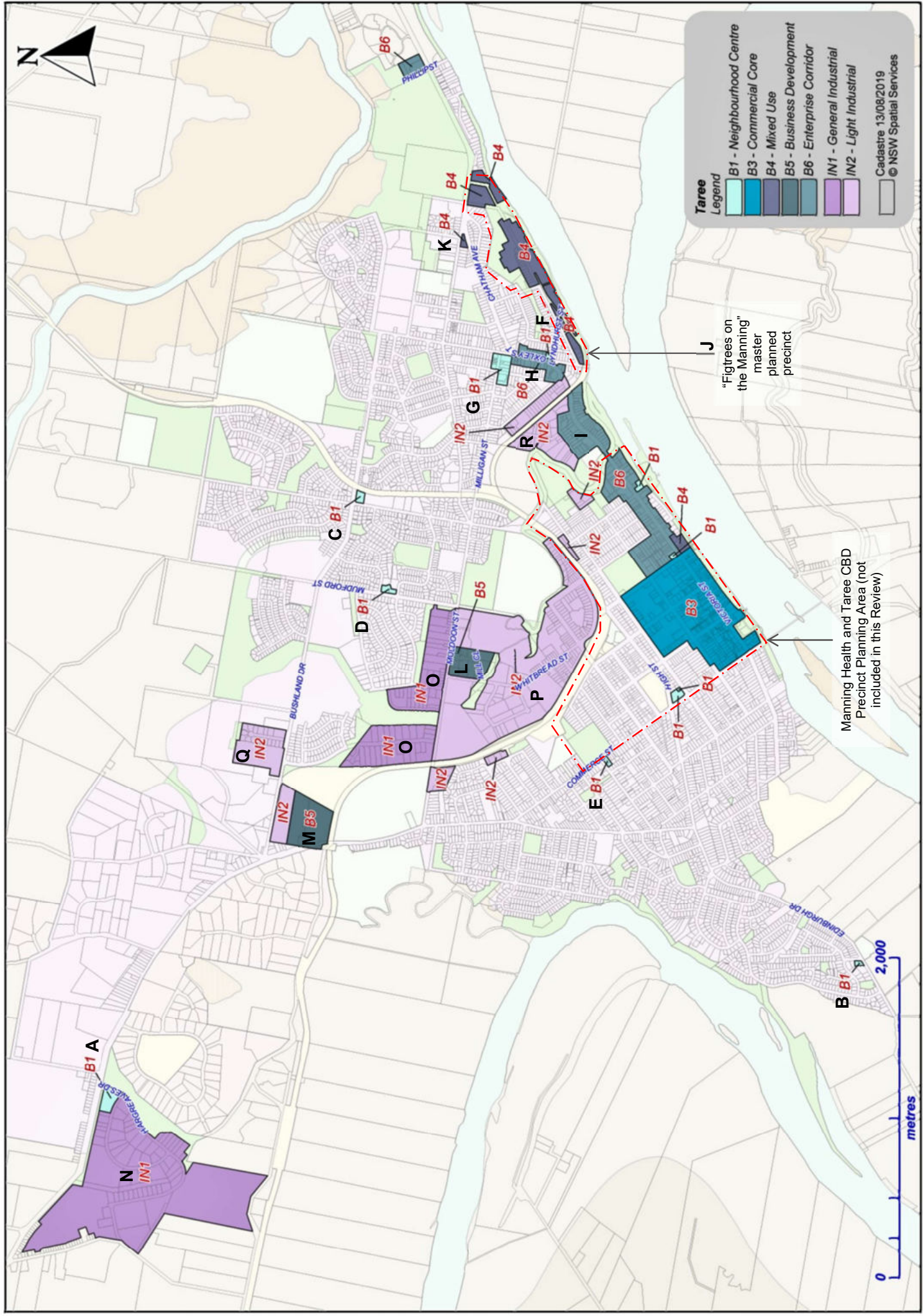
Taree

Taree consists of 14 business zoned areas and 5 industrial zoned areas as shown on the following plan and described below.

Note: The Manning Health and Taree CBD Precinct was not examined as part of the EZR as this area forms part of a separate planning study.

#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Hargreaves Drive	1.31
B	B1 Neighbourhood Centre	Edinburgh Drive	0.16
C	B1 Neighbourhood Centre	Kanangra Drive	0.36
D	B1 Neighbourhood Centre	Mudford Street	0.37
E	B1 Neighbourhood Centre	Commerce Street	0.19
F	B6 Enterprise Corridor	Crescent Avenue	7.79
G	B1 Neighbourhood Centre	Lyndhurst Street (Chatham)	0.11
H	B1 Neighbourhood Centre	Milligan Street (Chatham)	1.74
I	B6 Enterprise Corridor	Oxley Street (Chatham)	3.65
J	B4 Mixed Use	"Figtrees on the Manning"	12.69
K	B4 Mixed Use	Cowper Street (Chatham)	0.24
L	B5 Business Development	Mill Close	4.28
M	B5 Business Development	Wingham Road	7.22
N	IN1 General Industrial	Kolodong Industrial Estate	65.97
O	IN1 General Industrial	Muldoon Street	24.47
P	IN2 Light Industrial	Whitbread Street	64.44
Q	IN2 Light Industrial	Bushland Drive	17.87
R	IN2 Light Industrial	Beaton Parade and Railway Street	10.91
	<i>Subtotal Business Zones</i>		<i>41.01</i>
	<i>Subtotal Industrial Zones</i>		<i>183.22</i>
	Total Employment Zones		224.23*

*This does not include the land areas within the *Manning Health and Taree CBD Precinct* Plan area.



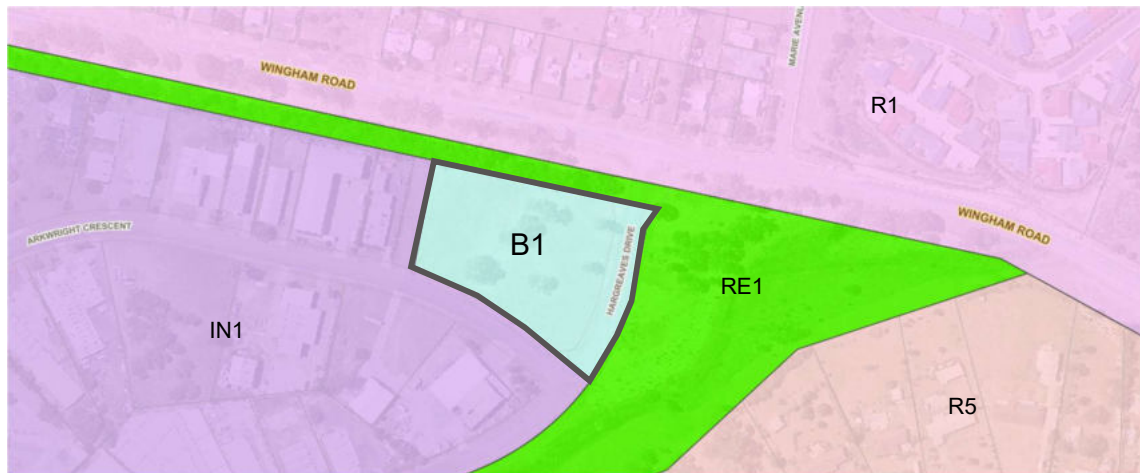
A. Taree – B1 Neighbourhood Centre – Hargreaves Drive

Description	A vacant B1 Neighbourhood Centre planned to service the existing industrial workers and residential community as well as planned future urban development in north west Taree
Current uses	Vacant
Built form	NA
Land area	1.31ha
Major retail floor area	NA
Hierarchy context	Planned to service some day-to-day shopping needs of neighbourhood residents Located 8 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain as not a suitable location to encourage shop-top housing
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Include active street frontages as per adjoining map to ensure that future development provides a high quality frontage to Hargreaves Drive with overlooking of remnant bushland

Note that there is currently an intersection upgrade of Hargreaves Drive and Wingham Road being considered by Council. The above recommendations would need to be revisited if this planning and upgrade goes ahead as it would also include the realignment of Hargreaves Drive.

Existing



Proposed



Map legend

B1 Neighbourhood Centre	R1 General Residential	IN1 General Industrial	RE1 Public Recreation
— Active street frontage	 Subject Area Boundary		

Photo from Arkwright Crescent

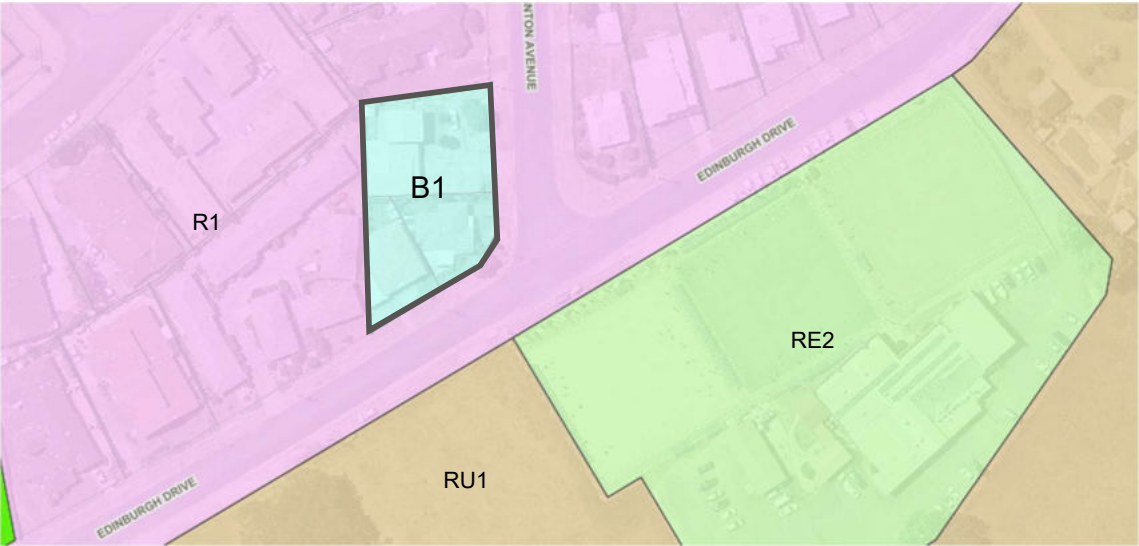


B. Taree – B1 Neighbourhood Centre – Edinburgh Drive

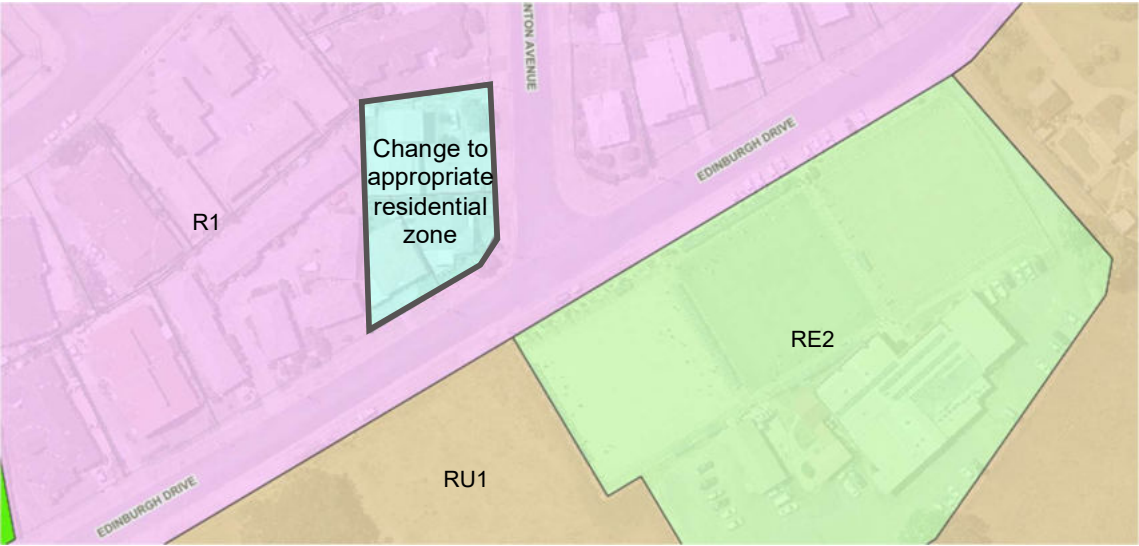
Description	A B1 Neighbourhood Centre in the south west corner of Taree settlement and nearby a bowling club
Current uses	Hair dresser, medical fronting Winton Avenue and two dwellings fronting Edinburgh Drive
Built form	1-2 storeys
Land area	0.16ha
Major retail floor area	NA
Hierarchy context	Located 6 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to an appropriate residential zone given existing dwellings in the zone, location on periphery of urban settlement, lack of integration with main transport routes, public transport and open space. This would be a reduction of 1568.6m ² . Note that there is currently no residential zone that permits business uses.
Zone boundary	Refer plan	Refer above
Standards	Existing	Recommendation
Height of buildings	8.5m	To be determined by housing strategy
Floor space ratio	0.85:1	To be determined by housing strategy
Minimum lot size	NA	To be determined by housing strategy
Provisions	Existing	Recommendation
Active street frontage	NA	NA

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R1	General Residential	RU1	Primary Production	RE2	Private Recreation
	Subject Area Boundary		Active street frontage				

Photo of premises fronting Winton Avenue

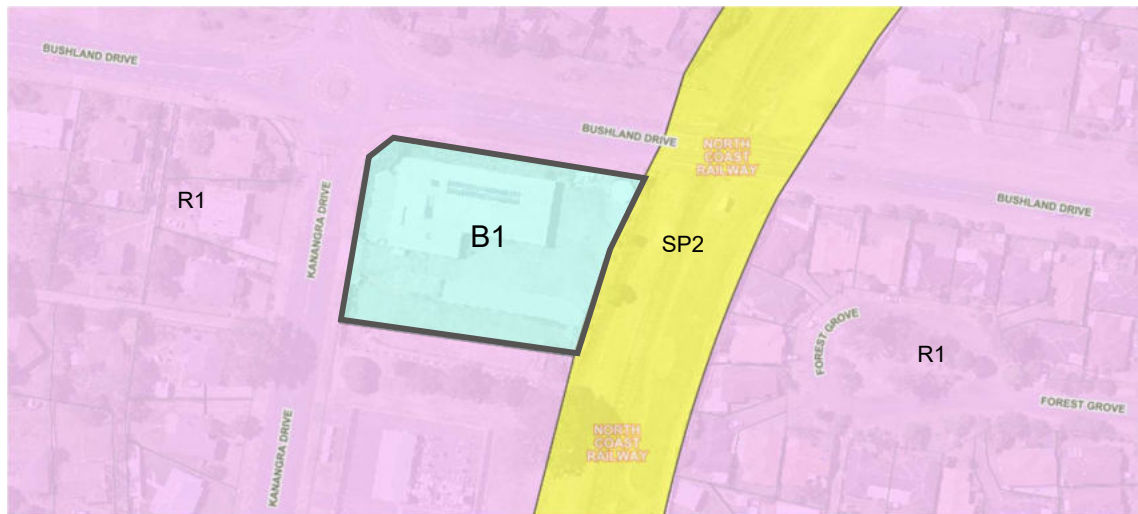


C. Taree – B1 Neighbourhood Centre – Kanangra Drive

Description	A B1 Neighbourhood Centre in the residential north of Taree, located at the intersection of two main distributor roads and bounded by a railway corridor to the east and a substation to the south
Current uses	Shop (specialty deli)
Built form	1 storey
Land area	0.36ha
Major retail floor area	NA
Hierarchy context	Located 6 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain (as shop-top units is not needed in this location)
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain (no active street frontages needed as there is significant grade drop between the street level and allotment)

Existing



Map legend

B1	Neighbourhood Centre	R1	General Residential	SP2	Infrastructure
	Subject Area Boundary		Active street frontage		

Proposed

No change to existing land use zones or active street frontage provisions

Photo from Kanangra Drive

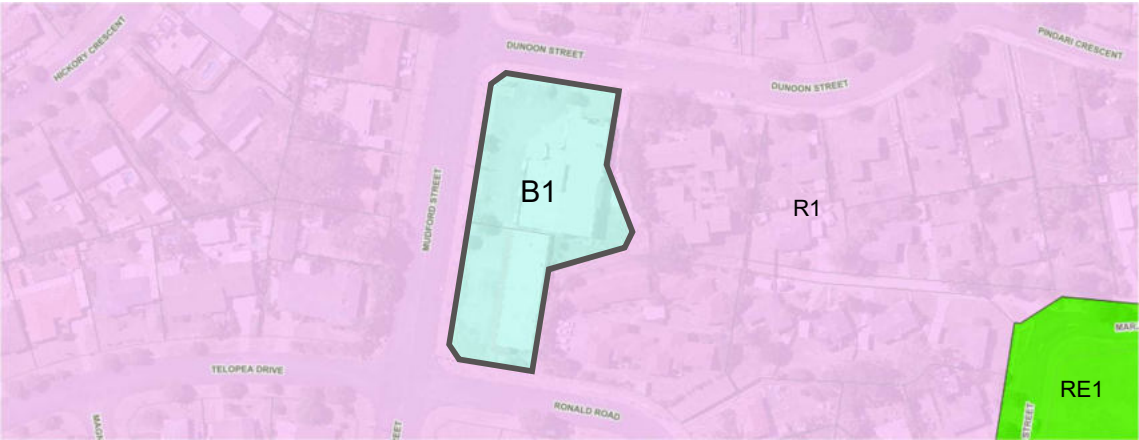


D. Taree – B1 Neighbourhood Centre – Mudford Street

Description	A B1 Neighbourhood Centre in the north of Taree surrounded by low density residential
Current uses	Mix of small scale commercial premises, mostly vacant.
Built form	1 storey
Land area	0.37ha
Major retail floor area	NA
Hierarchy context	Located 6 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain (as shop-top units is not needed in this location)
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Provide active street frontages along street frontages as per adjoining map to promote a vibrant, public centre not dominated by car parking

Existing



Proposed



Map legend

<div><div>B1</div><div>Neighbourhood Centre</div></div>	<div><div>R1</div><div>General Residential</div></div>	<div><div>RE1</div><div>Public Recreation</div></div>
<div><div></div><div>Subject Area Boundary</div></div>	<div><div></div><div>Active street frontage</div></div>	

Photo from corner of Mudford and Dunoon



Photo from Mudford – premises to the south

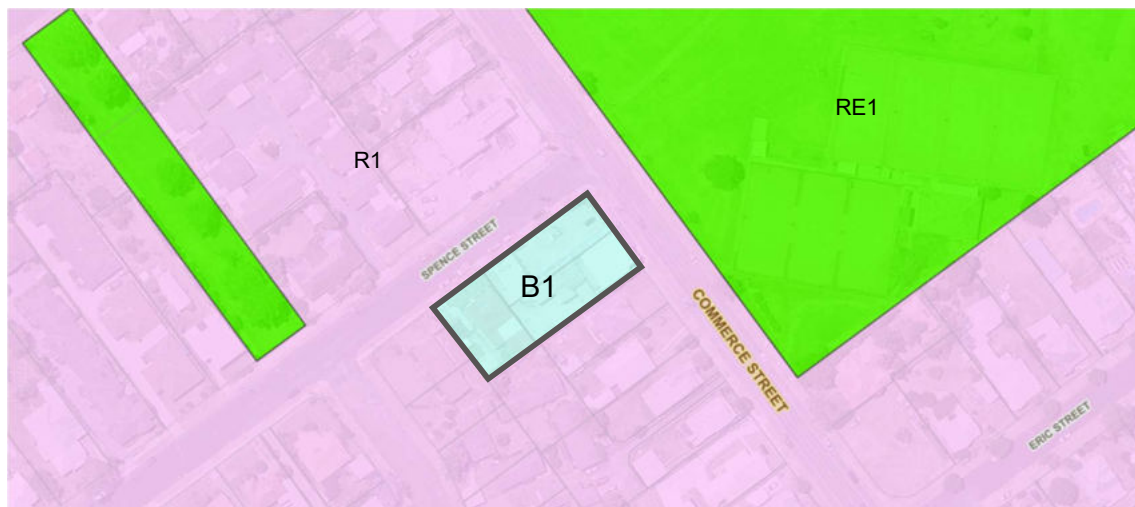


E. Taree – B1 Neighbourhood Centre – Commerce St (Wrigley Park)

Description	A B1 Neighbourhood Centre in inner Taree west, opposite large park and tennis centre to the east and service station to the north Located on Commerce Street which has high traffic volumes
Current uses	Shops (bakery, butcher, bottle shop), business (hairdresser), restaurant, and dwelling (on lot to south west) Service station and coffee shop opposite on Spence Street
Built form	1-2 storeys
Land area	0.19ha
Major retail floor area	NA
Hierarchy context	Located 3 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Logical expansion to include neighbouring service station (1,707m ²)
Standards	Existing	Recommendation
Height of buildings	8.5m	Change to 12m to allow for increased residential density over commercial uses that encourages future centre improvement
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Provide active street frontages along Spence Street as per adjoining map to promote a vibrant, civic centre not dominated by car parking

Existing



Proposed



Map legend

 B1	Neighbourhood Centre	 R1	General Residential	 RE1	Public Recreation
	Subject Area Boundary		Active street frontage		

Photo from Spence Street to south



Photo from Spence Street to north

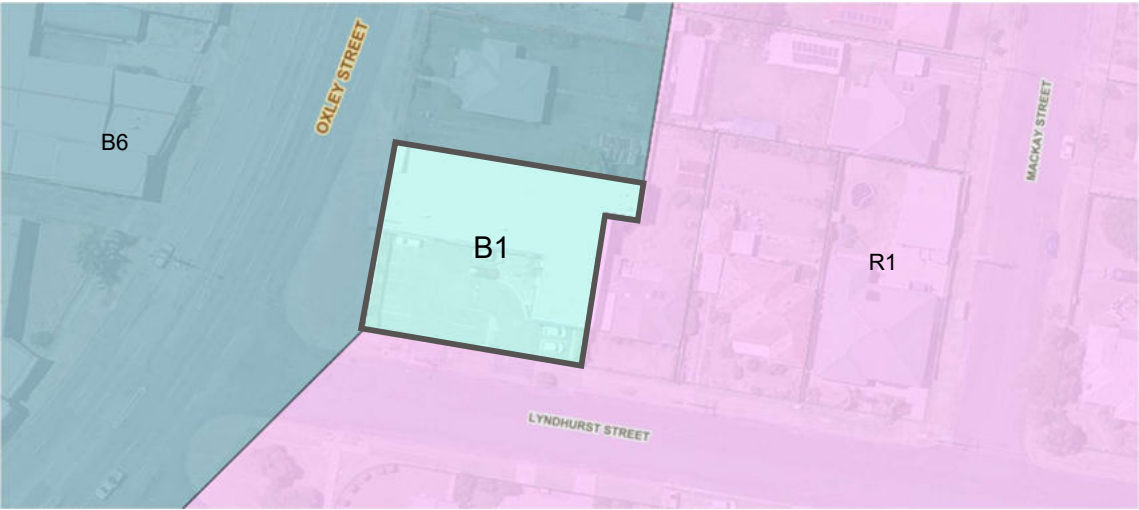


F. Taree – B1 Neighbourhood Centre – Lyndhurst Street, Chatham

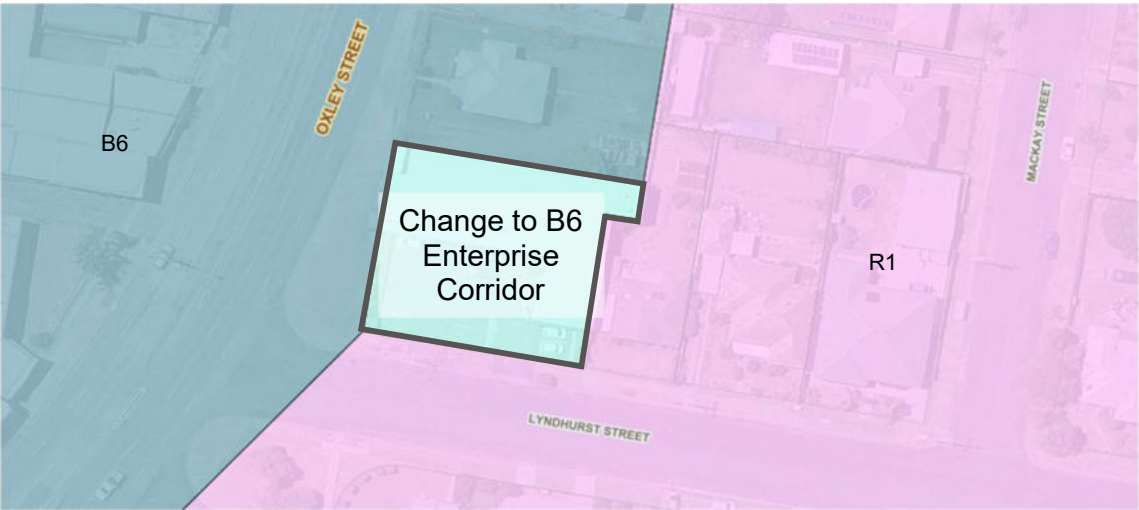
Description	A B1 Neighbourhood Centre on the corner of Oxley Street and Lyndhurst Street, forming part of the B6 Enterprise Corridor east of the Taree CBD
Current uses	Businesses (solicitors, barber), medical and restaurant
Built form	1 storey
Land area	0.11ha
Major retail floor area	NA
Hierarchy context	Located 1 minute to Chatham B1 area and 4 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to B6 Enterprise Corridor as per the surrounding zone. B6 allows for a range of commercial uses and neighbourhood shops (with a floor area less than 250m ²)
Zone boundary	Refer plan	As above – include in surrounding B6 zone
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain (as per adjoining B6 provisions)
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	NA (as proposed to change to B6)

Existing



Proposed



Map legend

B1 Neighbourhood Centre B6 Enterprise Corridor R1 General Residential Subject Area Boundary

Photo of existing commercial premises

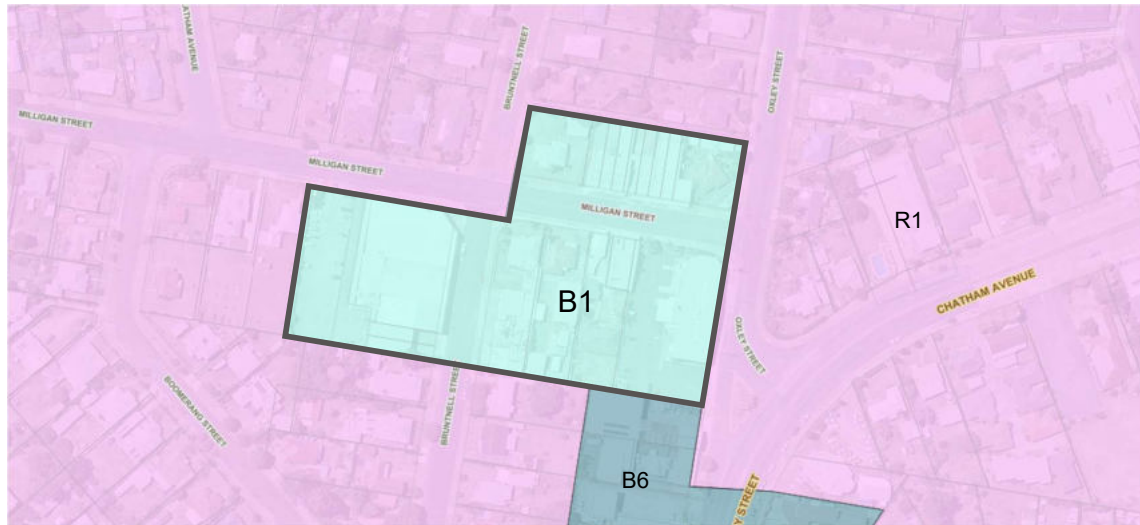


G. Taree – B1 Neighbourhood Centre – Milligan Street, Chatham

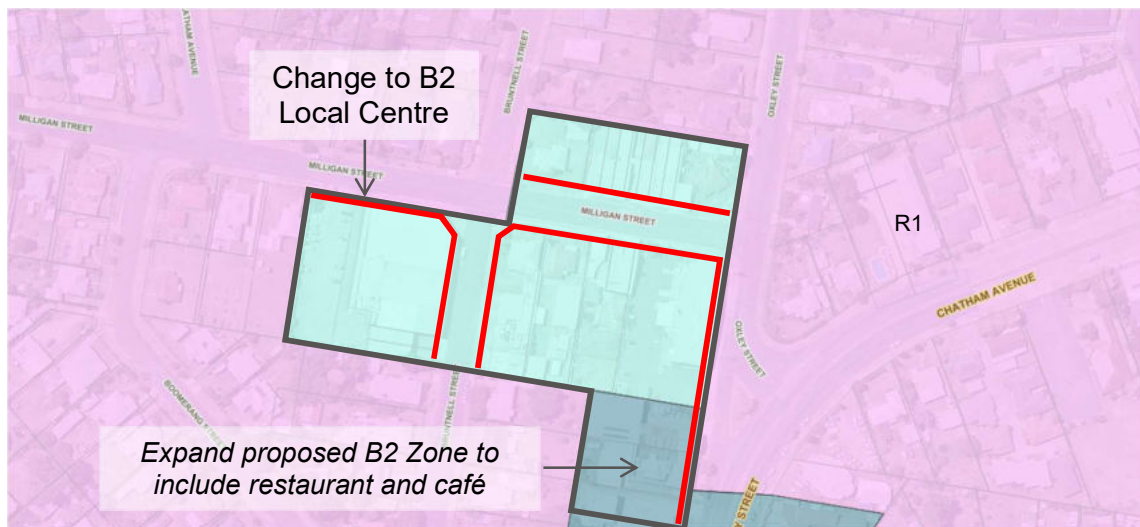
Description	A B1 Neighbourhood Centre in Chatham centred around Milligan Street and anchored by an IGA supermarket and cinema
Current uses	Supermarket, cinema, small businesses, auto mechanic and dwellings
Built form	1-2 storey development
Land area	1.74ha
Major retail floor area	IGA supermarket is approximately 1,000m ²
Hierarchy context	Services day-to-day shopping needs of Chatham area residents and visitors Located 5 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to B2 Local Centre given the size of this centre, the variety of commercial uses (including a supermarket) and the catchment it serves
Zone boundary	Refer plan	Expand to include café and restaurant adjoining the cinema on Oxley Street
Standards	Existing	Recommendation
Height of buildings	8.5m	Change to 12m to allow for increased residential density over centre uses that encourages high quality centre development
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Include active street frontages as per adjoining map to promote a vibrant, public centre not dominated by car parking and blank walls

Existing



Proposed



Map legend

B1	Neighbourhood Centre	B6	Enterprise Corridor	R1	General Residential	—	Subject Area Boundary
—	Active Street Frontage						

Photos from Milligan Street

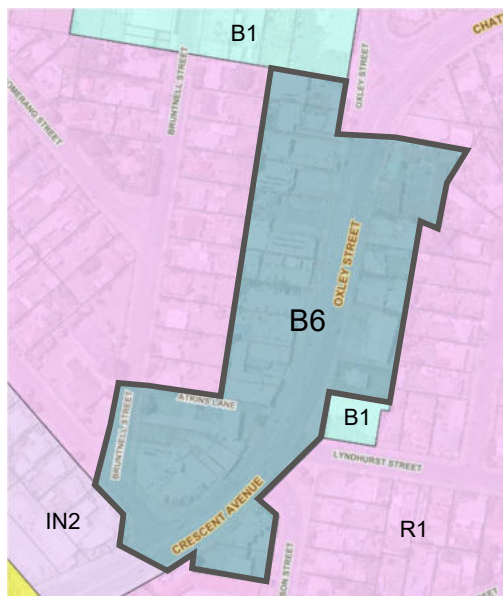


H. Taree – B6 Enterprise Corridor – Oxley Street, Chatham

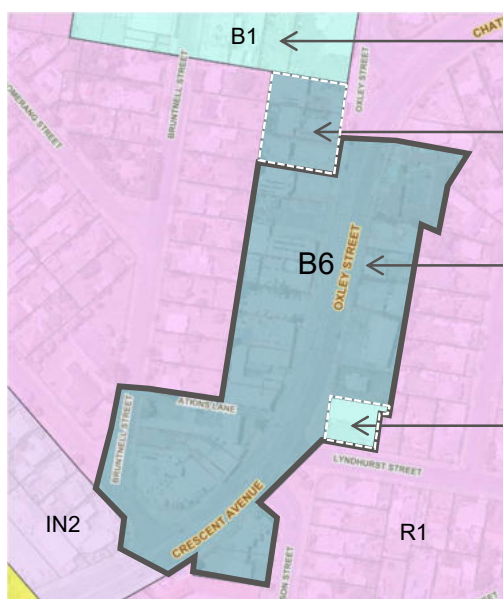
Description	B6 Enterprise Corridor in Chatham with frontage to Oxley Street and with links with B1 to the north and IN2 to the south
Current uses	Mix of uses including business, café, motel, dwelling, storage, car sales/repairs
Built form	1-2 storey development
Land area	3.65ha
Major retail floor area	NA
Hierarchy context	Located 3 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B6	Retain
Zone boundary	Refer plan	Amend as per previous recommendations – refer plan.
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Note this B1 zone is proposed to change to B2 Local Centre

Existing restaurant and café to be incorporated into adjoining proposed B2 zone

Retain majority of B6 zone as is

Incorporate existing B1 into B6

Map legend

B1	Neighbourhood Centre	B6	Enterprise Corridor	R1	General Residential	IN2	Light Industrial
— Subject Area Boundary							

Photo of café on Oxley Street



Photo of general commerce along Oxley Street

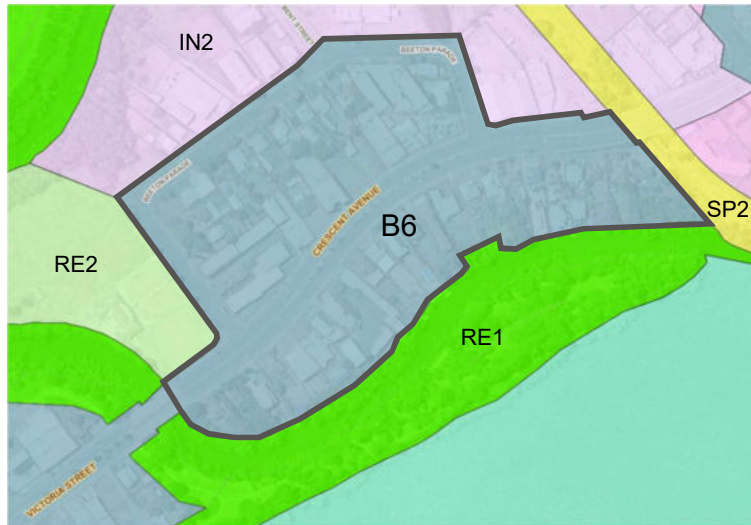


I. Taree – B6 Enterprise Corridor – Crescent Avenue

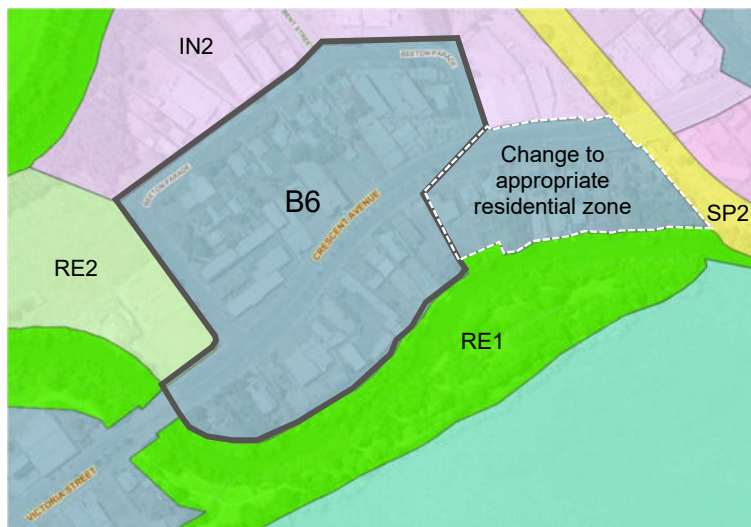
Description	B6 Enterprise Corridor in between the rail spur and Browns Creek near the Taree CBD Majority of this area is prone to flooding
Current uses	Mix of uses including houses, auto mechanics, motel, businesses, light industry
Built form	1-2 storey development
Land area	0.24ha
Major retail floor area	NA
Hierarchy context	Located 2 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B6	Predominately retain Change to residential zone (as per adjoining plan) where predominately existing houses and lots not completely prone to flooding
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Map legend

B6	Enterprise Corridor	SP2	Infrastructure	W2	Recreational Waterways	RE1	Public Recreation
IN2	Light Industrial		Subject Area Boundary			RE2	Private Recreation

Photos of uses along Crescent Avenue

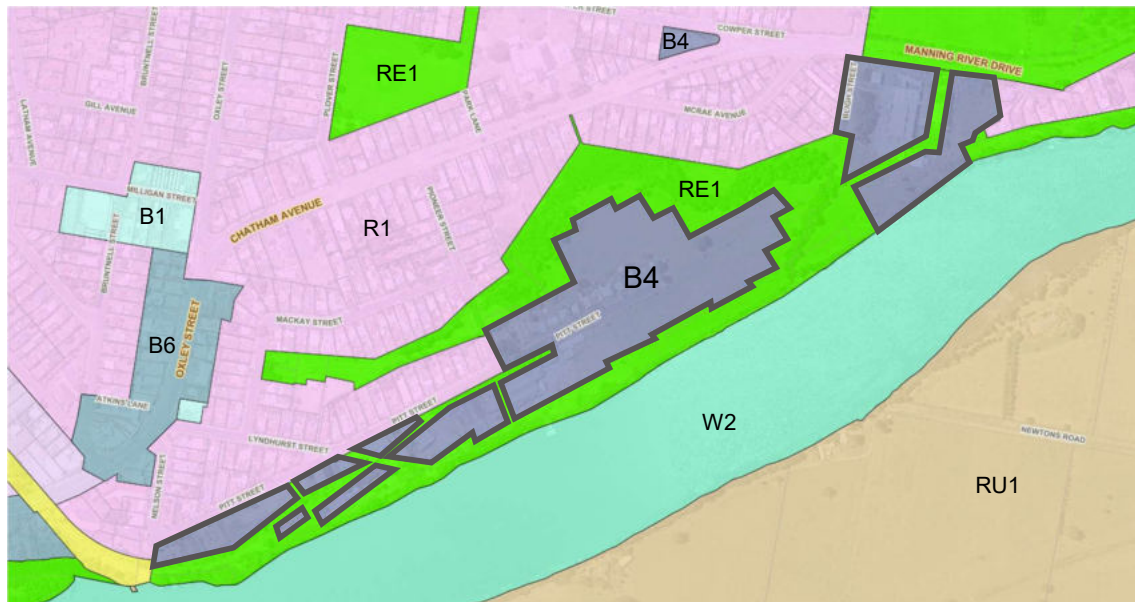


J. Taree – B4 Mixed Use – Figtrees on the Manning

Description	<p>B4 Mixed Use zoned area over the proposed Figtrees on the Manning development plan. The Local Plan within the Greater Taree DCP states the following.</p> <p><i>Overall the vision is to create a distinctive and vital urban redevelopment area with a quality public domain while optimising the utilisation of the waterfront location.</i></p> <p><i>There will be a range of development outcomes including commercial and retail outlets, residential units, modern adaptive reuse of some of the old dairy factory buildings on site, and a commercial marina.</i></p>
Current uses	Development not yet commenced – existing uses prevail and include dwellings, car yards, and industry
Built form	1-2 storey development
Land area	12.69ha
Major retail floor area	NA
Hierarchy context	Located 5 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B4	Retain (current and preferred uses as per the B4 zone objectives)
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	NA	Retain as local plan details height requirements (refer adjoining image)
Floor space ratio	NA	Retain
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B1	Neighbourhood Centre	R1	General Residential	RU1	Primary Production	RE1	Public Recreation
B4	Mixed Use	B6	Enterprise Corridor		Subject Area Boundary	W2	Recreational Waterways

Proposed

No change to existing land use zones or active street frontage provisions

Image of approved precinct areas for Figtrees on the Manning and associated heights



- Precinct 1 Gateway Residential: 3 storeys
- Precinct 2 Figtree Commercial: 3-4 storeys
- Precinct 3 Dairy Heritage: 2-3 storeys
- Precinct 4 Riverpark Village: 3-5 storeys
- Precinct 5 Marina Commercial: 3-4 storeys

K. Taree – B4 Mixed Use – Cowper Street and Chatham Avenue

Description	A standalone B4 Mixed Use lot at the intersection of Chatham Avenue and Cowper Street Highly visible corner location
Current uses	Car yard
Built form	1 storey development
Land area	0.24ha
Major retail floor area	NA
Hierarchy context	Located 5 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B4	Change to B6 Enterprise Corridor to reflect current use and location on a main road
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Map legend

B4	Mixed Use	R1	General Residential	—	Subject Area Boundary
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Photo of existing use

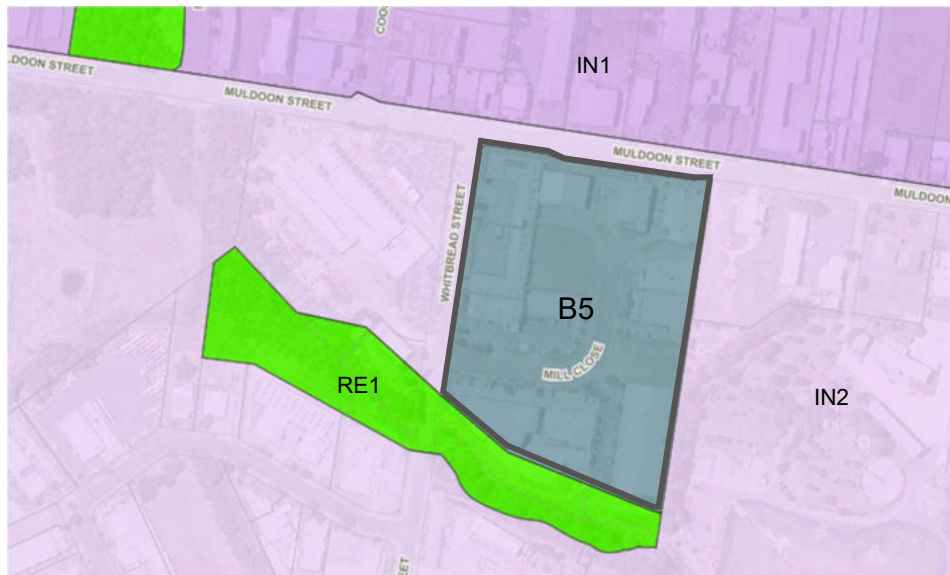


L. Taree – B5 Business Development – Mill Close

Description	B5 Business Development at Mill Close set amongst industrial land
Current uses	Predominately bulky goods / specialised retail premises (e.g. furniture, camping, hardware stores)
Built form	1 storey large footprint development
Land area	4.38ha
Major retail floor area	NA
Hierarchy context	Located 5 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B5	Retain (current and preferred uses as per the B5 zone objectives)
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	NA	Change to 8.5m to be consistent with all other B5 areas in the MidCoast
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Change to 1,500m ² (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B5	Business Development	IN1	General Industrial	IN2	Light Industrial	RE1	Public Recreation
— Subject Area Boundary							

Proposed

No change to existing land use zones or active street frontage provisions

Photo of Mill Close

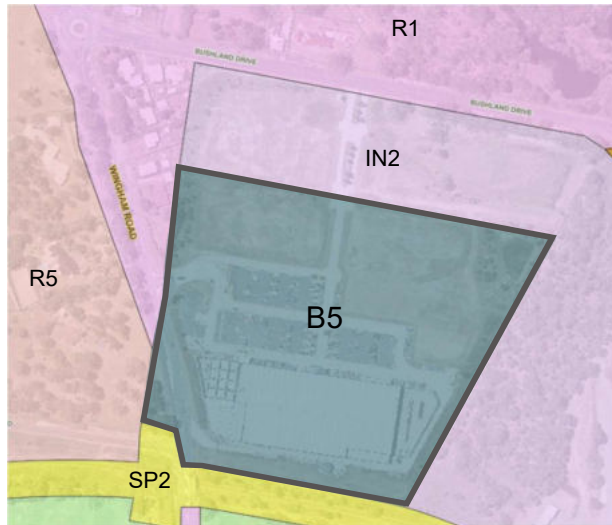


M. Taree – B5 Business Development – Wingham Road

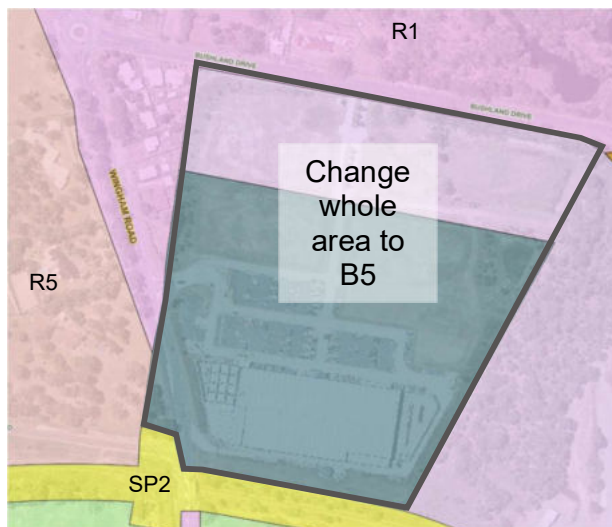
Description	B5 Business Development with frontage to Wingham Road
Current uses	Bulky goods / specialised retail premises store (Bunnings) and remaining lots vacant
Built form	1 storey large footprint development
Land area	7.22ha
Major retail floor area	NA
Hierarchy context	Located 7 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B5	Retain
Zone boundary	Refer plan	Extend B5 to replace existing IN2. This will remove split zoning of this lot and takes into account that light industry is permitted in the B5 zone. This would be a change to land area approximately 33,000m ² .
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Change to 1,500m ² (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Map legend

B5	Business Development	R1	General Residential	SP2	Infrastructure	RE2	Private Recreation
IN2	Light Industrial	R5	Large Lot Residential		Subject Area Boundary		

Photo from Bushland Drive over IN2 (foreground) and B5 land in front of Bunnings

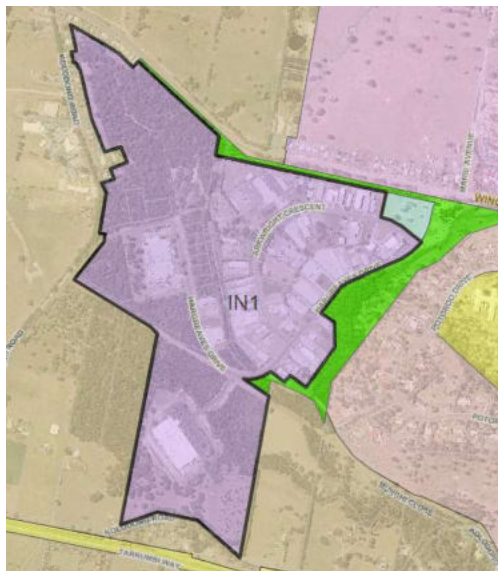


N. Taree – IN1 General Industrial – Kolodong Industrial Estate

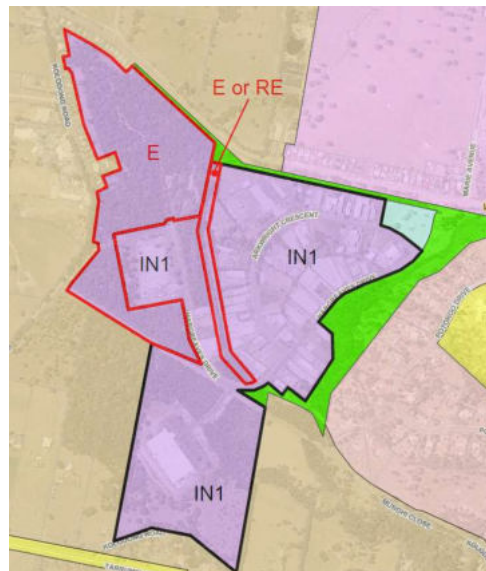
Description	IN1 General Industrial area in western Taree. Includes Hargreaves Drive and Arkwright Crescent
Current uses	<p>Various heavy, general and light industries Large heavy factories, Council depot and pound, storage, SES headquarters, various industrial tenancies, small and large scale engineering, picture framing, joineries, distribution centres, small repairs and other automotive services, rural supplies, concrete batching plant, construction, contractor and maintenance depots, NPWS depot, sandblasting, residences</p> <p>Council owned vacant land and ecologically sensitive bushland subject to a Koala Plan of Management</p>
Built form	Large to small industrial buildings – Orora and Southcott exceeding 7m height
Land area	65.97ha
Notable industrial uses	<p>Orora (Aerosol Packaging Plant) – GFA 9,700m²</p> <p>Southcott (Hydraulic and Control system factory) – GFA 12,000m²</p>
Context	<p>Some buffer from residential areas to east and north by way of RE1 corridor. Southern section adjacent to rural land uses in rural zones. Planned Kolodong residential estate to west will require adequate buffering from industrial uses.</p> <p>Good access to Wingham Road</p>

Land use	Existing	Recommendations
Land use zone	IN1	<p>Conversion of parcels of environmentally sensitive land in Hargreaves Drive from the IN1 General Industrial Zone to an Environmental Zone (additional Recommendations)</p> <p>Conversion of parcels in existing drainage reserve from IN1 General Industrial to either RE1 Public or Environmental Zone (additional Recommendations)</p> <p>Retain balance in IN1 General Industry</p>
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations for IN1
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	Nil	Retain (as per justification in report)

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R1	General Residential
IN1	General Industrial	R5	Large Lot Residential

RU1	Primary Production	RE1	Public Recreation
—	Subject Area Boundary	SP2	Infrastructure

**Photo of Kolodong Industrial Estate
Wingham Road**



**Photo of Orora Plant
Kolodong Industrial Estate**

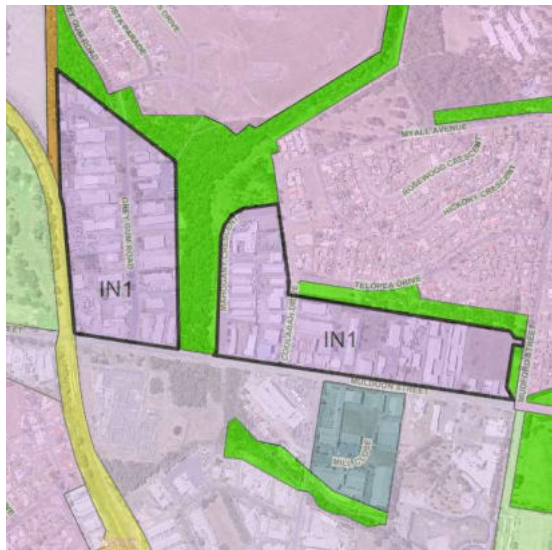


O. Taree – IN1 General Industrial – Muldoon Street

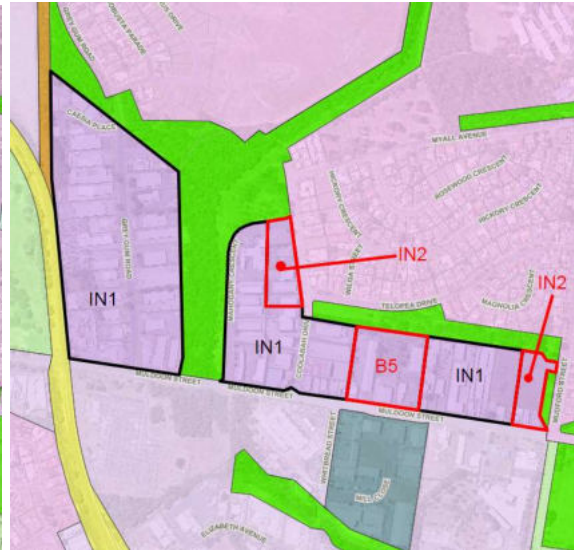
Description	General industrial area on northern side of Muldoon Street including Greygum Road, Caesia Place, Mahogany Crescent and Coolabah Drive
Current uses	Established general industrial area with wide range of industrial and semi-commercial uses. Minimal vacant parcels Heavy fuel depot, service station, small to large scale engineering, industrial tools, automotive parts and servicing, rural and agricultural supplies, building supplies, smash repairs, auto wreckers, building consultancies, warehousing and distribution centres, sign manufacturing, food wholesalers, transport depots, steel supplies, glass, door and window warehouses, powder coating and protective lining applicators, agricultural and lawn machinery sales, electrical supplies, wholesale seafood and seafood processing, mini storage, diesel fitting, church, weighbridge, paint sales, solar power depot, kitchen showrooms, wholesale printing, furniture stores, tenpin bowling alley, contractors depots, carpet wholesalers, carwash
Built form	Various scale industrial buildings
Land area	24.47ha
Major industrial uses	Bayview Seafood's Processing facility – GFA approx. 4,000m ²
Context	Buffered from residential uses by RE1 Public Recreation Zone corridors, fringe IN2 Light Industrial Zone areas or road. Ease of access to primary collector road (Muldoon Street) Intrusion of commercial uses into IN1 General Industrial Zone with specialised retail premises (formerly bulky goods) prevalent to eastern part of area Slight concern for proximity of heavy industries impacting on residential areas despite existing separation buffers

Land use	Existing	Recommendations
Land use zone	IN1	Conversion of IN1 General Industrial Zone to IN2 Light Industrial Zone where land is in close proximity to residences in Coolabah Drive Conversion of IN1 General Industrial Zone where commercial intrusion has occurred to B5 Business Development Zone on opposite side of road to existing B5 Zone in Muldoon Street
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations for IN1 and IN2
Height of buildings	Nil	IN1: Retain (as per justification in report) IN2: Amend to 10m (as per report)
Floor space ratio	Nil	IN1 and IN2: Retain (as per report)
Minimum lot size	Nil	IN1 and IN2: Retain (as per report)

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R1	General Residential
B5	Business Development	IN2	Light Industrial
	Subject Area Boundary		

E2	Environmental Conservation	RE1	Public Recreation
SP2	Infrastructure	RE2	Private Recreation

**Photo of general Industrial uses
Grey Gum Road**



**Photo of general industrial uses
Caesia Place**

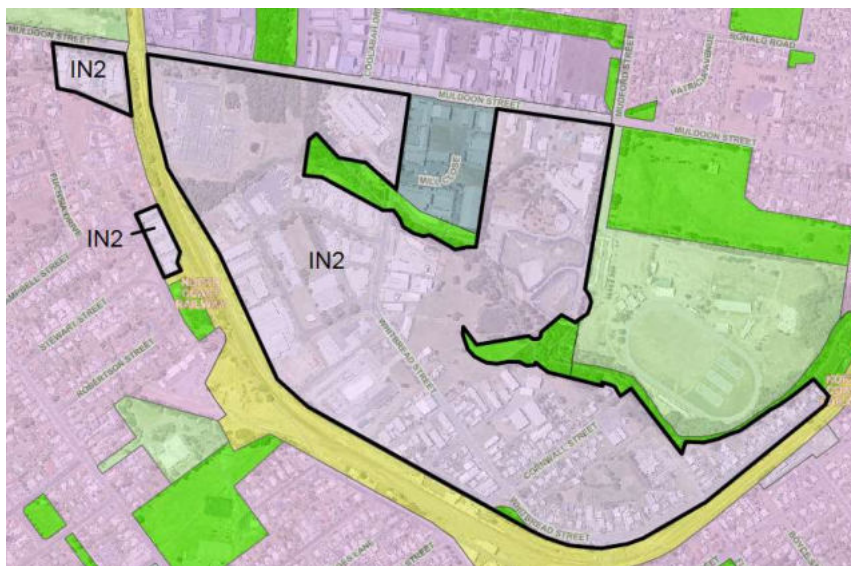


P. Taree – IN2 Light Industrial – Whitbread Street

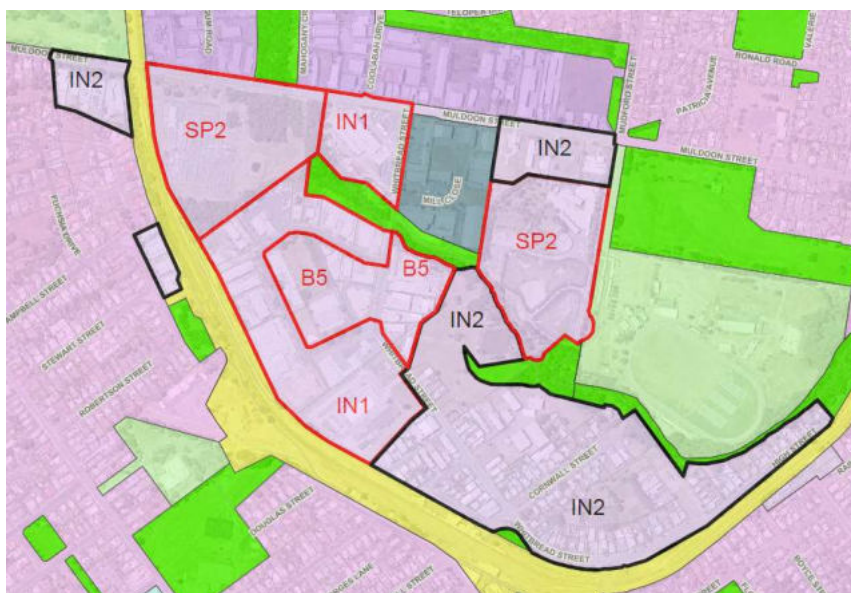
Description	Light industrial area on southern side of Muldoon Street including Whitbread Street, Elizabeth Avenue, eastern Christie Street, Marathon Street, Olympia Street, Cornwall Street (east), Florence Street (north) and High Street
Current uses	<p>Established light industrial area with wide range of industrial and semi-commercial uses. Minimal vacant parcels or dwellings</p> <p>Display centres, bulk fruit/vegetables/meat, wholesale supplies, lighting, electrical and refrigeration, electrical substation, wholesale nursery and landscape supplies, smash repairs, mufflers and exhausts, kitchen showrooms, rural supplies, automotive detailing, pumps and irrigation, bus depot, display home centres, 2nd hand furniture, trophies and engraving, engineering premises, boat manufacturing and repair, custom furniture, communication services, transport depot, ambulance depot, aluminium, glass and windscreen warehouses/installers, distribution centres, power tool service and repairs, wholesale pet supplies, food and drink premises, air conditioning and service, carpet showroom, furniture sales, electrical works depot, appliance repairs, pottery and ceramics, locksmith, benchtop manufacturing, blinds and awnings, garage doors, timber warehouse, workwear manufacturers/ embroiders, showrooms, fencing contractors, computer repairs</p>
Built form	Small to large industrial buildings.
Land area	64.44ha
Major industrial uses	<p>MidCoast Council Water Services Depot and Sewerage Treatment Plant – approx. 7ha land area</p> <p>Electrical substation – approx. 7.67ha land area</p> <p>Essentially Energy Depot – approx. 3.14ha land area</p> <p>Stebercraft (Boat Building) – approx. 7,000m² GFA</p> <p>Pearson's Transport – 9,007m² land area</p> <p>Eggins Coaches – 8,151m² land area</p>
Context	<p>Buffered from residential uses by rail corridor except for 4 lots on opposite side of railway in Golf Avenue. Ease of access to primary collector road (Muldoon Street)</p> <p>Minimal intrusion of commercial uses. Predominantly single dwellings toward eastern Whitbread Street, High Street and Cornwall Street with sporadic light industrial uses in between. Some significant manufacturing and general industrial uses occurring in the vicinity of Elizabeth Street</p> <p>Whitbread Street and High Street are subject to significant flood inundation which has historically been an influencing factor toward industrial zoning</p>

Land use	Existing	Recommendations
Land use zone	IN2	<p>Conversion of IN2 Light Industry to IN1 General Industrial where:</p> <ul style="list-style-type: none"> adequate separation distances from industrial areas and residential uses industrial areas are not directly adjoining residential land uses and are separated by rail corridor significant general industries (by LEP definition) are located, i.e. Elizabeth Avenue <p>Conversion of the IN2 Light Industrial Zone to B5 Business Development where commercial intrusion has occurred to:</p> <ul style="list-style-type: none"> The eastern side of Whitbread Street on the opposite side of Browns Creek from the existing B5 Business Development precinct in Mill Close The block of allotments bound by Whitbread Street and Elizabeth Avenue. <p>Conversion of IN2 Light Industrial Zone to SP2 Infrastructure Zone over:</p> <ul style="list-style-type: none"> The Transgrid electricity substation in Muldoon Street The MidCoast Council sewerage treatment plant in Muldoon Street <p>Retain IN2 Light Industry Zone:</p> <ul style="list-style-type: none"> in areas of high prevalence of historical dwellings in eastern section in vicinity of eastern Whitbread Street and High Street where IN2 Zones occur both on Muldoon Street (40 Muldoon Street) adjacent to railway corridor on opposite side of rail corridor in Golf Avenue in the emergency services precinct in Muldoon Street
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations for IN1 and IN2
Height of buildings	Nil	IN1: Nil (as per justification in report) IN2: 10m (as per justification in report)
Floor space ratio	Nil	IN1/IN2: Nil (as per justification in report)
Minimum lot size	Nil	IN1/IN2: Nil (as per justification in report)

Existing



Proposed



Map legend

B5	Business Development	R1	General Residential	IN1	General Industrial	RE1	Public Recreation
—	Subject Area Boundary	SP2	Infrastructure	IN2	Light Industrial	RE2	Private Recreation

**Photo of mixed residential and industrial uses
Whitbread Street**



**Photo of Taree Railway Station and opposite
light industrial uses
Olympia Street**



**Photo of mixed residential and industrial uses
Cornwall Street**



**Photo of light industrial uses
Whitbread Street**



**Photo of emergency services facilities
Muldoon Street**



**Photo of boat building and truss manufacturing
Elizabeth Avenue**



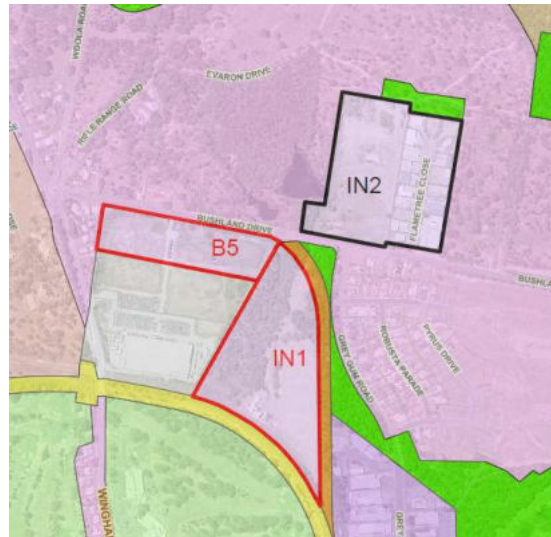
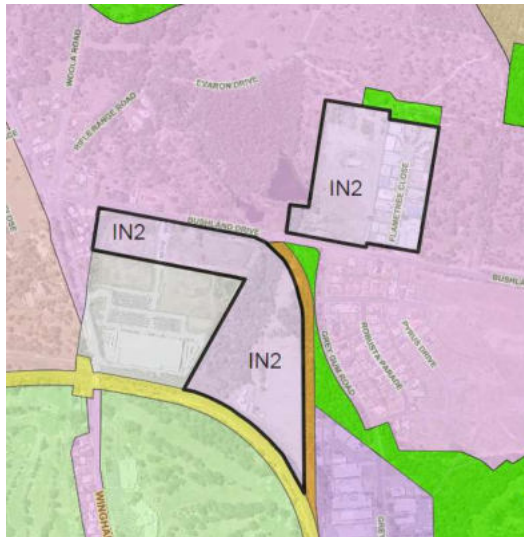
Q. Taree – IN2 Light Industrial – Bushland Drive

Description	Light Industrial area on northern and southern side of western Bushland Drive. Includes Flametree Close
Current uses	Large vacant industrial lot adjunct to B5 Business Development Zone (Bunnings) intended for Home Maker Centre (Currently vacant) Former Railway sleeper yard (currently vacant) Flame tree close with range of light industries and adjacent vacant former drive-in theatre
Built form	Small to large industrial buildings and infrastructure, open storage yards, single storey dwellings
Approx. land area	17.87ha
Examples of significant industrial uses	Former railway sleeper yard – land area 8.52ha
Context	Residential zoned areas adjacent in Bushland Drive and Wingham Road

Land use	Existing	Recommendations
Zone classification	IN2	Conversion of the former railway sleeper yard from the IN2 Light Industrial Zone to the IN1 General Industrial Zone considering the adequate separation distances between this land and residential zones Conversion of the IN2 Light Industrial Land that comprises the vacant balance of the Taree Homemaker Centre accessing Bushland Drive to the B5 Business Development Zone to match the B5 Zone of the land adjacent
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations for IN1 and IN2
Height of buildings	Nil	IN1: Retain (as per justification in report) IN2: Amend to 10m (as per report)
Floor space ratio	Nil	IN1/IN2: Retain (as per justification in report)
Minimum lot size	Nil	IN1/IN2: Retain (as per justification in report)

Existing

Proposed



Map legend

B5	Business Development	IN1	General Industrial	E2	Environmental Conservation	RE1	Public Recreation
Subject Area Boundary	IN2	Light Industrial	SP2	Infrastructure	RE2	Private Recreation	

Photo showing view across IN2 Zoned land toward Taree Homemaker Centre Bushland Drive



Photo of light industrial uses Flametree Close



R. Taree – IN2 Light Industrial – Beeton Parade/Railway Street

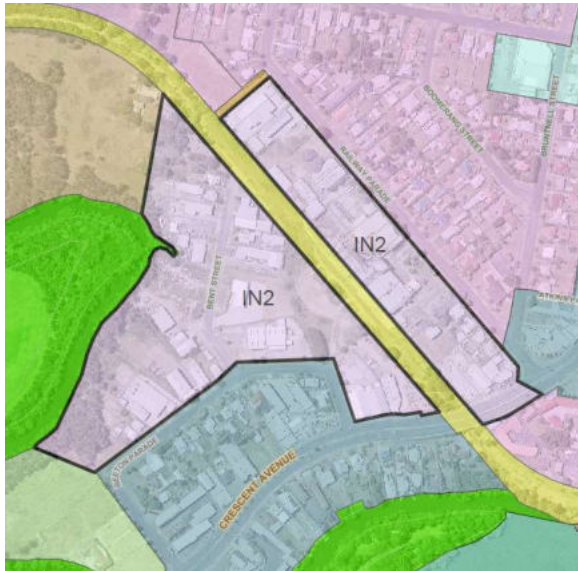
Description	IN2 Light Industrial area in eastern Taree in the vicinity of Browns Creek. Includes Beeton Parade, Bent Street and Railway Street
Current uses	Wholesale supplies, automotive services, equipment hire, vehicle and machinery sales premises, rural supplies, gas storage and sales, warehousing, smash repairs, dwellings
Built form	Small to large scale industrial buildings and warehouses. Single storey dwellings and offices
Land area	10.91ha
Notable industrial uses	Former milk product factory – approx. 2ha land area
Context	<p>Light industrial area centred around former milk product factory and associated railway siding in the Browns Creek area to the east of the Taree CBD. Ease of access to Crescent Avenue/Oxley Street. Undeveloped in sections containing predominantly dwellings</p> <p>IN2 Zone abuts B6 Enterprise Corridor Zone on primary road frontage. B6 Enterprise Corridor Zone comprises whole block bound by Beeton Street and Crescent Avenue</p> <p>Beeton Parade and Bent Street subject to flooding</p>

Land use	Existing	Recommendations
Land use zone	IN2	Retain in IN2 Zone
Zone boundary	Refer plan	Retain zone boundary
Development standards	Existing	Recommendations
Height of buildings	No max.	Amend to 10m (as per justification in report)
Floor space ratio	No max.	Retain (as per justification in report)
Minimum lot size	No min.	Retain (as per justification in report)
Heritage	Petersville Milk Factory	Noted

Other Recommendations

The former Petersville milk products factory is identified in the Housing Strategy as a possible residential/mixed use development site. A Future Employment Lands Strategy is to investigate feasibility of rezoning considering both proximity to residences in railway street and the heritage significance of the site.

Existing



Map legend

B6	Enterprise Corridor	SP2	Infrastructure	W2	Recreational Waterways	RE1	Public Recreation
IN2	Light Industrial	—	Subject Area Boundary	RU1	Primary Production	RE2	Private Recreation

Proposed

No change to existing land use zones

Cundletown

Cundletown consists of 3 business zoned areas and 1 industrial zoned area as shown on the following plan and described below.

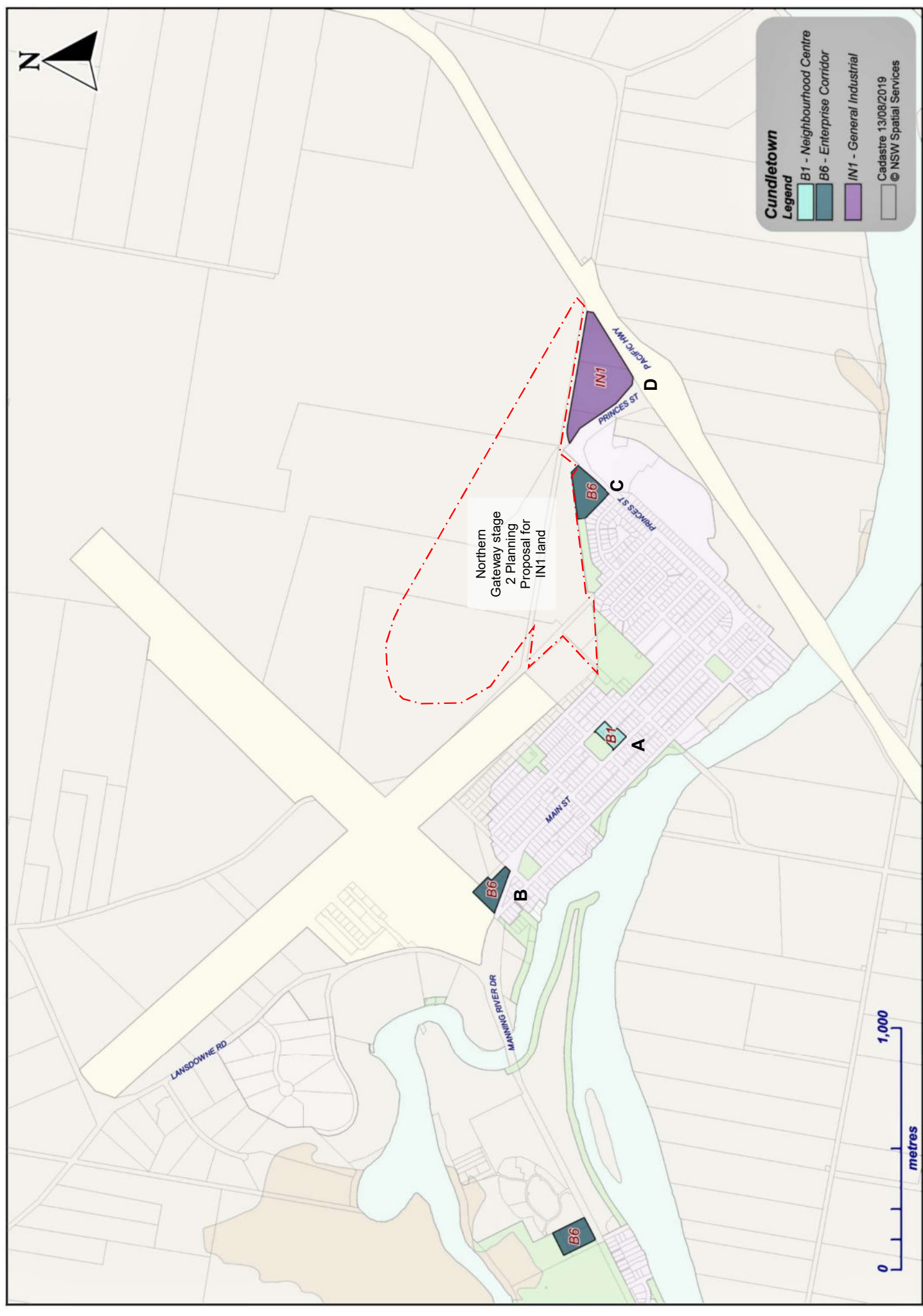
#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Else Street	0.67
B	B6 Enterprise Corridor	Main Street,	1.25
C	B6 Enterprise Corridor	Princes Street	1.88
D	B6 Enterprise Corridor	Philip Street	1.45
E	IN1 General Industry	"Northern Gateway Stage 1"	7.06
	<i>Subtotal Business Zones</i>		<i>5.25</i>
	<i>Subtotal Industrial Zones</i>		<i>7.06</i>
	Total Employment Zones		12.31



Cundletown
Legend

	B1 - Neighbourhood Centre
	B6 - Enterprise Corridor
	IN1 - General Industrial
	Cadastral 13/08/2019
	© NSW Spatial Services

Northern
Gateway stage
2 Planning
Proposal for
IN1 land

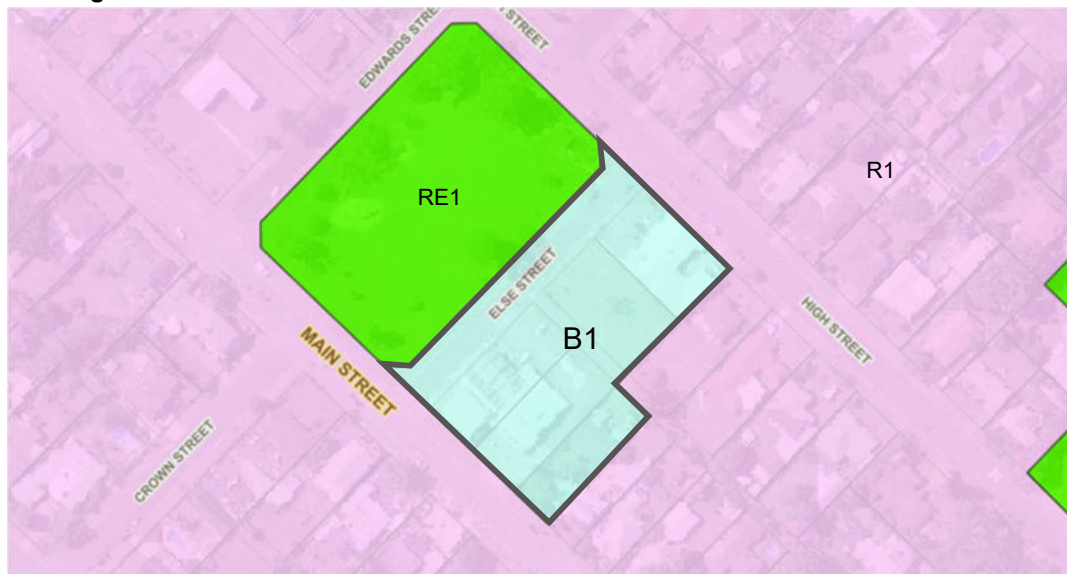


A. Cundletown – B1 Neighbourhood Centre – Else Street

Description	A B1 Neighbourhood Centre in Cundletown on Else Street, fronting onto a well maintained community park
Current uses	A set of shops (including a general store), one vacant lot and a service station
Built form	1 storey development
Land area	0.67ha
Major retail floor area	General store is approximately 150m ²
Hierarchy context	Services some day-to-day shopping needs of Cundletown residents and visitors Located 10 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Change to 12m to allow for increased residential density over centre uses that encourages centre development and also improves overlooking of park
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Heritage	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Include active street frontages as per adjoining map – with aim for future redevelopment with a high quality active street edge overlooking the park

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R1	General Residential	RE1	Public Recreation
	Subject Area Boundary		Active street frontage		

Photo from Else Street



Photo of businesses from Main Street

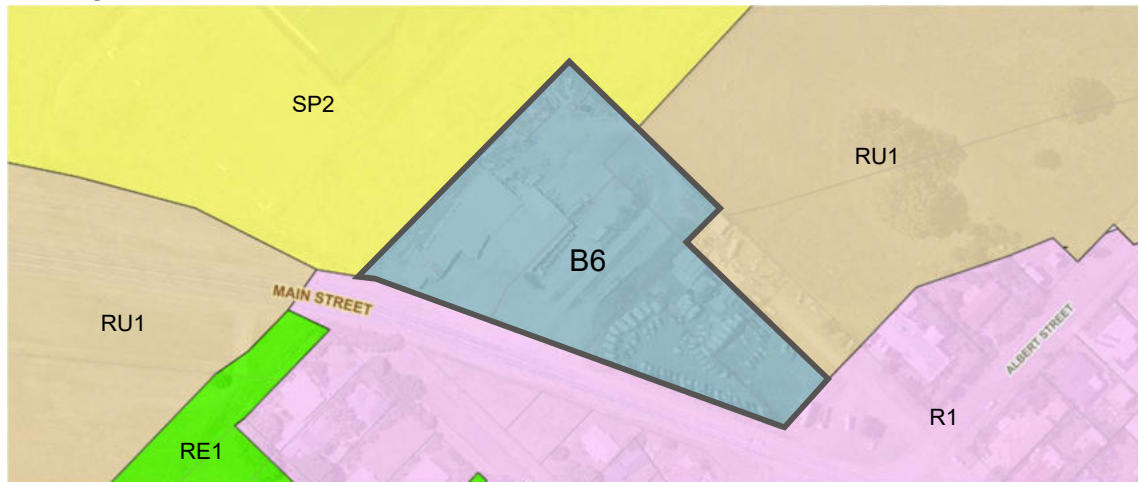


B. Cundletown – B6 Enterprise Corridor – Main Street

Description	B6 Enterprise Corridor along Main Street and near the entry to the Taree Airport
Current uses	Building/storage, rural supplies, car sales yard
Built form	Predominately 1 storey development
Land area	1.25ha
Major retail floor area	NA
Hierarchy context	Located 2 minutes to Cundletown B1 area and 7 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B6	Retain (note that proposed Cundletown bypass is planned directly through this B6 area)
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B6	Enterprise Corridor	R1	General Residential	RU1	Primary Production	RE1	Public Recreation	SP2	Infrastructure
— Subject Area Boundary									

Proposed

No change to existing land use zones

Photo of uses along Main Street

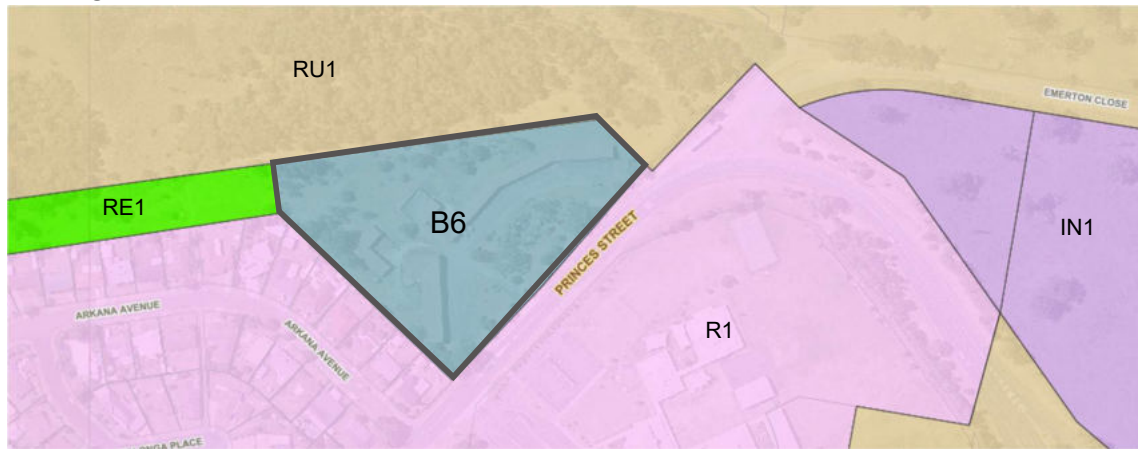


C. Cundletown – B6 Enterprise Corridor – Princes Street

Description	B6 Enterprise Corridor along Princes Street and near the Northern Gateway Stage 1 IN2 area
Current uses	Motel
Built form	Predominately 1 storey development
Land area	1.88ha
Major retail floor area	NA
Hierarchy context	Located 3 minutes to Cundletown B1 area and 12 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B6	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B6	Enterprise Corridor	R1	General Residential	RU1	Primary Production	RE1	Public Recreation
—	Subject Area Boundary	IN1	General Industrial				

Proposed

No change to existing land use zones

Photo from Princes Street

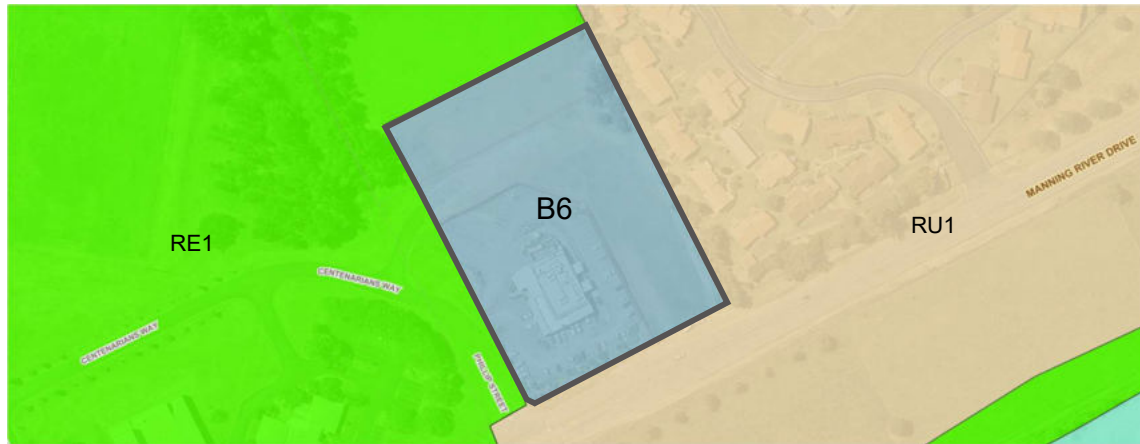


D. Taree – B6 Enterprise Corridor – Phillip St and Manning River Dr

Description	B6 Enterprise Corridor with frontage to Manning River Drive and adjacent to the Manning Entertainment Centre and the Taree Tourist/Visitor Information Centre
Current uses	Restaurant (MacDonalds) and two vacant lots
Built form	1 storey large development
Land area	1.45ha
Major retail floor area	NA
Hierarchy context	Located 7 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B6	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B6	Enterprise Corridor	RE1	Public Recreation	RU1	Primary Production	—	Subject Area Boundary
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Proposed

No change to existing land use zones or active street frontage provisions

Photo from Centenarians Way



E. Cundletown – IN1 General Industrial – Northern Gateway

Description	IN1 General Industrial area in Cundletown
Current uses	Dwellings, outbuildings
Built form	Single storey, rural
Land area	7.06ha
Notable industrial uses	Nil
Context	<p>IN1 planned and rezoned with intention of a transport and logistics hub with ease of access to Pacific Highway from northern entrance to Taree known as the “Northern Gateway”. Major intended occupant is Pearson’s Transport currently operating in Elizabeth Avenue, Taree</p> <p>Manning River Drive provides adequate buffer from nearby residential zones to the west and good access thereto to the Pacific Highway</p> <p>Subject to an additional local clause in the GTLEP 2010 to facilitate freight distribution and transport depots from the site. A significant project identified in the Regional Economic Development Strategy 2018</p>

Land use	Existing	Recommendations
Land use zone	IN1	Retain
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	2ha	Amend to Nil (as per justification in report)
Other provisions		
Additional Local Provision	Clause 7.10 GTLEP 2010	Retain (as per justification in report)

Existing



Map legend

IN1	General Industrial	R1	General Residential	RU1	Primary Production	SP2	Infrastructure
—	Subject Area Boundary						

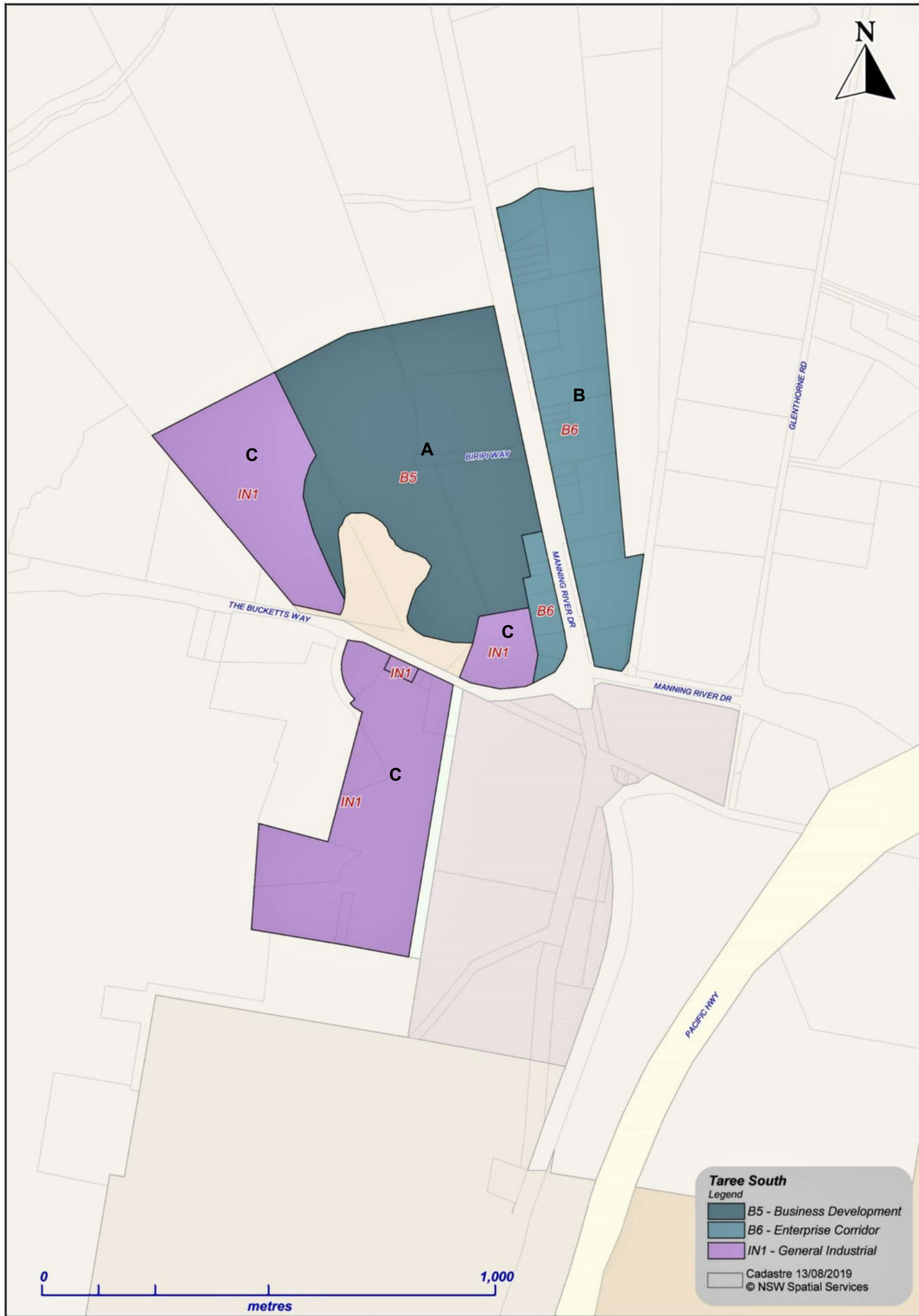
Proposed

No change to existing land use zones

Taree – South

Taree South consists of 2 business zoned areas and 1 industrial zoned area as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B5 Business Development	Manning River Drive and Biripi Way	26.75
B	B6 Enterprise Corridor	Manning River Drive	17.95
C	IN1 General Industrial	The Bucketts Way East	28.89
	<i>Subtotal Business Zones</i>		<i>44.70</i>
	<i>Subtotal Industrial Zones</i>		<i>28.89</i>
	Total Employment Zones		73.59

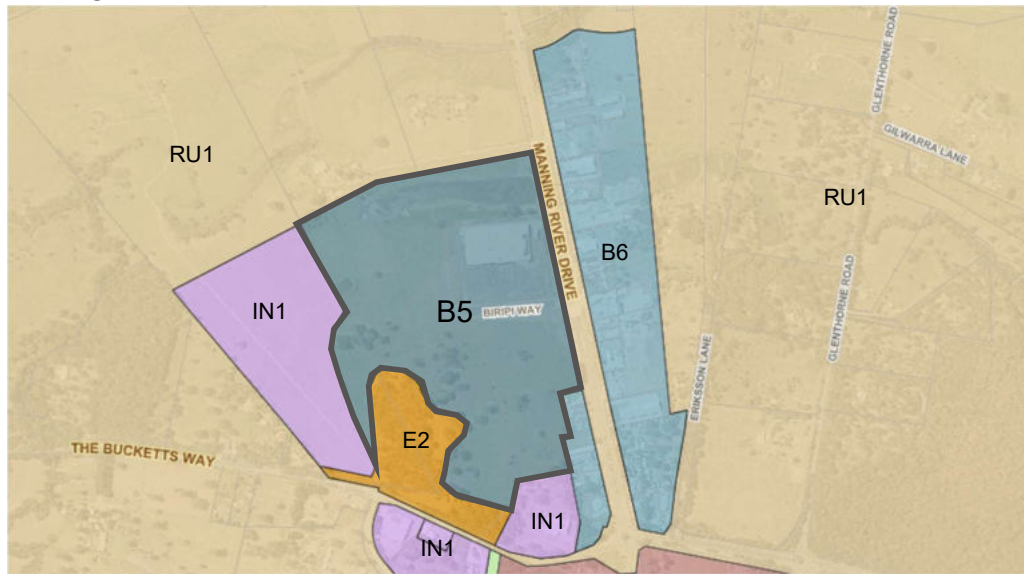


A. Taree South – B5 Business Development – Manning River Drive

Description	A largely vacant B5 Business Development zone developed under the name <i>Manning River Drive Business Park</i> . Part L of the Greater Taree DCP provides the following vision for the area: Manning River Business Park located on the southern entrance of Taree is being planned to accommodate a mixture of business, industrial, and warehouse uses while also providing for specialised retail uses that require a large floor area, in a location that is well served by transport systems.
Current uses	One closed bulky goods store on Biripi Way
Built form	Not developed enough to have an established built form character
Land area	26.75ha
Major retail floor area	NA
Hierarchy context	Located 4 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B5	Retain as B5 – note that consideration was given to changing this zone to B7 Business Park in line with the development name, however, the B5 zone is more appropriate given the types of intended uses
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	NA	Change to 8.5m to be consistent with all other B5 areas in the MidCoast
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Change to 1,500m ² (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B5	Business Development	IN1	General Industrial	RU1	Primary Production	RU5	Village
B6	Enterprise Corridor	E2	Environmental Conservation		Subject Area Boundary		

Proposed

No change to existing land use zones or active street frontage provisions

Photo from Biripi Way

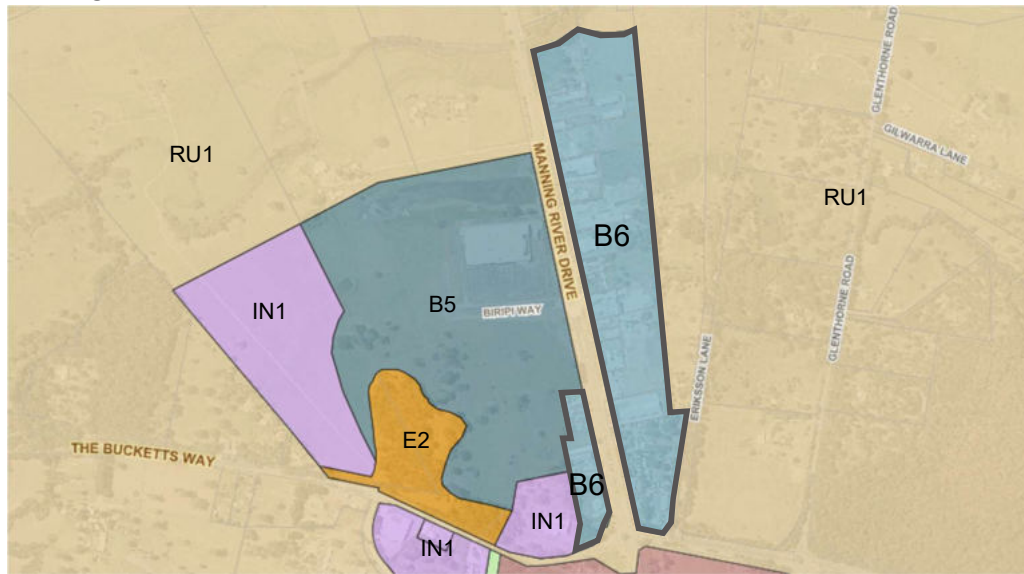


B. Taree South – B6 Enterprise Corridor – Manning River Drive

Description	A B6 Enterprise Corridor zone along Manning River Drive at the southern entry to Taree
Current uses	Landscape/rural supplies, aged care, motels, auto sales yards, manufacturing, caravan park
Built form	Predominately 1 storey development
Land area	17.95ha
Major retail floor area	NA
Hierarchy context	Located 4 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B6	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B5	Business Development	IN1	General Industrial	RU1	Primary Production	RU5	Village
B6	Enterprise Corridor	E2	Environmental Conservation		Subject Area Boundary		

Proposed

No change to existing land use zones or active street frontage provisions

Photo of Manning River Drive

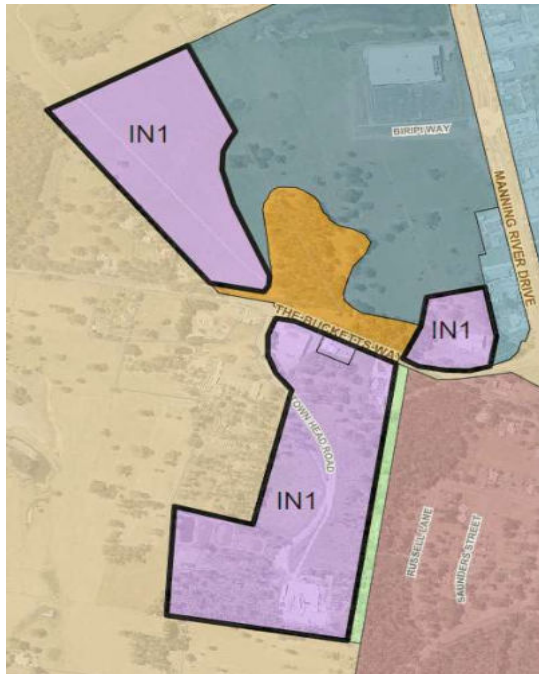


C. Taree South – IN1 General Industrial –The Bucketts Way East

Description	IN1 General Industrial area in Taree South in 3 sections
Current uses	Soft drink manufacturers, concrete./asphalt plant, concrete mouldings, document services, distribution depot, vacant land
Built form	Large industrial buildings
Land area	28.86ha
Notable industrial uses	Saxby's Soft Drinks – GFA 2,400m ² Holcim (Batching Plant) – 13.16ha
Context	<p>Large vacant industrial lot planned and rezoned in association with Biripi Way</p> <p>Existing established Saxby's Soft Drink factory</p> <p>"Bucketts Way Industrial Park". Industrial subdivision with a number of existing established uses. Road reserve not yet named</p> <p>All sections adequately buffered from village of Purfleet by way of RE2/ E2 Zone corridors or The Bucketts Way Road reserve</p> <p>Good access to The Bucketts Way South through to Pacific Highway</p>

Land use	Existing	Recommendations
Land use zone	IN1	Retain
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	Nil	Retain (as per justification in report)

Existing



Map legend

B5	Business Development	IN1	General Industrial	RU1	Primary Production	RU5	Village
B6	Enterprise Corridor	E2	Environmental Conservation		Subject Area Boundary		

Proposed

No change to existing land use zones

Saxby's Soft Drinks)
The Bucketts Way South, Taree South



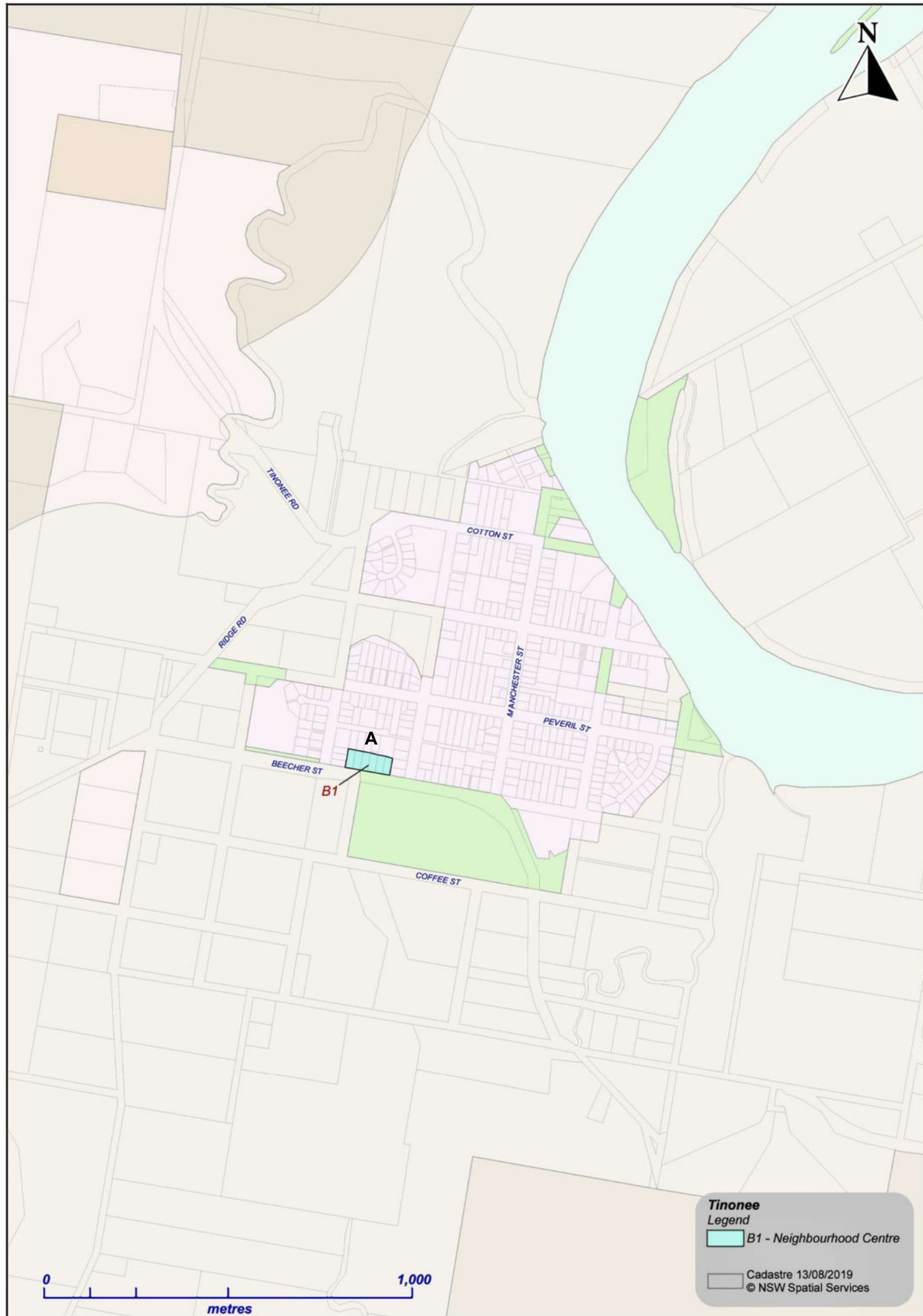
General Industrial uses
The Bucketts Way South



Tinonee

Tinonee consists of 1 business zoned area as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Beecher Street	0.59
	<i>Subtotal Business Zones</i>		<i>0.59</i>
	<i>Subtotal Industrial Zones</i>		-
	<i>Total Employment Zones</i>		<i>0.59</i>



Tinonee
Legend

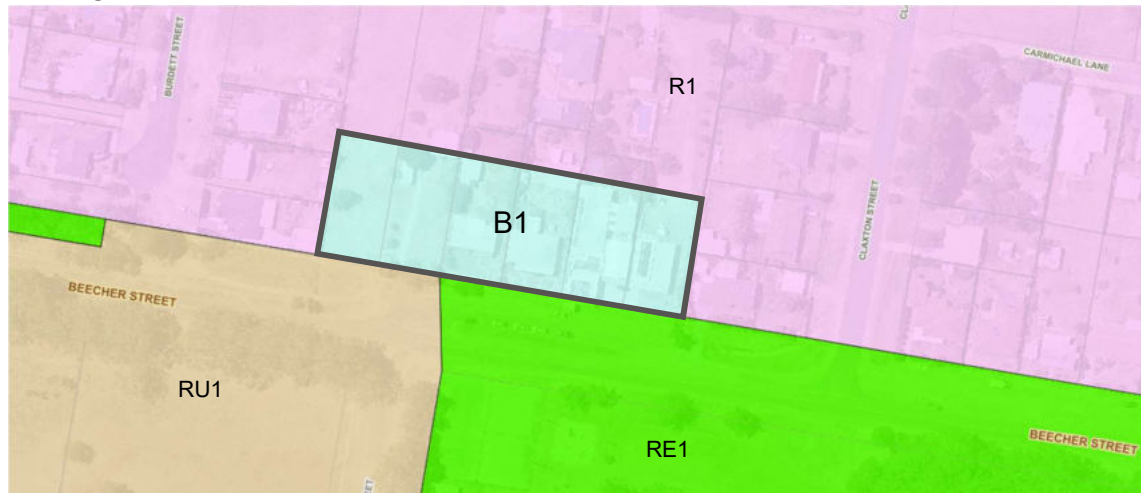
-  B1 - Neighbourhood Centre
-  Cadastre 13/08/2019
-  © NSW Spatial Services

A. Tinonee – B1 Neighbourhood Centre – Beecher Street

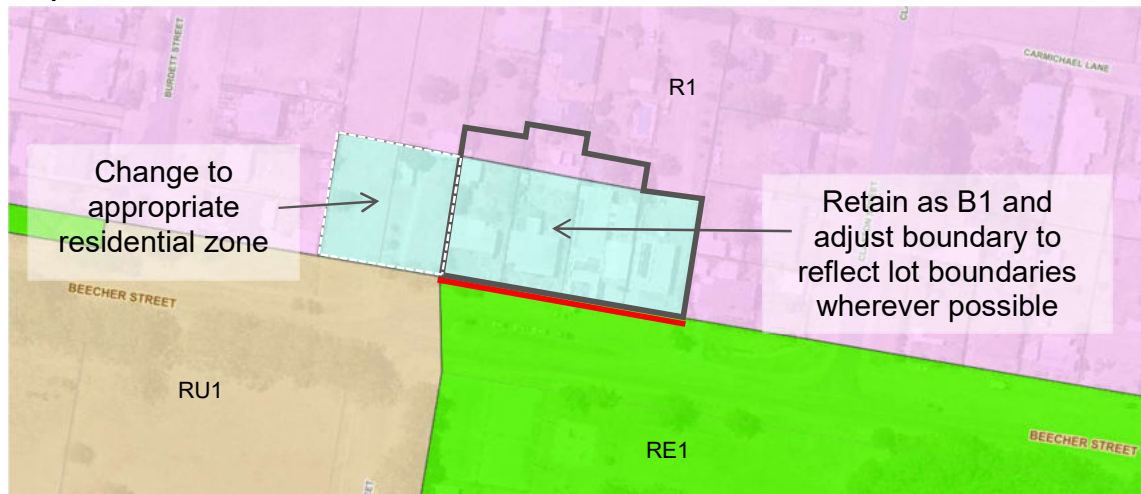
Description	A B1 Neighbourhood Centre zone in Tinonee on Beecher Street (section of the Buckets Way)
Current uses	General store, service station, restaurant, business, dwellings and vacant lots
Built form	1 storey development
Land area	0.59ha
Major retail floor area	General store is approximately 110m ²
Hierarchy context	Services some day-to-day shopping needs of Tinonee residents and visitors Located 15 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Align more accurately with existing lot boundaries where possible Reduce area to exclude the business zoning over two residential lots (as per adjoining plan) – this would be a reduction of approximately 1,600m ²
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain (to reflect very low density character of Tinonee)
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Active street frontages along Beecher Street as per adjoining map to encourage consistent centre development at Tinonee

Existing



Proposed



Map legend

B1 Neighbourhood Centre	R1 General Residential	RU1 Primary Production	RE1 Public Recreation
— Active street frontage	— Subject Area Boundary		

Photo of existing shops at Tinonee



Wingham

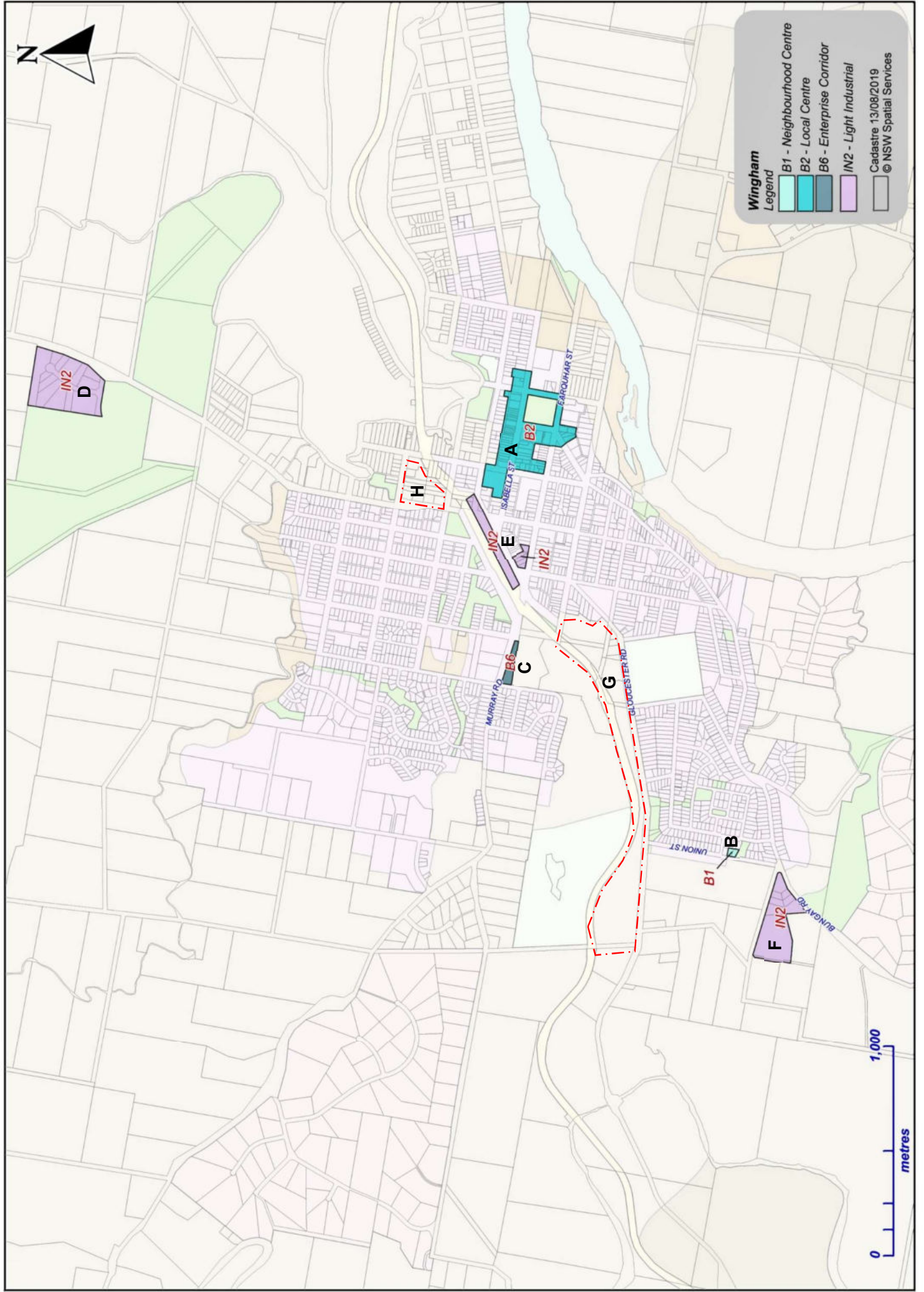
Wingham consists of 3 business zoned areas and 3 industrial areas as shown on the following plan and described below. Additionally, 2 rural zoned areas considered appropriate for industrial zoning have be investigated.

#	Zone	Location	Area (ha)
A	B2 Local Centre	Isabella Street	10.12
B	B1 Neighbourhood Centre	Union Street	0.16
C	B6 Enterprise Corridor	Murray Road	0.68
D	IN2 Light Industrial	Industrial Close	8.41
E	IN2 Light Industrial	Dennes Street	2.51
F	IN2 Light Industrial	Viscount Road	5.15
G	RU1 Primary Production	Wingham Beef Complex, Gloucester Road	NA
H	RU1 Primary Production	Flett Street and Primrose St	NA
	<i>Subtotal Business Zones</i>		<i>10.96</i>
	<i>Subtotal Industrial Zones</i>		<i>16.05</i>
	Total Employment Zones		27.01



Wingham
Legend

	B1 - Neighbourhood Centre
	B2 - Local Centre
	B6 - Enterprise Corridor
	IN2 - Light Industrial
	Cadastral 13/08/2019
	© NSW Spatial Services

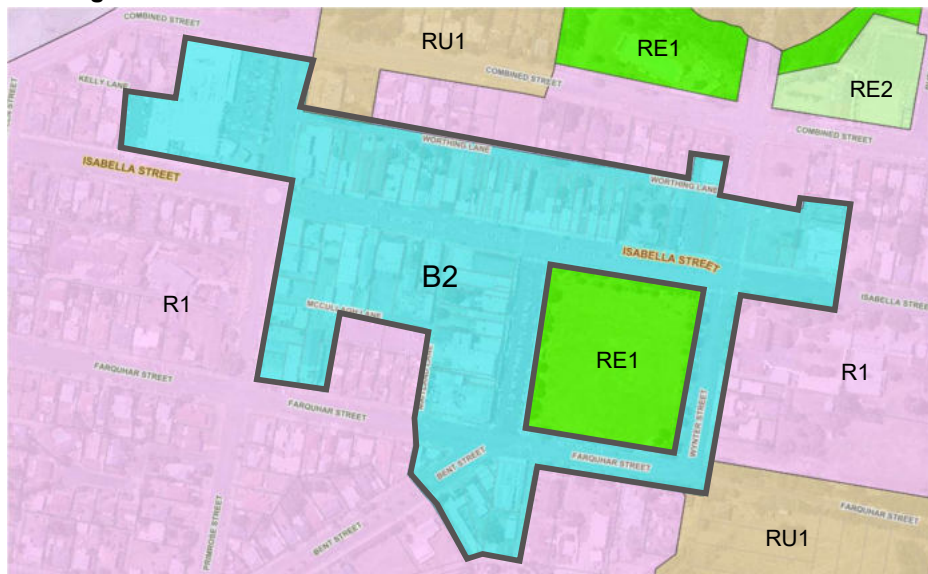


A. Wingham – B2 Local Centre – Isabella Street

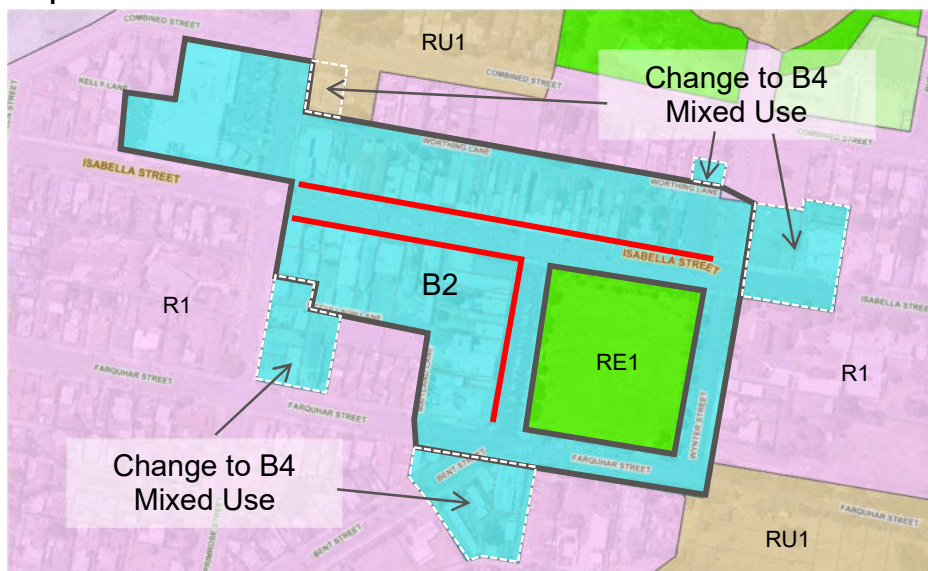
Description	A B2 Local Centre which encompasses the historic town centre of Wingham centred around Isabella Street and Central Park – the town centre is anchored at the western end by a Coles supermarket and shopping mall
Current uses	Supermarket, shops, café/restaurants, businesses, hotel/motel and shop-top units, with some light industry type uses in south west corner of the B2 zone
Built form	Predominately 1-2 storey development
Land area	10.12ha
Major retail floor area	Coles supermarket approximately 1,400m ²
Hierarchy context	Services the weekly shopping needs of Wingham residents and visitors Located 13 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B2	Retain predominately as B2 Change areas marked on adjoining plan to B4 as they include a range on predominately non-retail uses that support the town centre, however do not need a primary business zone classification and active street frontages Overall, the aim is to consolidate the town centre around Isabella Street and Bent Street
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain as 8.5m given heritage and character within the zone
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Active street frontages as per adjoining map to reflect and reinforce the predominate active street environment
Heritage	Applies	No change

Existing



Proposed



Map legend

B2	Local Centre	R1	General Residential	RU1	Primary Production	RE1	Public Recreation
—	Subject Area Boundary	—	Active street frontage				

Photo of Bent Street



Photo of Isabella Street

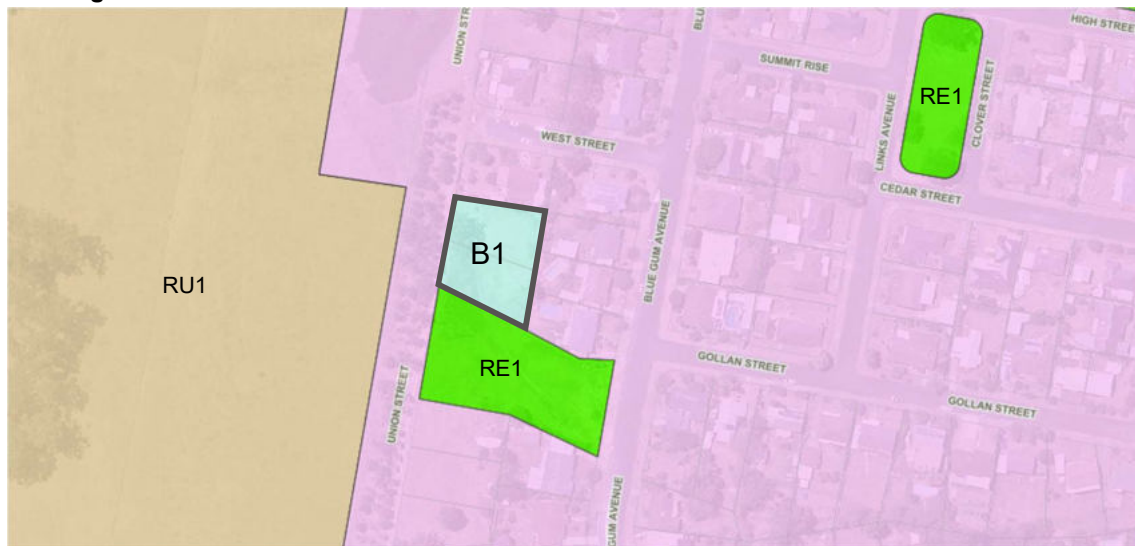


B. Wingham – B1 Neighbourhood Centre – Union Street

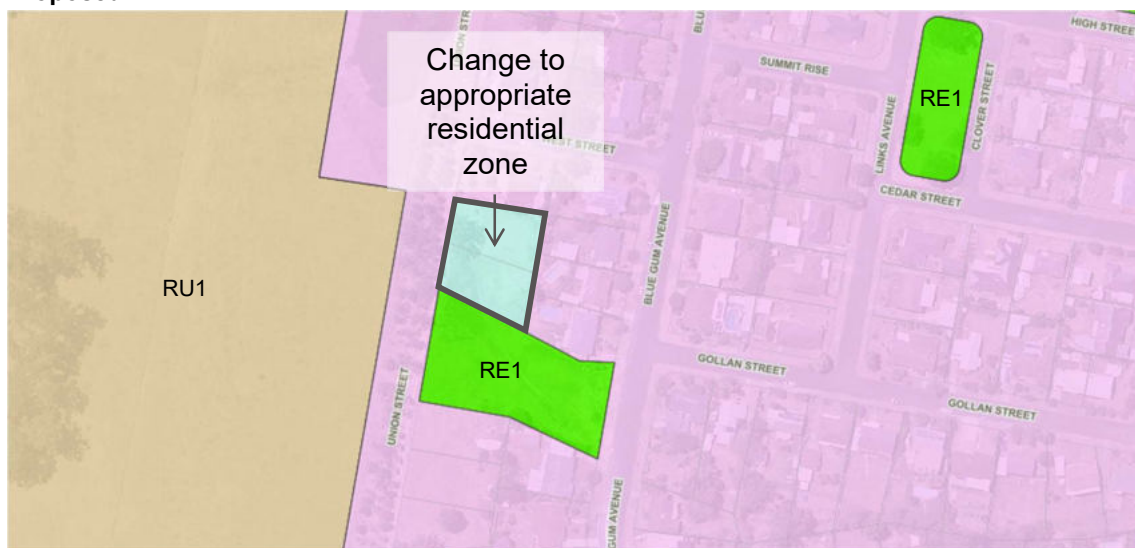
Description	A vacant B1 Neighbourhood Centre zone on the south-western edge of the Wingham township
Current uses	Not yet developed
Built form	Not yet developed
Land area	0.16ha
Major retail floor area	NA
Hierarchy context	Located 3 minutes to Wingham B2 area and 16 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to appropriate residential zone as there is limited rationale for a B1 in this location now or in the future - it is not at the centre of a residential catchment, there is no land to the west identified for future urban development at this stage, and it does not have exposure to a primary road
Zone boundary	Refer plan	No change
Standards	Existing	Recommendation
Height of buildings	8.5m	To be determined by housing strategy
Floor space ratio	0.85:1	To be determined by housing strategy
Minimum lot size	NA	To be determined by housing strategy
Provisions	Existing	Recommendation
Active street frontage	NA	NA

Existing



Proposed



Map legend

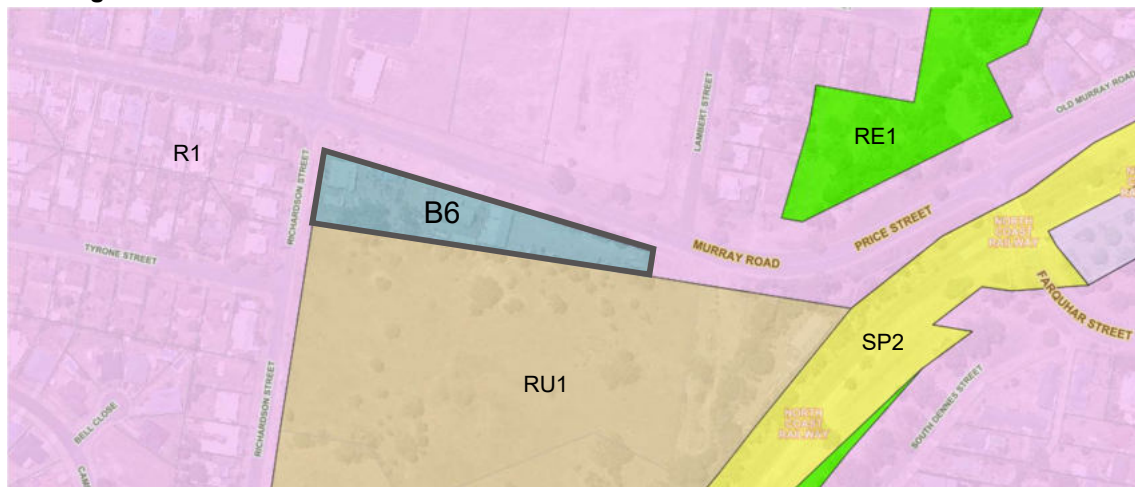
B1 Neighbourhood Centre	R1 General Residential	RU1 Primary Production	RE1 Public Recreation
 Subject Area Boundary			

C. Wingham – B6 Enterprise Corridor – Murray Road

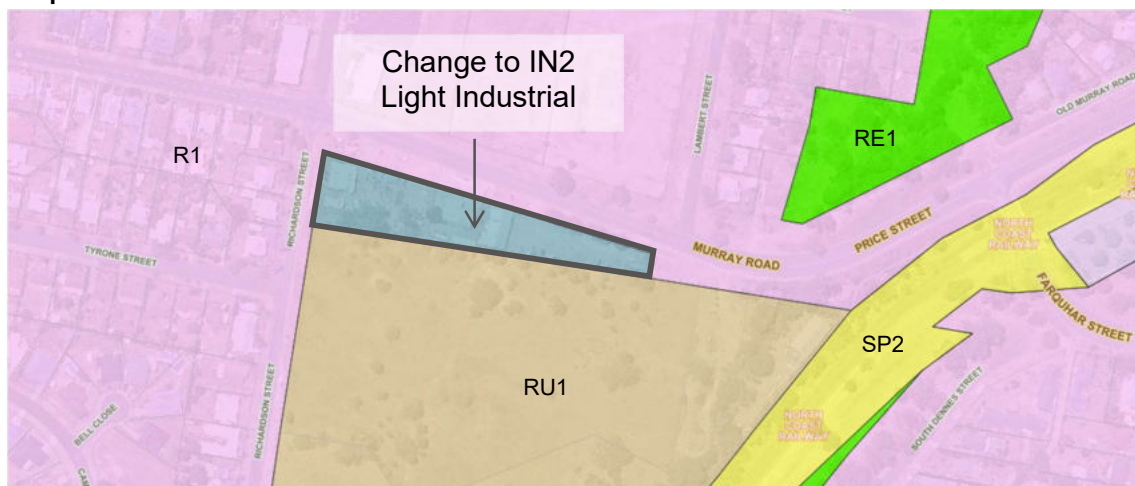
Description	B6 Enterprise Corridor along Murray Road to west of town centre and North Coast Railway line
Current uses	Building/storage, service station, tree loppers business
Built form	Predominately 1 storey development
Land area	0.68ha
Major retail floor area	NA
Hierarchy context	Located 3 minutes to Wingham B2 area and 16 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B6	Change to IN2 Light Industrial to reflect existing uses (building/storage, service station, tree loppers business) – also noting that the B6 Enterprise Corridor zoning is inappropriate for this scale of road
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Map legend

B6	Enterprise Corridor	R1	General Residential	RU1	Primary Production	RE1	Public Recreation
—	Subject Area Boundary	SP2	Infrastructure				

Photo from Murray Road

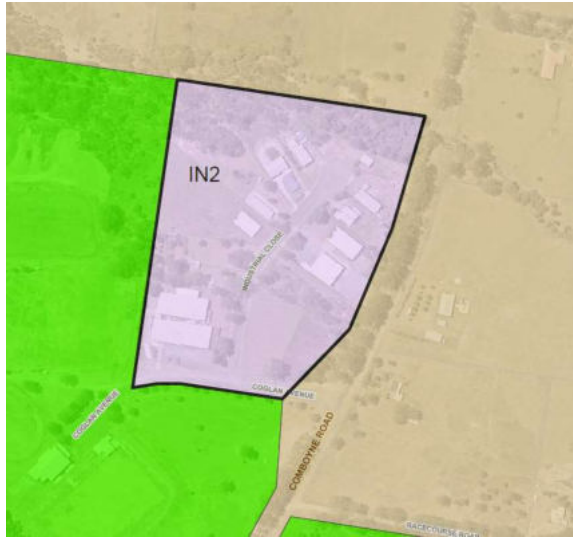


D. Wingham – IN2 Light Industrial – Industrial Close

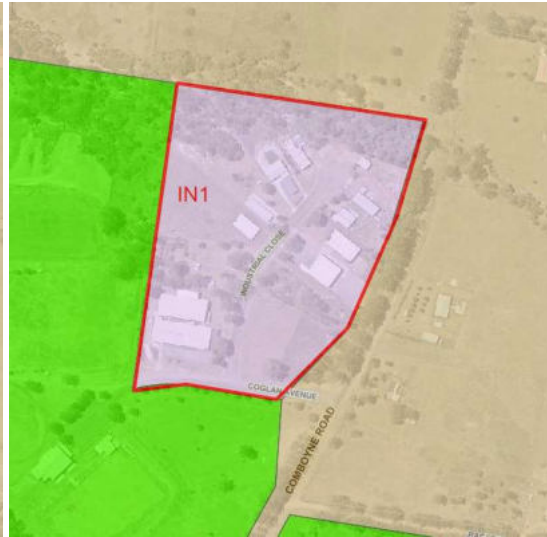
Description	Light industrial area off Comboyne Road to north of Wingham
Current uses	Relatively new light industrial area with a range of industrial uses and medium level vacancy. Small scale engineering and welding, rural supplies, warehousing, mini storage sheds, light fabrication, bus depot, hydraulic equipment, farm machinery.
Built form	Various scales of industrial buildings
Land area	8.41ha
Major industrial uses	Southcott Hydraulics – approx. 7,000m ² GFA
Context	Surrounding residential uses occur in RU1 Primary Production Zone and the estate has been granted separation from nearby residences by way of extending the road reserve width of Comboyne Road and a vegetated buffer to the north of a Council owned parcel. The estate is flanked to the west by the Wingham Sporting complex. Good access to Comboyne Road

Land use	Existing	Recommendations
Land use zone	IN2	Conversion of IN2 Light Industrial to IN1 General Industrial Adequate separation distances between industrial areas and residential uses exist. Land is used for a range of general industries such as large manufacturing and bus depot
Zone boundary	Refer plan	No change
Development standards	Existing	Recommendations
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	Nil	Retain (as per justification in report)

Existing



Proposed



Map legend

IN2	Light Industrial	RE1	Public Recreation	RU1	Primary Production	—	Subject Area Boundary
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Photo of general Industry in Industrial Close

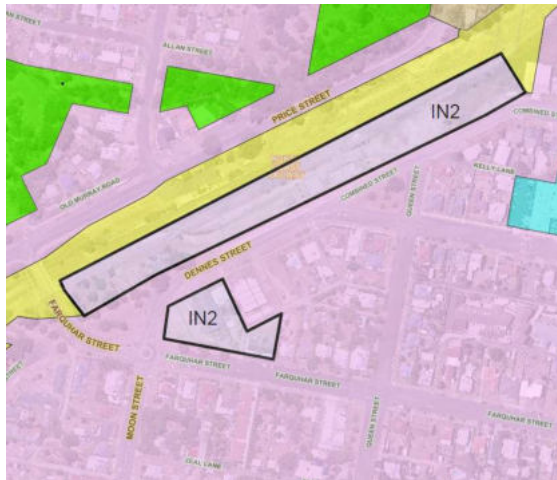


E. Wingham – IN2 Light Industrial – Dennes Street

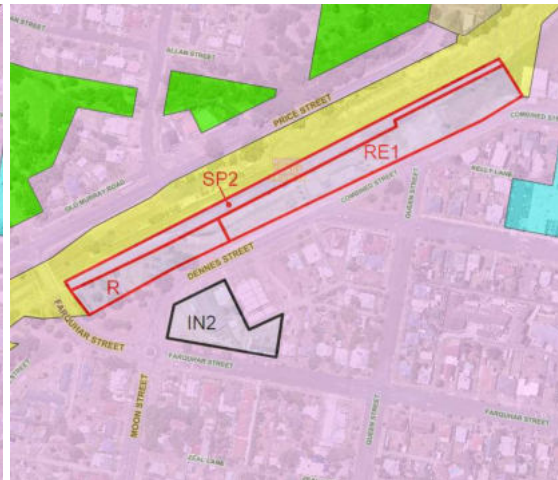
Description	Light industrial rail corridor land adjacent to railway line on Dennes Street and on northern side of Farquhar Street. Also includes Combined Street
Current uses	<p>Established machinery sales centre on corner of Dennis and Farquhar Street with vacant commercial premises adjacent to east</p> <p>IN2 Light Industrial land is wholly within rail corridor of when the lot was used as a station master's residence and/or freight loading yard</p> <p>No industrial uses are currently occurring on the site. Site is majority maintained and leased by Council with park and open space improvements</p>
Built form	Large industrial building on corner of Dennes Street and Farquhar Street with low set commercial premises. Land adjacent to Railway predominantly used for public open space. Skate bowl, open space and basketball court.
Land area	2.51ha
Major industrial uses	Sheathers Machinery – approx. 820m ² GFA
Context	This industrial area has good access to Farquhar Street or to Combined Street out of Wingham

Land use	Existing	Recommendations
Land use zone	IN2	<p>Rezoning of IN2 Light Industrial railway corridor land as follows:</p> <ul style="list-style-type: none"> • R1 General Residential to contain curtilage of heritage listed station master's residence • RE1 Public Recreation in parkland area to east of residence • Balance area to SP2 Infrastructure where it locates as part of rail corridor alignment <p>Retain balance of Farquhar Street in IN2 Light Industrial Zone</p>
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations for IN2 zone
Height of buildings	Nil	IN2: 10m (as per justification in report)
Floor space ratio	Nil	IN2: Amend to 10m (as per report)
Minimum lot size	Nil	IN2: Amend to 10m (as per report)

Existing



Proposed



Map legend

B2 Local Centre
IN2 Light Industrial

R1 General Residential
— Subject Area Boundary

RU1 Primary Production

RE1 Public Recreation
SP2 Infrastructure

**Photo of Council skatepark and recreation area
Denness Street**



**Photo of light industrial uses
Farquar Street**

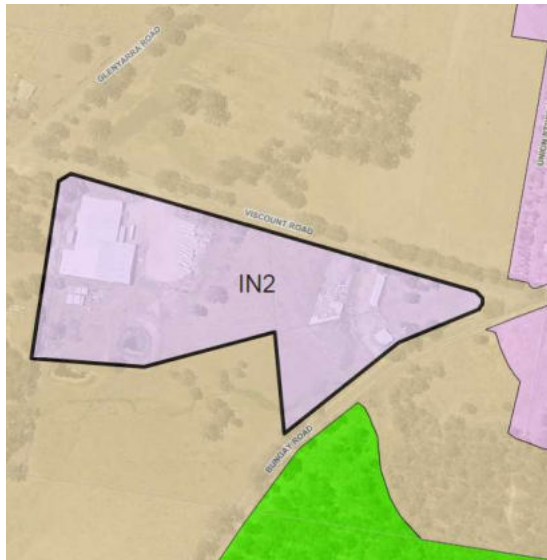


F. Wingham – IN2 Light Industrial – Viscount Road

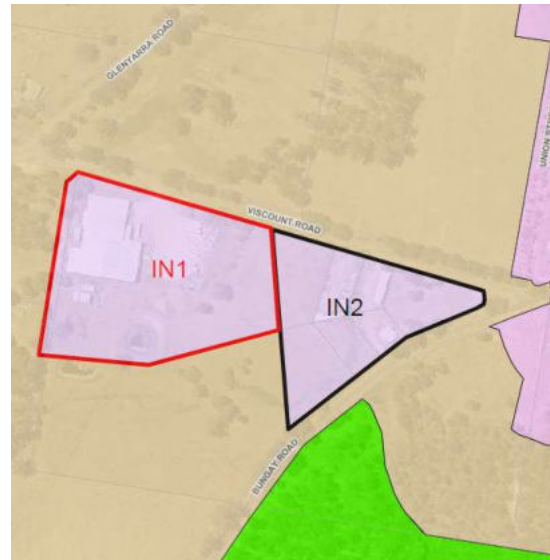
Description	Light industrial estate on southern side of Viscount Road in south-western Wingham
Current uses	Transport depots and distribution services, workshop
Built form	Large industrial buildings with open space storage areas with parking of large vehicles
Land area	5.15ha
Major industrial uses	Transport Depot (Bakers Haulage) – approx. 3.1ha land area
Context	<p>Established isolated transport and haulage depots with small workshop in predominant rural context. Acceptable separation distances from residential areas to major industrial operations. east and south</p> <p>This industrial area has good access to Bungay Road to Gloucester Road out of Wingham</p>

Land use	Existing	Recommendations
Land use zone	IN2	<p>Conversion of western portion of lot containing freight transport depot from IN2 Light Industrial to IN1 General Industrial</p> <p>Adequate separation distances from industrial areas and residential uses exist to major transport depot</p>
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	Nil	Retain (as per justification in report)

Existing



Proposed



Map legend

IN2 Light Industrial
 R1 General Residential
 — Subject Area Boundary

RU1 Primary Production
 RE1 Public Recreation

**Photo of transport depot
Viscount Road**



**Photo of general industry
Viscount Road**



G. Wingham Beef Complex – Gloucester Road, Wingham

Description	Existing RU1 Primary Production holding on northern side of Gloucester Road, Wingham currently used for the Wingham Beef commercial abattoir and associated and ancillary activities. Associated service station and industrial uses in a residential zone adjacent to Wingham beef to the east.	
Current uses	Various industrial facilities Abattoir, holding pens, loading facilities, employee carparking, administration offices, transport and logistics, processing and packaging, refrigerated storage, yards, waste facilities, workers dwellings, service station, industrial sheds	
Built form	Large industrial buildings with open space storage areas	
Land area	Approx. 18.6ha	
Major industrial uses	Abattoir	
Context	This industrial area has good access to Gloucester Road out of Wingham	
Land use	Existing	Recommendations
Land use zone	RU1	Refer to detailed justification below
Zone boundary	Refer plan	As per justification noted below
Development standards	Existing	Recommendations
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	40ha	Amend to Nil (as per justification in report)

Detailed justification:

1. Conversion of the RU1 Primary Production Zone to IN1 General Industrial:
 - Over the majority of existing buildings and factory/abattoir operations primarily on the opposite side of Gloucester Road from the Wingham Showgrounds
 - Where there are adequate separation distances from industrial areas and residential uses
 - To allow industrial retail outlets to occur with consent on the site
2. Conversion of the RU1 Primary Production Zone to IN2 Light Industrial:
 - Over parts of the Wingham beef holdings used for ancillary and associated activities such as holding pens, yards and employee car parking where such activities are in close proximity to residential zones without adequate separation distances.
3. Retain the RU1 Primary Production Zone over the balance of the western section of the holding including the employee car parking area and all land in the holding west of the employee car parking area.
4. Conversion of the Residential Zone at 1235 Gloucester Road containing the service station and ancillary industrial sheds to the IN2 Light Industrial Zone

Existing



Proposed



Map legend

RE1	Public Recreation	R1	General Residential	RU1	Primary Production	SP2	Infrastructure
RE2	Private Recreation		Subject Area Boundary				

**Photo of Wingham Beef
Gloucester Road**



**Photo of service station and industrial sheds
Gloucester Road,**

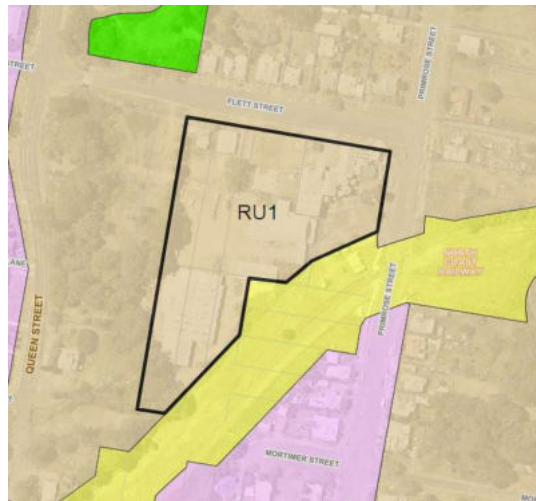


H. Flett Street and Primrose Street, Wingham

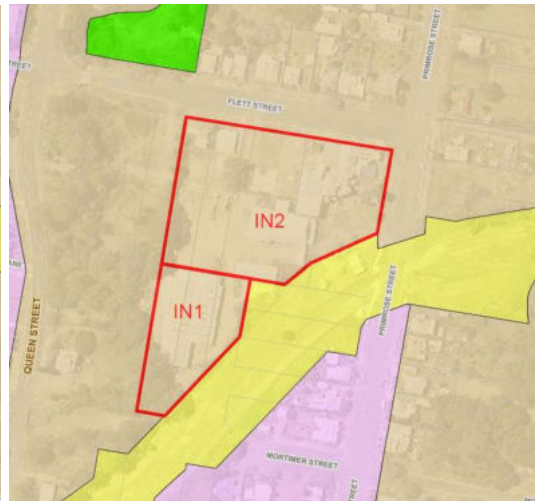
Description	Existing RU1 Primary Production area on northern side of railway on the southern side of Flett Street
Current uses	Rural supplies store, truss fabrication, industrial storage
Built form	Large industrial buildings with open space storage areas, commercial buildings with unloading and loading areas
Land area	Approx. 1.8ha
Major industrial uses	Truss fabrication (Wingham frames and trusses) – 4,500m ² GFA plus open storage areas
Context	<p>Established truss fabrication premises and rural supplies store currently in a rural zone due to flooding constraints that does not preclude industrial zoning</p> <p>Reasonable separation distance to nearby residences by way of a riparian vegetated buffer to the west but however residences are in close proximity also in the rural zone on the opposite side of Flett Street. Predominant heavier manufacturing occurring centrally to the large site. Reasonable access to Wingham Road via Combined Street.</p>

Land use	Existing	Recommendations
Land use zone	RU1	<p>Conversion of the RU1 Primary Production Zone to:</p> <ul style="list-style-type: none"> IN1 General Industrial covering existing general industrial operation (Truss Manufacturing) over the site IN2 Light Industrial covering any of the remaining industrial operations where there is a direct frontage to Flett Street
Zone boundary	Refer plan	As per above Recommendations.
Development standards	Existing	Recommendations
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	40ha	Amend to nil (as per justification in report)

Existing



Proposed



Map legend

 RE1	Public Recreation	 R1	General Residential	 RU1	Primary Production	 SP2	Infrastructure
	Subject Area Boundary						

**Photo of truss manufacturing and rural supplies
Flett Street**



**Photo of industrial operations
Primrose Street**

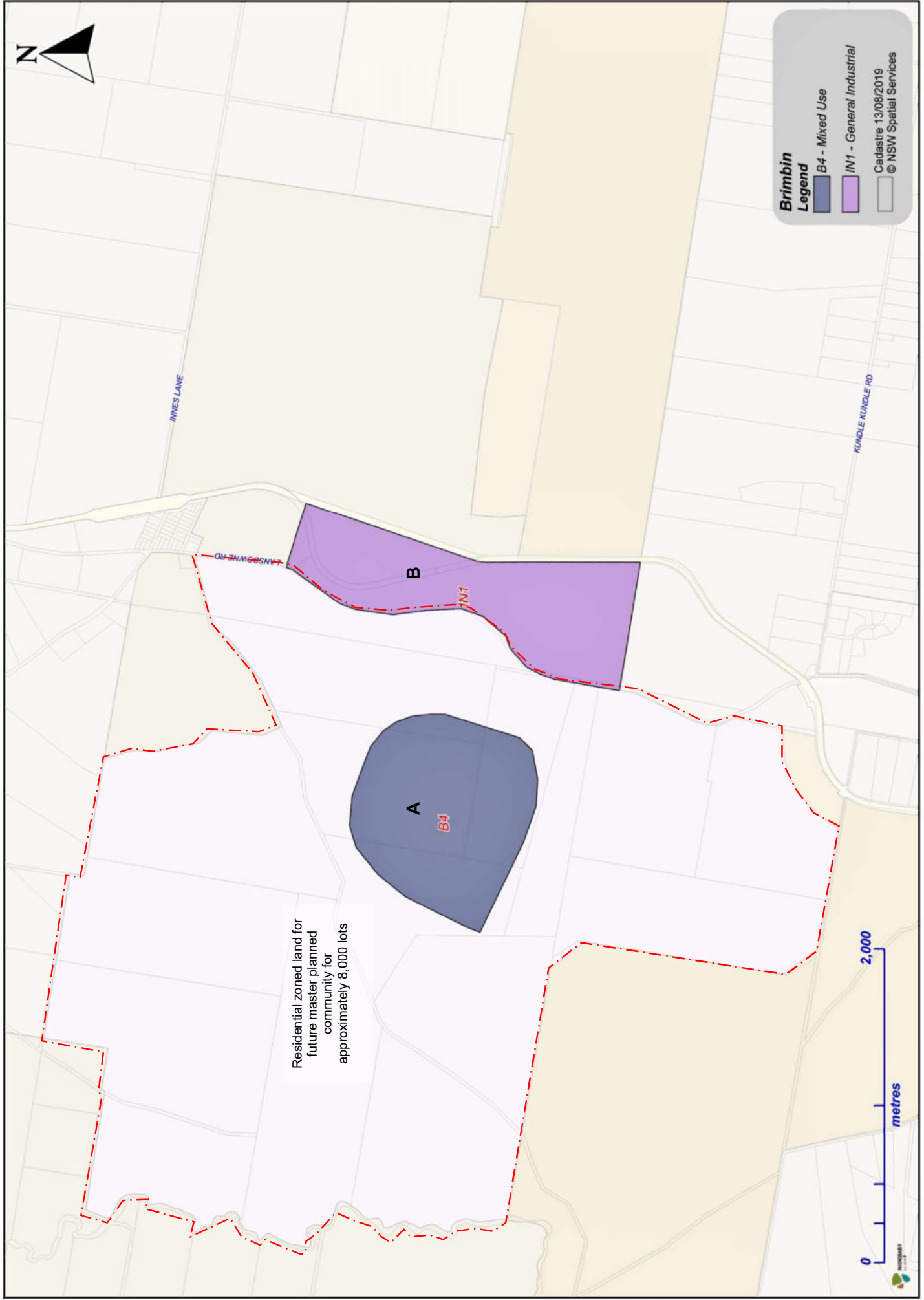


Brimbin

Brimbin consists of 1 business zoned area and 1 industrial zoned area as shown on the following plan and described below.

Note that Brimbin includes a significant master planned area of residential land that could accommodate up to 8,000 lots in the future.

#	Zone	Location	Area (ha)
A	B4 Mixed Use	Lansdowne Road	115.07
B	IN1 General Industrial	Lansdowne Road	116.47
	<i>Subtotal Business Zones</i>		<i>115.07</i>
	<i>Subtotal Industrial Zones</i>		<i>116.47</i>
	Total Employment Zones		231.54

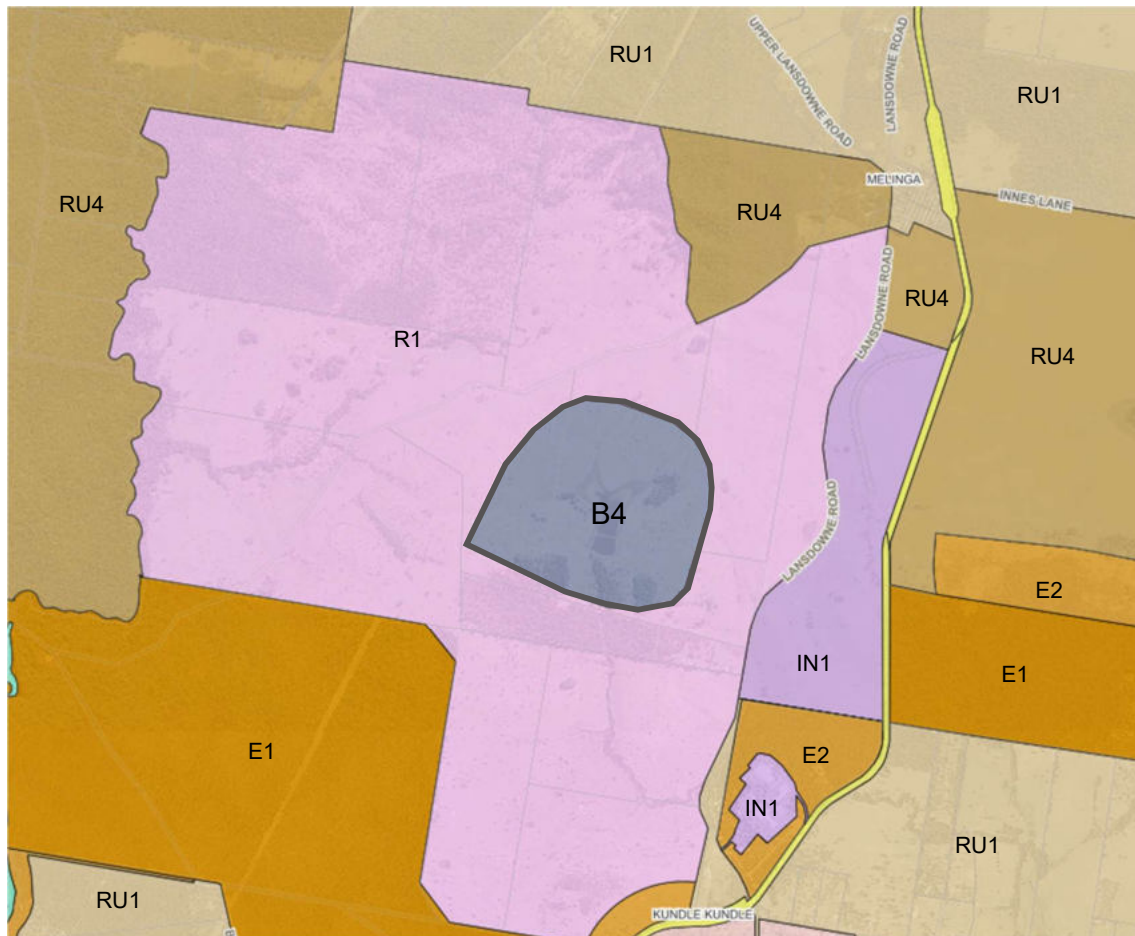


A. Brimbin – B4 Mixed Use – Lansdowne Road

Description	A B4 Mixed Use zone at the centre of the Brimbin master planned area north of Taree.
Current uses	Vacant
Built form	NA
Land area	115.07ha
Major retail floor area	NA
Hierarchy context	Located 16 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B4	Retain – this may change in the future as detailed master planning takes place for Brimbin
Zone boundary	Refer plan	Retain – as above
Standards	Existing	Recommendation
Height of buildings	14.5m	Retain
Floor space ratio	2:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain as active street frontages do not apply to B4 areas However, future master planning of a Brimbin town centre should take into account community aspirations for active and vibrant centres as detailed in Part A of this report

Existing



Map legend

B4	Mixed Use	R1	General Residential	RU1	Primary Production	SP2	Infrastructure
IN1	General Industrial	R5	Large Lot Residential	RU4	Primary Production Small Lots		
	Subject Area Boundary			E1	National Parks and Reserves		
				E2	Environmental Conservation		

Proposed

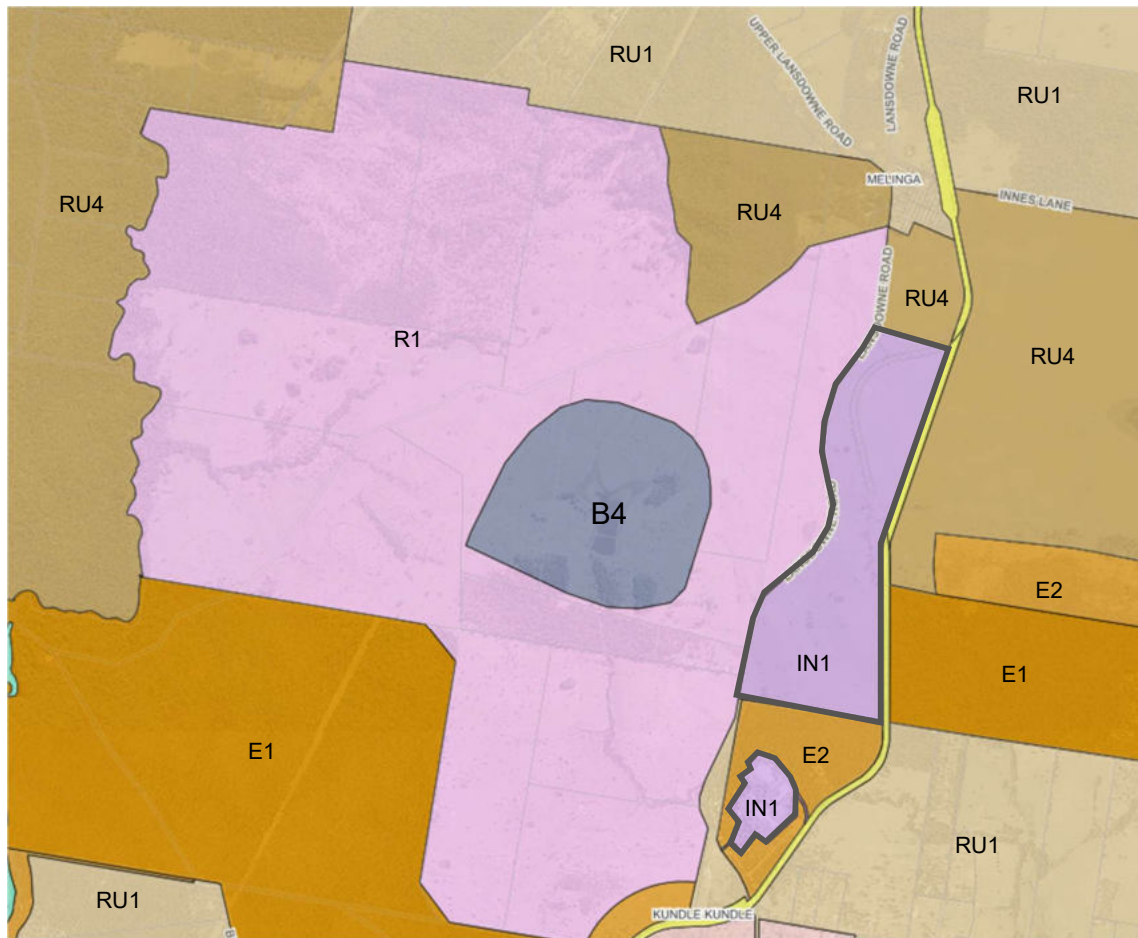
No change to existing land use zones

B. Brimbin – IN1 General Industrial – Lansdowne Road

Description	IN1 General Industrial area in eastern part of Brimbin Masterplan Community. Northern and southern section on Lansdowne Road.
Current uses	Northern section - Dwelling and farmland with associated agricultural infrastructure and buildings Southern section – former UGL Rail Taree rail carriage building and maintenance factory (ceased operation in 2013)
Built form	Northern section - Single storey dwelling, rural landscape, dams Southern section – Large and high industrial buildings, open storage yards and associated infrastructure
Land area	116.47ha
Notable industrial uses	22ha building and improvements over former railway maintenance facility.
Context	Intended to serve employment and service industry needs for future Brimbin master planned community. Lansdowne Road buffers industrial land from residential zoned land to west. IN1 land has good access to Lansdowne Road and rail corridor.

Land use	Existing	Recommendations
Land use zone	IN1	Retain
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	Nil	Retain (as per justification in report)
Floor space ratio	Nil	Retain (as per justification in report)
Minimum lot size	Nil	Retain (as per justification in report)

Existing



Map legend

B4	Mixed Use	R1	General Residential	RU1	Primary Production	SP2	Infrastructure
IN1	General Industrial	R5	Large Lot Residential	RU4	Primary Production Small Lots		
	Subject Area Boundary			E1	National Parks and Reserves		
				E2	Environmental Conservation		

Proposed

No change to existing land use zones

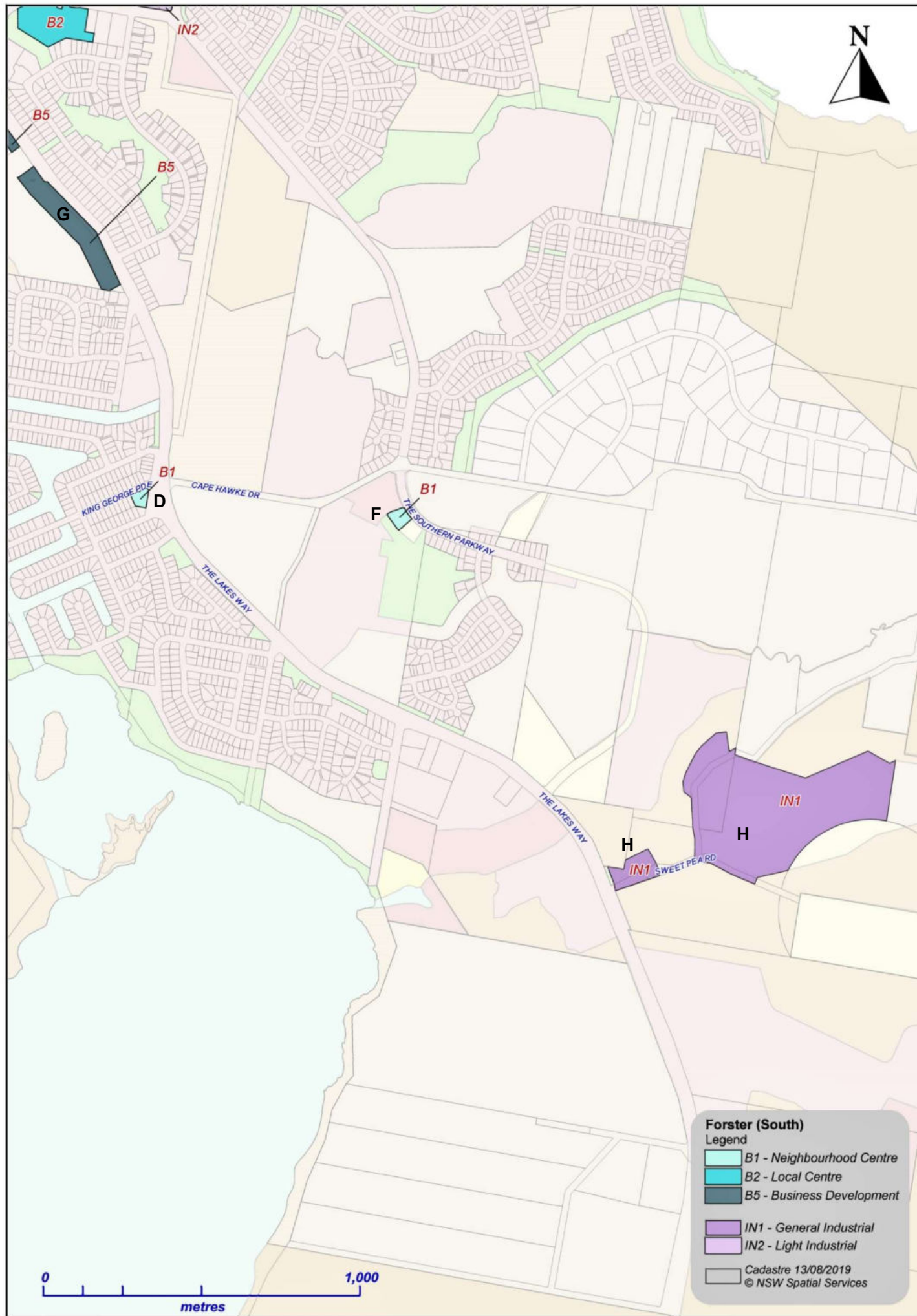
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Forster

Forster consists of 7 business zoned areas and 3 industrial zoned areas as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B2 Local Centre	Stocklands Shopping Centre	15.87
B	B2 Local Centre	Wharf Street	6.98
C	B4 Mixed Use	Wharf Street	5.57
D	B1 Neighbourhood Centre	Forster Keys	0.22
E	B1 Neighbourhood Centre	Fairways	0.11
F	B1 Neighbourhood Centre	Southern Parkway	0.30
G	B5 Business Development	The Lakes Way	3.34
H	IN1 General Industrial	Sweet Pea Road	18.67
I	IN2 Light Industrial	Kularoo Drive	26.75
J	IN4 Working Waterfront	Memorial Drive and Little Street	5.94
	<i>Subtotal Business Zones</i>		33.39
	<i>Subtotal Industrial Zones</i>		51.36
	Total Employment Zones		83.75



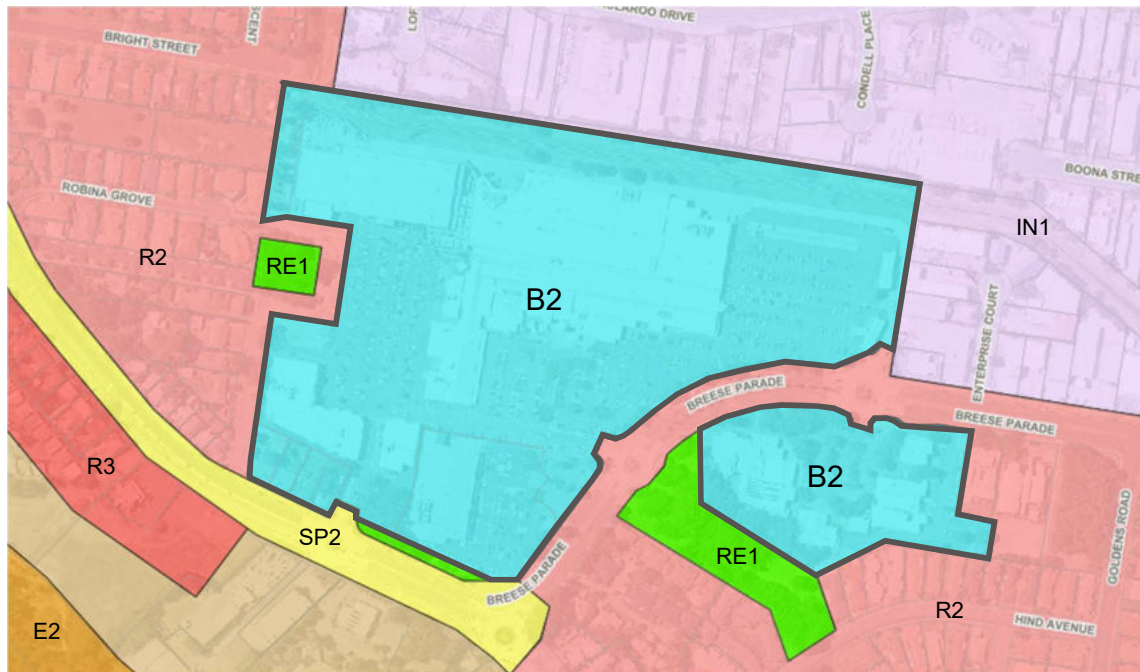


A. Forster – B2 Local Centre – Stocklands Shopping Centre

Description	A B2 Local Centre which includes a major shopping centre for Forster situated on The Lakes Way
Current uses	Major supermarkets, shops, bulky goods/specialised retail premises, businesses, offices, community uses
Built form	1 storey predominately with bulky built form
Land area	15.87ha
Major retail floor area	Woolworths for example is approximately 2,000m ² Bunnings for example is approximately 4,500m ²
Hierarchy context	Services weekly shopping needs of local residents and visitors Primary retail centre for Forster and villages south along The Lakes Way

Land use	Existing	Recommendation
Land use zone	B2	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	13m	Retain However, note in <i>unstructured centres local provision</i> (refer below) potential to go up to 21m north of Breese Parade and 12m south of Breese Parade This potential will allow for increased residential density over centre uses, promoting a more active centre
Floor space ratio	NA	Retain
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	To be captured as part of <i>unstructured centres local provision</i> as per below
Unstructured centres	NA	Include in this local provision which requires structure plans with future development (refer report)

Existing



Map legend

B2	Local Centre	R2	Low Density Residential	RU2	Rural Landscape	RE1	Public Recreation
IN1	General Industrial	R3	Medium Density Residential	E2	Environmental Conservation	SP2	Infrastructure
—	Subject Area Boundary						

Proposed

No change to existing land use zones

Photos of exterior of Stocklands Mall

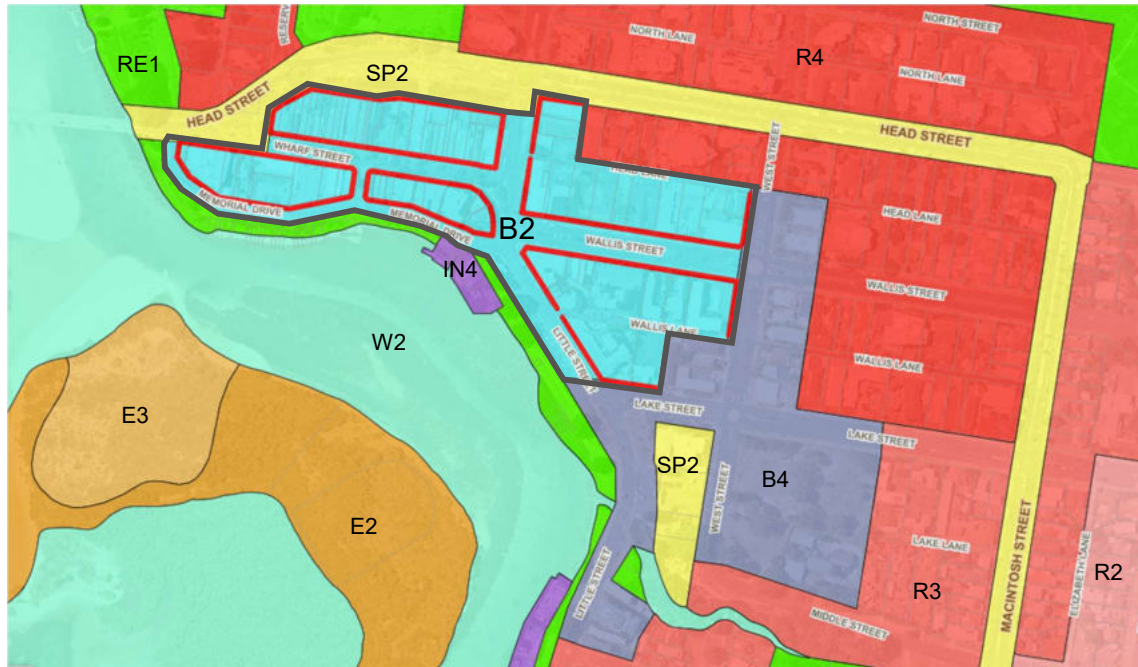


B. Forster – B2 Local Centre – Wharf Street Precinct

Description	Historic B2 Local Centre for Forster, centred along Wharf Street and Wallis Street
Current uses	Shops, restaurants, cafes, businesses, offices, shop-top units, medical, car parking
Built form	Predominately 2 storeys but some higher developments also
Land area	6.98ha
Major retail floor area	NA
Hierarchy context	Provides a tourist and recreation function for residents and visitors Located 8 minutes to Forster B2 Stocklands mall

Land use	Existing	Recommendation
Land use zone	B2	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	Varies 13 to 30m	Retain
Floor space ratio	NA	Retain
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	Retain

Existing



Map legend

B2	Local Centre	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
B4	Mixed Use	R3	Medium Density Residential	E3	Environmental Management	SP2	Infrastructure
IN4	Working Waterfront	R4	High Density Residential			W2	Recreational Waterways
	Subject Area Boundary		Active street frontage				

Proposed

No change to existing land use zones

Photo of Wharf Street



Photo of Wallis Street development



C. Forster – B4 Local Centre – Wharf Street Precinct

Description	A B4 Mixed Use precinct adjoining the historic main streets	
Current uses	Units, businesses and the new Civic Precinct development which consists of seniors living, supermarket, community uses, cinema	
Built form	Existing 2-5 storey built form, however Civic Precinct will change this significantly reaching up to 11 storeys	
Land area	5.57ha	
Major retail floor area	New supermarket in the Civic Precinct will have a floor area of approximately 1,200m ²	
Hierarchy context	Services weekly shopping needs of neighbourhood residents/visitors Located 7 minutes to Forster B2 Stocklands mall	
Land use	Existing	Recommendation
Land use zone	B4	Refer to adjoining plan and detailed justification below
Zone boundary	Refer plan	Refer above
Standards	Existing	Recommendation
Height of buildings	18 to 30m	Retain
Floor space ratio	2:1 to 3:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	1,000m ²	Remove minimum lot size (as per report)
Provisions	Existing	Recommendation
Active street frontage	NA	Include active street frontage to lots proposed to change to B2 as per the adjoining plan

Detailed justification for proposed land use changes

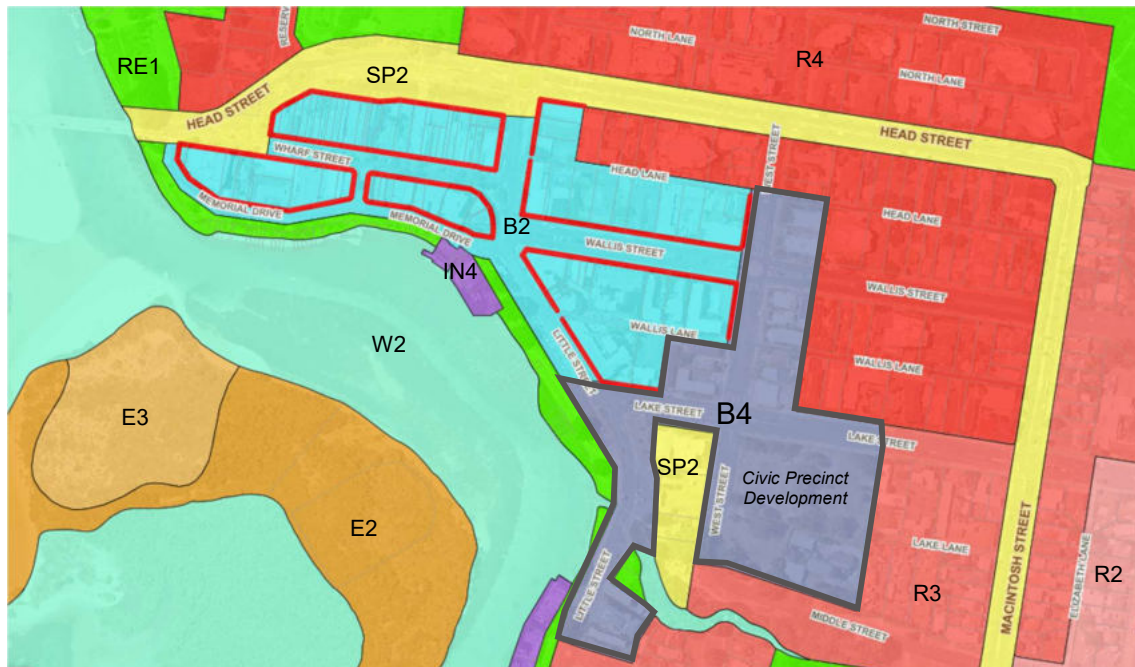
The Civic Precinct development (noted on plans) has effectively extended this historical centre towards the south (along West Street and the lake). It is recommended that the zoning reflects this by changing from B4 to B2 as per the adjoining plan.

The B4 zoning along Little Street is recommended to change to R3 Medium Density Residential to reflect the existing uses, context and desired future residential and not business outcome.

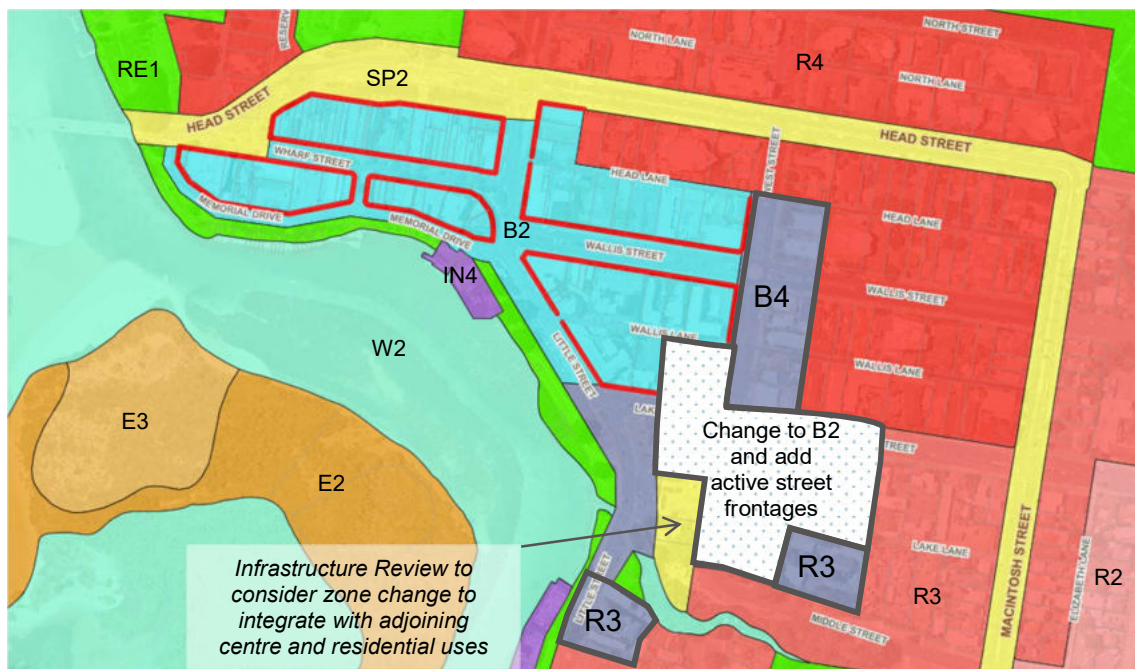
The B4 zoning with frontage on Middle Street is currently NSW Department of Education offices. Given the residential nature of Middle Street it is proposed to change this lot to R3 Medium Density Residential.

The remaining lots to be retained as B4 to reflect future potential for centre growth.

Existing



Proposed



Map legend

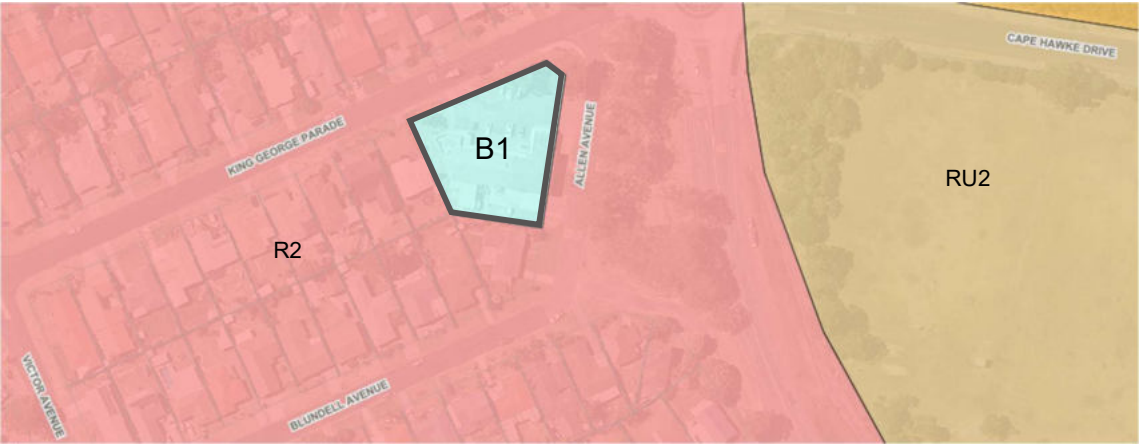
B2	Local Centre	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
B4	Mixed Use	R3	Medium Density Residential	E3	Environmental Management	SP2	Infrastructure
IN4	Working Waterfront	R4	High Density Residential			W2	Recreational Waterways
	Subject Area Boundary		Active street frontage				

D. Forster – B1 Neighbourhood Centre – Forster Keys

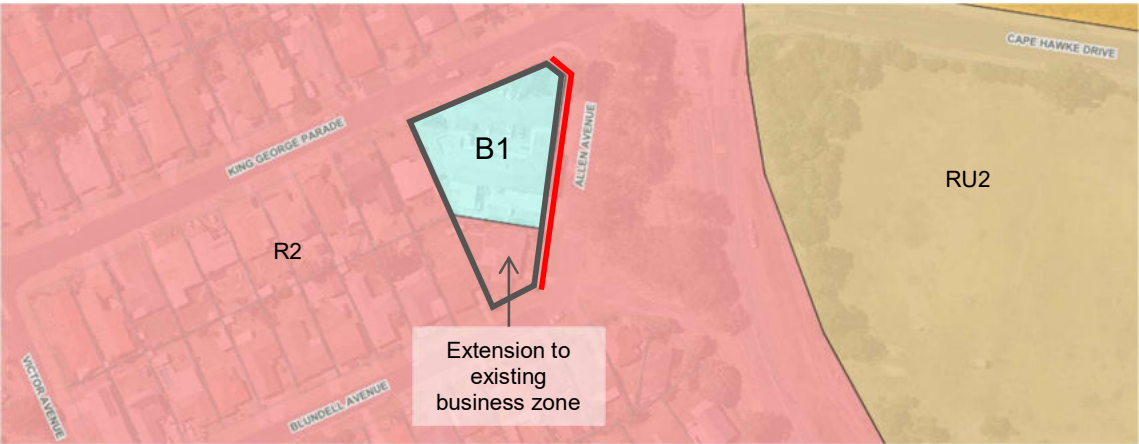
Description	A B1 Neighbourhood Centre near the intersection of The Lakes Way and Cape Hawk Drive, at the entry to the Forster Keys community and with proximity to the Forster High School
Current uses	Small supermarket, stops, business and shop-top units
Built form	2 storeys with car park to front
Land area	0.22ha
Major retail floor area	Minimart approximately 80m ²
Hierarchy context	Services day-to-day shopping needs of neighbourhood residents and visitors Located 4 minutes to Forster B2 Stocklands mall

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Minor expansion to the south as shown on plan to allow for future expansion of the centre along Allen Avenue (657.6m ² increase)
Standards	Existing	Recommendation
Height of buildings	12m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	700m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Include active street frontages as per adjoining map to promote a high amenity neighbourhood centre overlooking greenspace and not dominated by car parking

Existing



Proposed



Map legend

<div><div>B1</div><div>Neighbourhood Centre</div></div>	<div><div>R2</div><div>Low Density Residential</div></div>	<div><div>RU2</div><div>Rural Landscape</div></div>
<div><div>—</div><div>Subject Area Boundary</div></div>	<div><div>—</div><div>Active street frontage</div></div>	

Photo of existing shops



Photo of adjoining green space



E. Forster – B1 Neighbourhood Centre – Fairways

Description	A B1 Neighbourhood Centre on Boundary Street adjacent to Forster Golf Course
Current uses	Real estate, restaurant/takeaway, hair dresser, pharmacy and shop-top units
Built form	2 storey built to street front with awning
Land area	0.11ha
Major retail floor area	NA
Hierarchy context	Planned to service some day-to-day shopping needs of neighbourhood residents and visitors Located 7 minutes to Forster B2 Stocklands mall

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	12m	Retain
Floor space ratio	NA	Retain
Minimum lot size	700m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Include active street frontages as per adjoining map to ensure future redevelopment continues to address the street and adjoining green space

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R2	Low Density Residential	RE2	Private Recreation
—	Subject Area Boundary	—	Active street frontage		

Photos of existing shops with residences above

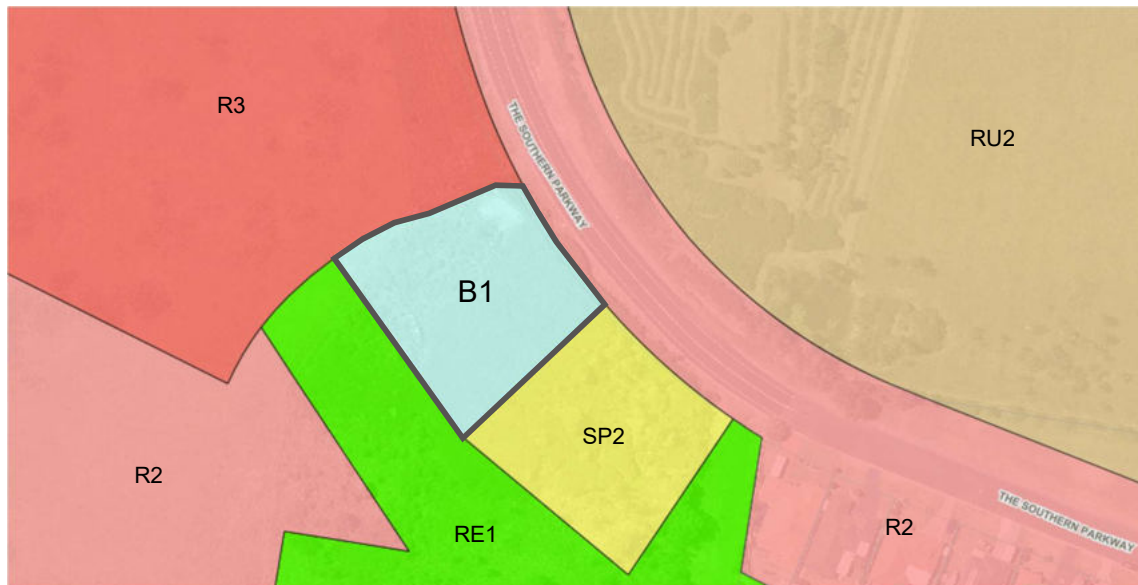


F. Forster – B1 Neighbourhood Centre – Southern Parkway

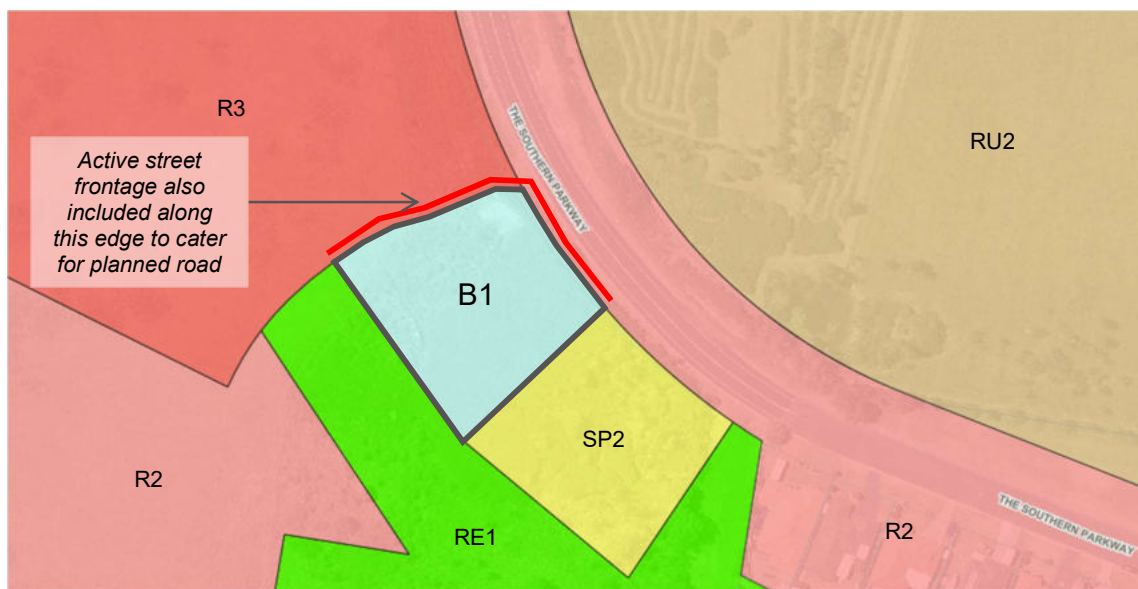
Description	A vacant B1 Neighbourhood Centre planned to service the emerging community along the Southern Parkway
Current uses	Vacant
Built form	NA
Land area	0.3ha
Major retail floor area	NA
Hierarchy context	Planned to service some day-to-day shopping needs of neighbourhood residents Located 5 minutes to Forster B2 Stocklands mall

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Change to 12m to allow for increased residential density over centre uses, promoting a more active centre (note that adjoining R3 land is 12m)
Floor space ratio	NA	Retain
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Include active street frontages as per adjoining map

Existing



Proposed



Map legend

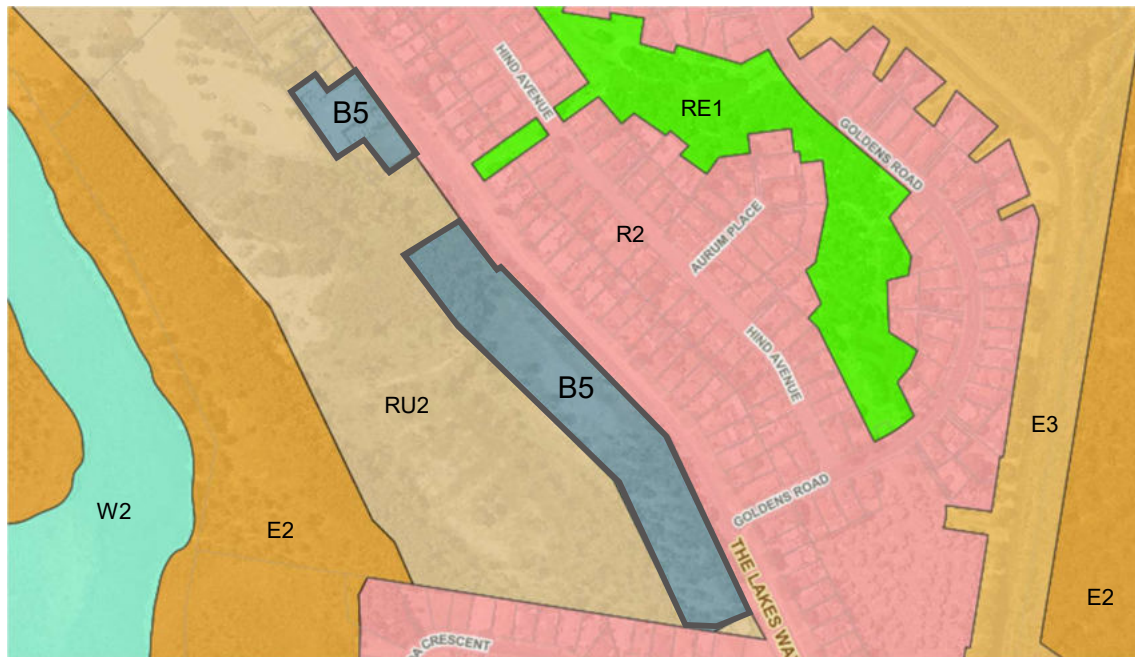
B1	Neighbourhood Centre	R2	Low Density Residential	RU2	Rural Landscape	RE1	Public Recreation
	Subject Area Boundary	R3	Medium Density Residential			SP2	Infrastructure
	Active street frontage						

G. Forster – B5 Business Development – The Lakes Way

Description	Predominantly vacant B5 land along the Lakes Way, Forster
Current uses	Vacant except for one business
Built form	NA
Land area	3.34ha
Major retail floor area	NA
Hierarchy context	Located 2 minutes to Forster B2 Stocklands mall

Land use	Existing	Recommendation
Land use zone	B5	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	1,000m ²	Change to 1,500m ² (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	NA

Existing



Map legend

B5	Business Development	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
—	Subject Area Boundary	RU2	Rural Landscape	E3	Environmental Management	W2	Recreational Waterways

Proposed

No change to existing land use zones

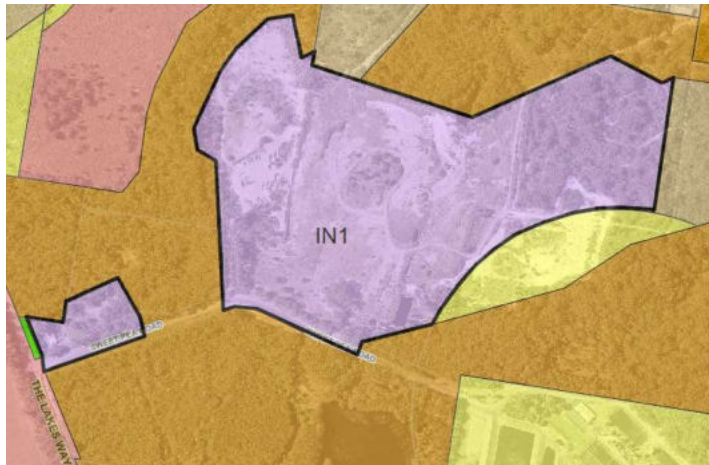
Photo of only existing development in this B5 area



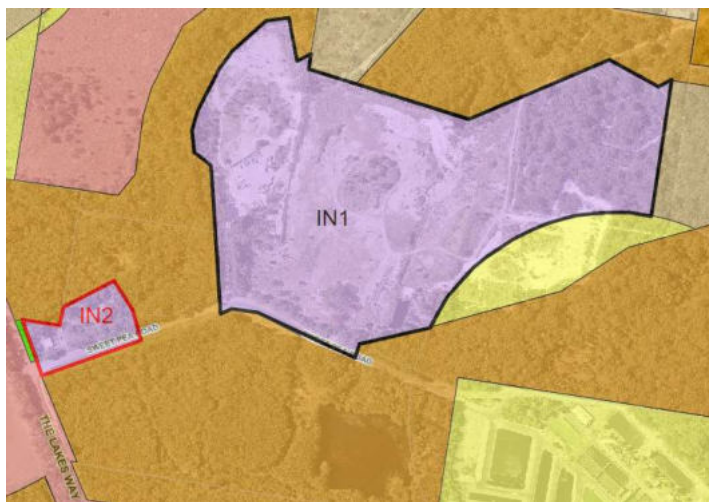
H. Forster – IN1 General Industrial – The Lakes Way/Sweet Pea Rd

Description	IN1 General Industrial area in South Forster. Eastern and western section	
Current uses	Current quarrying operation in eastern section. Animal hospital in western section	
Built form	Associated quarrying infrastructure with one storey buildings including animal hospital	
Land area	18.67ha	
Notable industrial uses	Concrete Crushing – approx. land area 15ha	
Context	<p>Only IN1 General Industrial Zone in the former Great Lakes area. Intended to serve higher order functions following depletion of quarrying resource and subsequent rehabilitation. Substantial E2 buffers to residential zoned land. Sewerage treatment plant to south.</p> <p>Good access from the Lakes Way</p>	
Land use	Existing	Recommendations
Land use zone	IN1	<p>Predominately retain IN1 zone</p> <p>Change to IN2 Light Industrial in the western section containing the existing animal hospital, due to Residential Zones in close proximity to west on the opposite side of the Lakes Way</p>
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	10m	<p>IN1: Amend to nil (as per justification in report)</p> <p>IN2: 10m (as per justification in report)</p>
Floor space ratio	1:1	IN1 and IN2: Amend to nil (as per report)
Minimum lot size	1,000m ²	IN1 and IN2: Amend to nil (as per report)
Other Recommendations		
Council to investigate incentive for the provision of development of the IN1 area in this location to provide for general industries in the Forster area.		

Existing



Proposed



Map legend

IN1	General Industrial	R2	Low Density Residential	RU2	Rural Landscape	RE1	Public Recreation
—	Subject Area Boundary	E2	Environmental Conservation	SP2	Infrastructure		

Photo of existing veterinary hospital



Photo of existing quarry operations

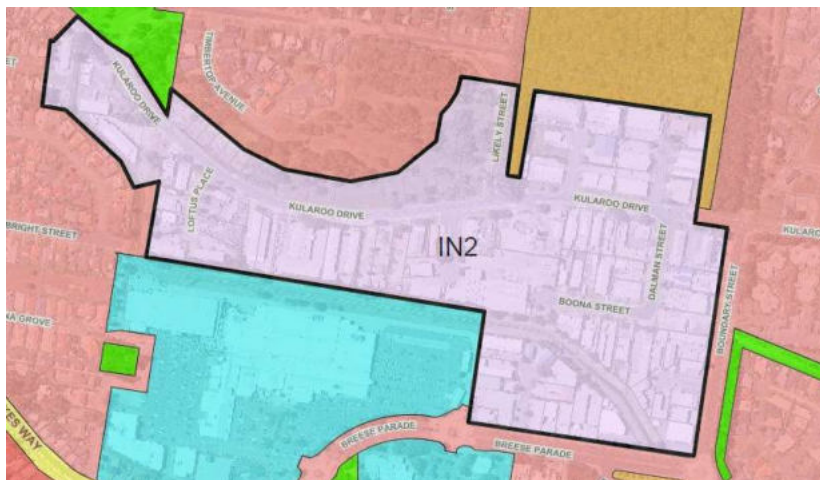


I. Forster – IN2 Light Industrial – Kularoo Drive/Breese Parade

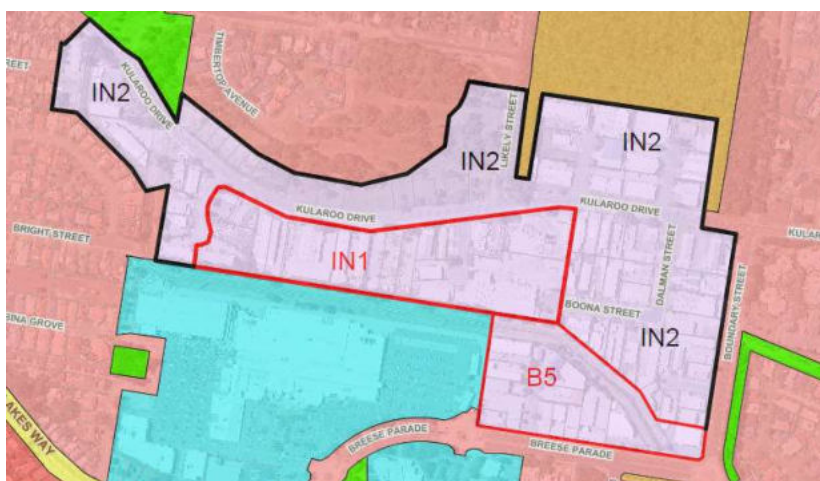
Description	Light industrial estate in Kularoo Drive and Breese Parade
Current uses	Established primary industrial estate in Forster servicing the Forster-Tuncurry area. Major commercial intrusion on the northern side of Breese Parade and Enterprise Court. Populated by a number of general industrial uses primarily providing essential services such as a bus depot, concrete batching plant, truss manufacture and large-scale manufacturing
Built form	Industrial/commercial buildings with open space storage areas. Northern side of Kularoo Drive between Water Street and Likely Street is vacant
Land area	26.75ha
Major industrial uses	McNamara's Timber yard – approx. 1.14ha land area Readymix Concrete – approx. 6,344m ²
Context	Good access to The Lakes Way but however historical issues with heavy industry access

Land use	Existing	Recommendations
Land use zone	IN2	<p>Conversion of IN2 Light Industrial land to IN1 General Industrial on the southern side of Kularoo Drive where:</p> <ul style="list-style-type: none"> • Uses are predominantly made up of general industrial uses • Such uses are not directly adjacent to residential zones <p>Conversion of IN2 Light Industrial Land to B5 Business Development on the northern side of Breese parade and the whole of Enterprise Court where uses are predominantly made up of specialised retail uses and/or where significant commercial intrusion has occurred</p> <p>Conversion of the IN2 Light Industrial land to RE1 Public Recreation over existing drainage reserves</p>
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations for IN1 and IN2
Height of buildings	10m	IN1: Amend to nil (as per justification in report) IN2: Retain (as per justification in report)
Floor space ratio	1:1	IN1/IN2: Amend to nil (as per justification in report)
Minimum lot size	1,000m ²	IN1/IN2: Amend to nil (as per justification in report)
Other Recommendations		
Further broad consideration for future Employment Land Strategy to determine extent and need of the IN1 General Industrial Zone in the coastal areas.		

Existing



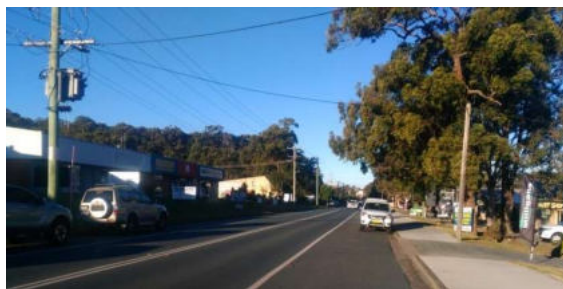
Proposed



Map legend

B2	Local Centre	R2	Low Density Residential	RU2	Rural Landscape	RE1	Public Recreation
—	Subject Area Boundary	R3	Medium Density Residential	E3	Environmental Management	SP2	Infrastructure

**Photo of light industrial uses
Kularoo Drive,**



**Photo of bulky goods intrusion into industrial area,
Breeze Parade**

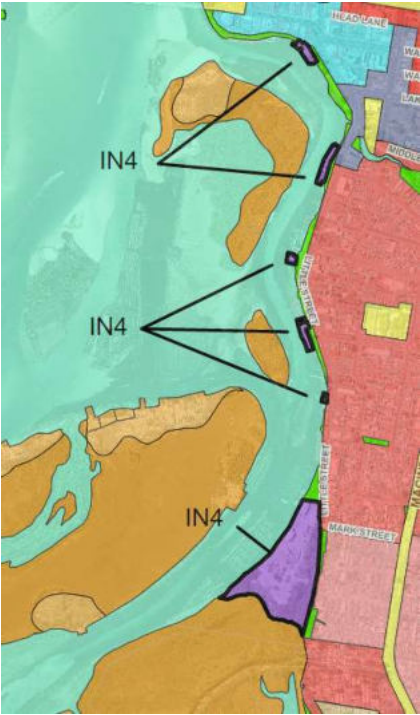


J. Forster – IN4 Working Waterfront – Mark Street/Little Street

Description	IN4 Working Waterfront zoned parcels area in Forster on foreshore of Wallis Lake
Current uses	Oyster farming operation, charter boating facilities, tourist boating, cafes, bait and tackle shops
Built form	One storey industrial sheds and associated infrastructure, open storage yards, boat ramps, moorings, jetties
Land area	5.94ha
Notable industrial uses	Graham Barclay Oysters - approx. 2,000m ² GFA (3,500m ² open storage area)
Context	Buffered from established residential zoned areas to east by either RE1 Public Recreation Zone corridor or Wharf and Little Streets

Land use	Existing	Recommendations
Land use zone	IN4	Retain
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	8.5m	Retain (as per justification in report)
Floor space ratio	1:1	Amend to nil (as per justification in report)
Minimum lot size	1,000m ²	Amend to nil (as per justification in report)

Existing



Map legend

B2	Local Centre	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
B4	Mixed Use	R3	Medium Density Residential	E3	Environmental Management	SP2	Infrastructure
IN4	Working Waterfront	W2	Recreational Waterways		Subject Area Boundary		

Proposed

No change to existing land use zones

Photo of boat hire, café, chater boat facilities and marina, Little Street

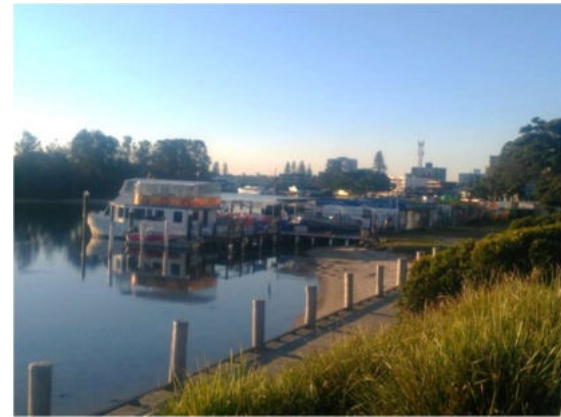


Photo of café Little Street



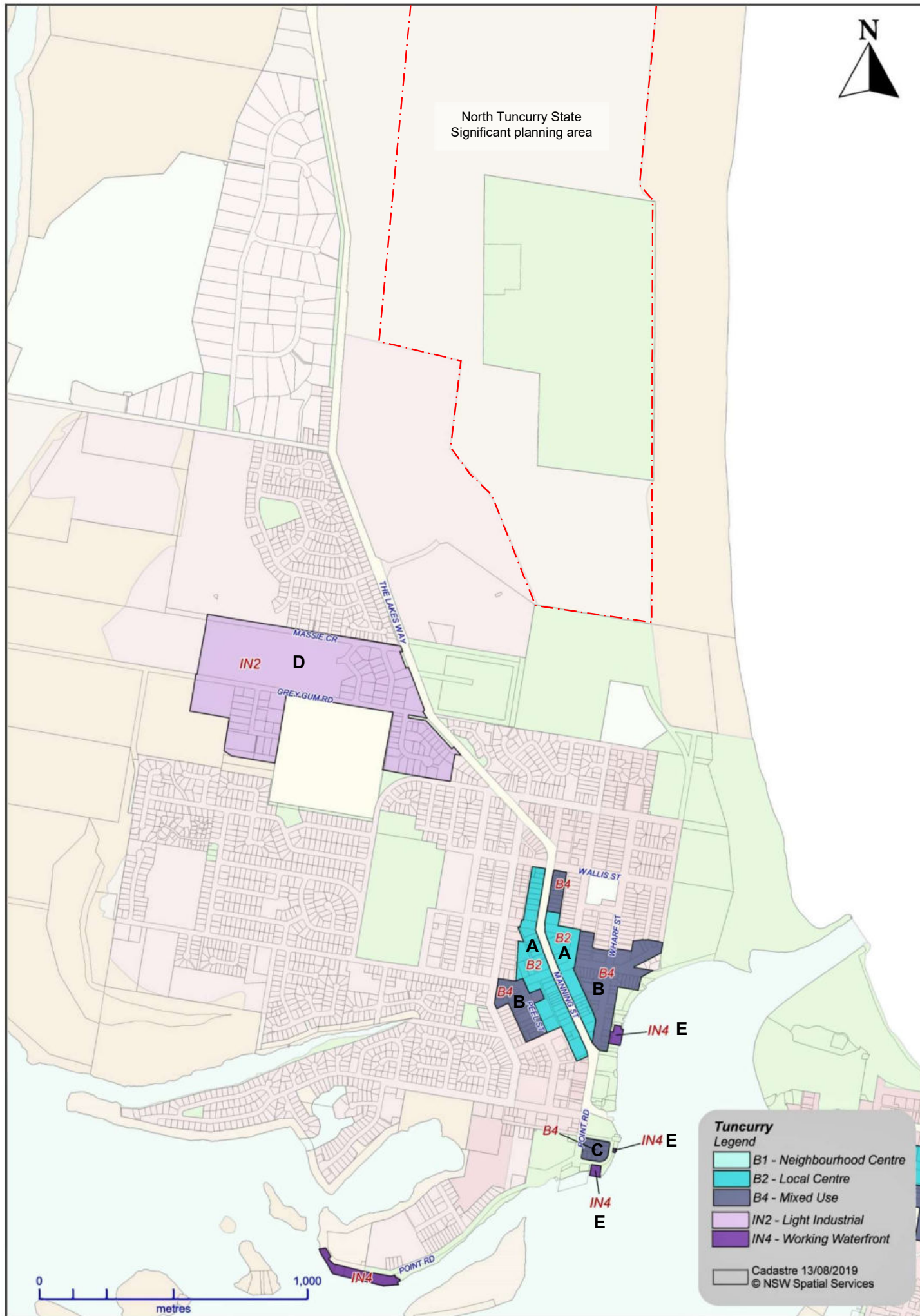
Tuncurry

Tuncurry consists of 3 business zoned areas and 2 industrial zoned areas as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B2 Local Centre	Manning Street, Tuncurry	8.74
B	B4 Mixed Use	Manning Street, Tuncurry	9.55
C	B4 Mixed Use	Point Road, Tuncurry	0.73
D	IN2 Light Industrial	The Lakes Way, Tuncurry	31.53
E	IN4 Working Waterfront	Point Road, Palm Street and Leo Amato Close, Tuncurry	1.56
	<i>Subtotal Business Zones</i>		<i>19.02</i>
	<i>Subtotal Industrial Zones</i>		<i>33.09</i>
	Total Employment Zones		52.11



North Tuncurry State
Significant planning area



**Tuncurry
Legend**

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use
- IN2 - Light Industrial
- IN4 - Working Waterfront

Cadastral 13/08/2019
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A. Tuncurry – B2 Local Centre – Manning Street

Description	A significant B2 Local Centre around Manning Street, Tuncurry
Current uses	Supermarket, shops, restaurants, cafes, businesses, offices, shop-top units, medical, car parking
Built form	Predominately 1 to 2 storeys
Land area	8.74ha
Major retail floor area	Woolworths approximately 2,300m ²
Hierarchy context	This is the primary retail centre for Tuncurry, servicing weekly shopping needs of neighbourhood residents and visitors

Land use	Existing	Recommendation
Land use zone	B2	Retain
Zone boundary	Refer plan	Retain as is except change area noted on adjoining plan to B4 so as to limit office and major retail leakage away from core main street area This area currently contains dwellings, government services and small retail/businesses
Standards	Existing	Recommendation
Height of buildings	Varies 20 to 30m	Retain
Floor space ratio	NA	Retain
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	Retain If area rezoned to B4 – this should not have an active street frontage requirement

Existing



Proposed



Map legend

B2	Local Centre	R2	Low Density Residential	SP2	Infrastructure	RE1	Public Recreation
B4	Mixed Use	R3	Medium Density Residential	W2	Recreational Waterways	RE2	Private Recreation
IN4	Working Waterfront		Subject Area Boundary		Active street frontage		

Photo of Manning Street B2

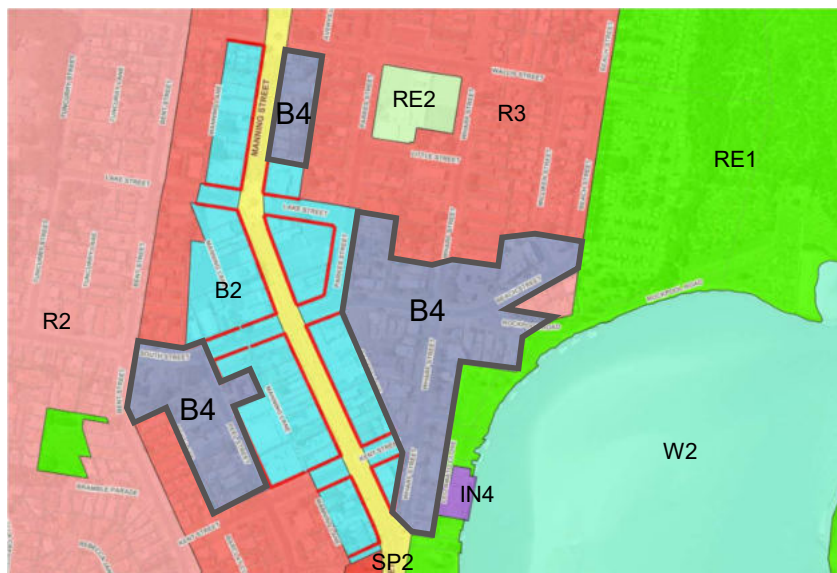


B. Tuncurry – B4 Mixed Use – Manning Street

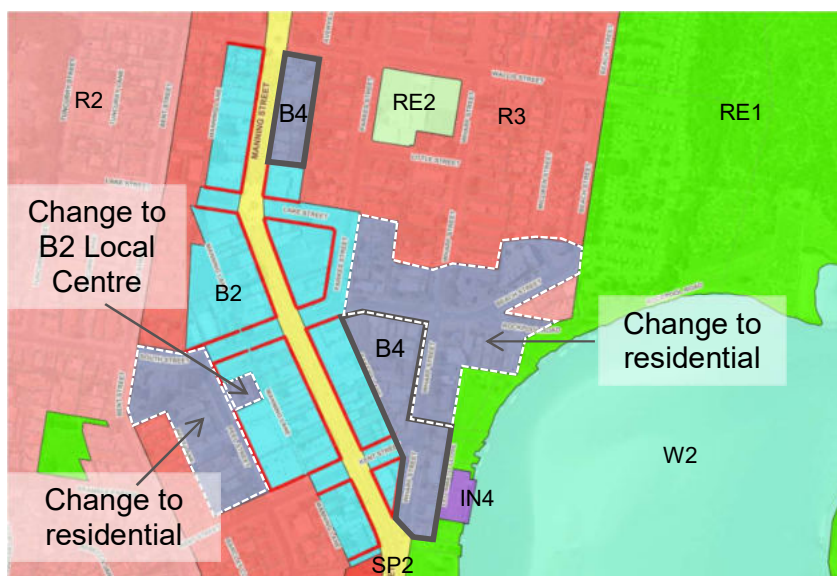
Description	B4 Mixed Use zone surrounding the main centre of Tuncurry
Current uses	Predominately residential with some medical premises also
Built form	2 to 4 storey developments
Land area	9.55ha
Major retail floor area	NA
Hierarchy context	Located adjoining the Tuncurry B2 area

Land use	Existing	Recommendation
Land use zone	B4	Retain as is (noting changes below).
Zone boundary	Refer plan	Change areas noted on adjoining plan to appropriate medium density residential zone that allows cafes, restaurants and medical facilities. This reflects existing uses in these areas and also ensures the core centre area along Manning Street is not detracted from. Change a small area of B4 on Peel Street to B2 Local Centre to be consistent with surrounding zone. This block is currently a residential use.
Standards	Existing	Recommendation
Height of buildings	Varies 12 to 20m	Retain
Floor space ratio	1:1 to 2:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Map legend

B2	Local Centre	R2	Low Density Residential	SP2	Infrastructure	RE1	Public Recreation
B4	Mixed Use	R3	Medium Density Residential	W2	Recreational Waterways	RE2	Private Recreation
IN4	Working Waterfront		Subject Area Boundary		Active street frontage		

Photo of Peel Street



Photo of Wharf Street, Tuncurry

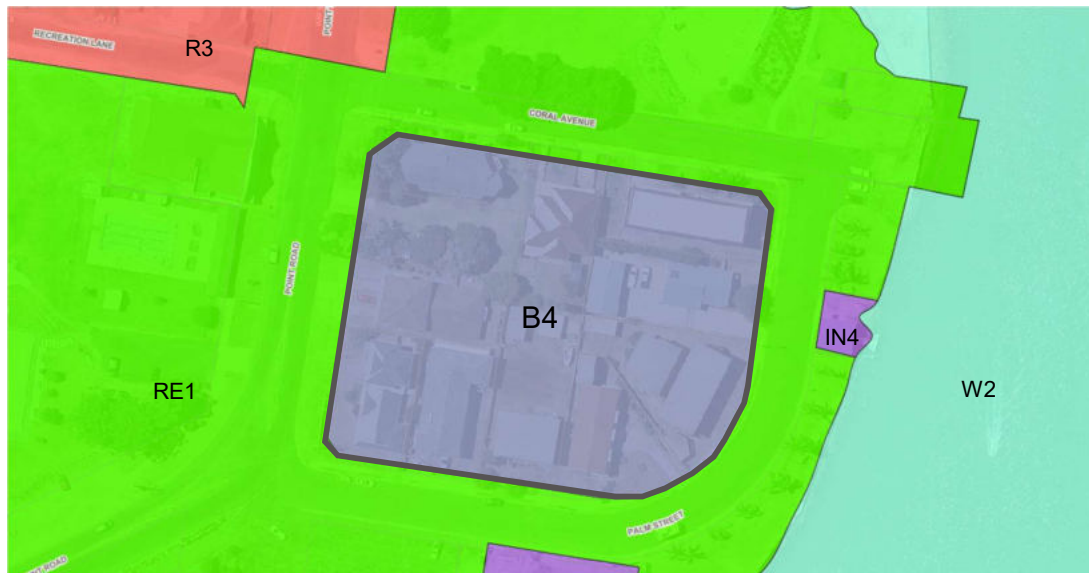


C. Tuncurry – B4 Mixed Use – Point Road

Description	A B4 Mixed Use zone on the waterfront in Tuncurry
Current uses	All units with one lot used as government offices and a small community centre on the ground floor of one of the unit developments
Built form	2 storeys
Land area	0.73ha
Major retail floor area	NA
Hierarchy context	Located 2 minutes to the Tuncurry B2 centre

Land use	Existing	Recommendation
Land use zone	B4	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	12m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Heritage	Heritage conservation area but no heritage items	Noted
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B4	Mixed Use	R3	Medium Density Residential	W2	Recreational Waterways	RE1	Public Recreation
IN4	Working Waterfront		Subject Area Boundary				

Proposed

No change to existing land use zones

Photo from Palm Street of residential development and DPI office (white 1 storey building)

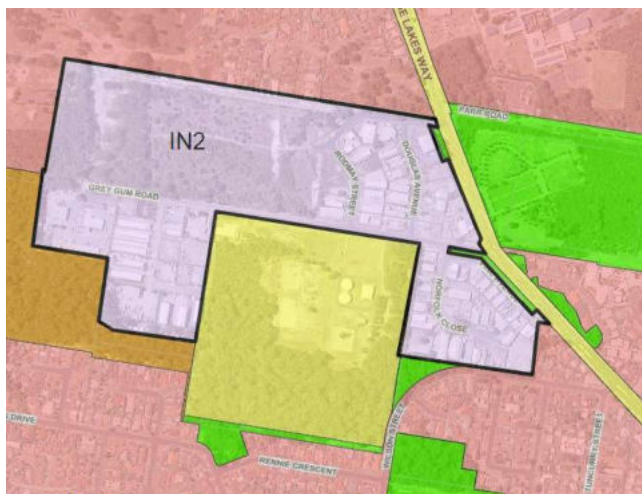


D. Tuncurry – IN2 Light Industrial – The Lakes Way

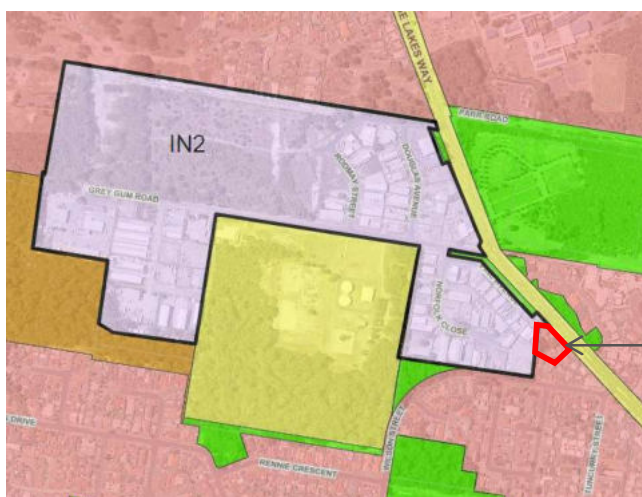
Description	Light industrial estate on western side of The Lakes Way. Also includes Grey Gum Road, Douglas Avenue, Rodmay Street, Leo Street, Norfolk Close and Dee Crescent
Current uses	Established primary industrial estate in Tuncurry servicing the Forster-Tuncurry area. Minor commercial intrusion on the Lakes Way service road frontage by businesses relying on roadside exposure including a bicycle sales centre and liquidation and auction centre
Built form	Industrial buildings with open space storage areas with parking of large vehicles
Land area	31.53ha
Major industrial uses	MidCoast Council Tuncurry Depot – approx. 1.8ha land area Ditchfield Contracting Depot- approx. land area 7,138m ²
Context	Directly adjacent to R2 Low Density Residential Zones to north Good access to The Lakes Way but however historical issues with heavy industry access

Land use	Existing	Recommendations
Land use zone	IN2	Retain IN2 Light Industrial zone as predominantly used for light industrial purposes Extend of IN2 zone to the south to include land with additional permitted use provisions (in Schedule 1 of Great lakes LEP 2014) for vehicle repair station and vehicle sales. This is currently used for 4x4 vehicle parts and sales premises at 156-158 Manning Street. Vehicle sales premises will be permitted with consent in the IN2 Zone
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations
Height of buildings	10m	Retain (as per justification in report)
Floor space ratio	1:1	Amend to nil (as per justification in report)
Minimum lot size	1,000m ²	Amend to nil (as per justification in report)

Existing



Proposed



Extension of IN2 zone to include existing vehicle sales premises

Map legend

IN2	Light Industrial	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
—	Subject Area Boundary	SP2	Infrastructure				

**Photo of mixed industrial/buisness uses
The Lakes Way**



**Additional Permitted Use 4x4 sales and parts centre
The Lakes Way**



E. Tuncurry – IN4 Working Waterfront – Leo Amato Close/Palm Street/Point Road

Description	IN4 Working Waterfront Zone in 4 sections. Directly opposite residential areas
Current uses	Fish-cooperative, oyster aquaculture and ancillary facilities, café and restaurant, moorings, jetties, wharfs
Built form	Low set commercial/industrial waterfront buildings extending into leases in the Crown waterway
Land area	1.56ha
Major industrial uses	Peter Barclay Oysters - approx. 900m ² GFA (2,000m ² open storage area)
Context	Four sections of IN4 Working Waterfront zones fully occupied by a range of uses. All are owned or leased from NSW Department of Fisheries or NSW Department of Primary Industries. Crown leases extend into the waterway Well buffered from established residential by way of recreation zones, road corridor or business zones

Land use	Existing	Recommendations
Land use zone	IN4	Retain
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Amend to nil (as per justification in report)
Minimum lot size	1,000m ²	Amend to nil (as per justification in report)

Existing



Map legend

B2	Local Centre	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
B4	Mixed Use	R3	Medium Density Residential	E3	Environmental Management	SP2	Infrastructure
IN4	Working Waterfront	R4	High Density Residential	W2	Recreational Waterways		Subject Area Boundary

Proposed

No change to existing land use zones

**Photo of Wallis Lake Fish Co-operative
Leo Amato Close**



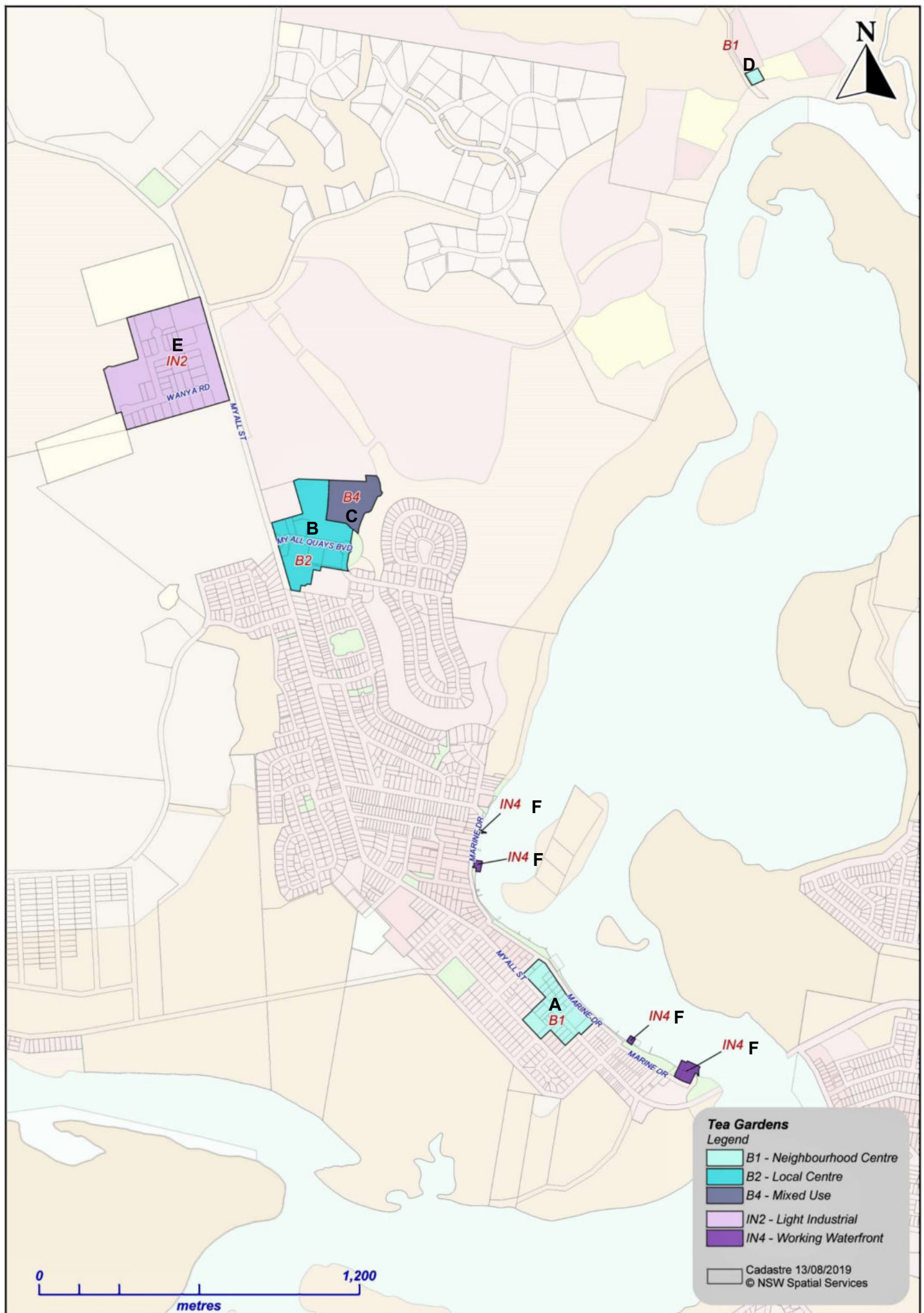
**Photo of DPI NSW boat shed
Palm Street**



Tea Gardens

Tea Gardens consists of 4 business zoned areas and 2 industrial zoned areas as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Marine Drive	3.99
B	B2 Local Centre	Myall Quays Boulevard	7.34
C	B4 Mixed Use	Northerly Drive	2.89
D	B1 Neighbourhood Centre	Viney Creek Road, Tea Gardens	0.26
E	IN2 Light Industrial	Tea Gardens Road	14.68
F	IN4 Working Waterfront	Marine Drive	0.71
	<i>Subtotal Business Zones</i>		<i>14.48</i>
	<i>Subtotal Industrial Zones</i>		<i>15.39</i>
	Total Employment Zones		29.87



A. Tea Gardens – B1 Neighbourhood Centre – Marine Drive

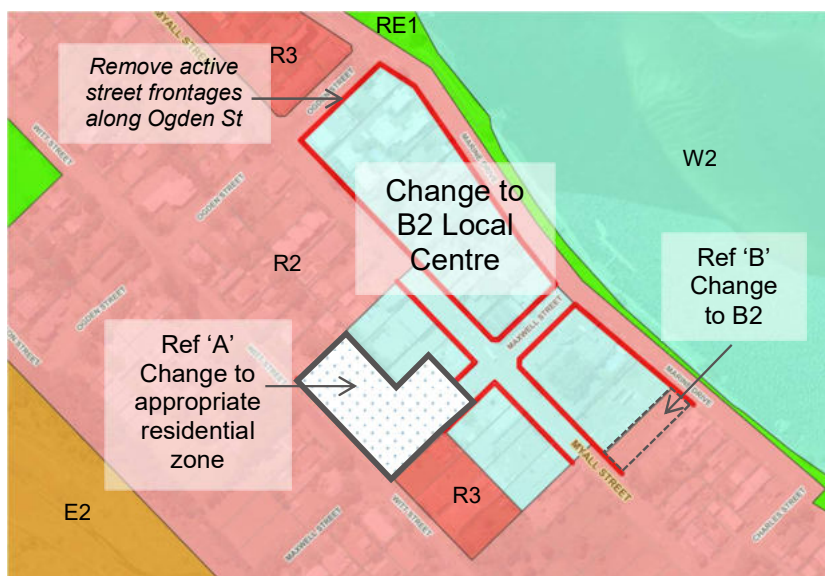
Description	<p>A B1 Neighbourhood Centre which captures the historic retail street for Tea Gardens</p> <p>Premises along Marine Drive have very high amenity overlooking the Myall River and foreshore linear park</p>
Current uses	Shops, businesses, restaurants, cafes, hotel, church, shop-top units and residential (some vacant blocks)
Built form	Predominately 1-2 storey development
Land area	3.99ha
Major retail floor area	NA
Hierarchy context	<p>Planned to service some day-to-day shopping and recreation needs of visitors and residents</p> <p>Located 3 minutes to Tea Gardens B2 area (Myall Quays Bvd)</p>

Land use	Existing	Recommendation
Land use zone	B1	<p>Change to B2 Local Centre to reflect the size of this centre and strategic importance of Tea Gardens.</p> <p>Change existing church and adjoining residences (refer plan notation 'A') to appropriate residential zone. Future retail or similar uses should not be encouraged away from Myall St or Marine Dr as this will diminish the vibrancy of the centre. Proposed reduction of 4,770.8m² (not including roads).</p> <p>Logical expansion of business zone to include all vacant lots at 91-95 Marine Drive (refer plan notation 'B'). Proposed addition of 1,400m².</p>
Zone boundary	Refer plan	As above
Standards	Existing	Recommendation
Height of buildings	12m	<p>Change to 15m for lots along Myall Street to reflect the importance of the centre and allow for increased residential density over commercial uses</p> <p>Maintain 12m along Marine Drive</p>
Floor space ratio	NA	Retain
Minimum lot size	700m ²	Remove minimum lot size (as per report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	Retain (applied to business zone areas only) and remove from Ogden Street

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
B2	Local Centre	R3	Medium Density Residential			W2	Recreational Waterways
	Subject Area Boundary		Active street frontage				

Photos of Marine Drive

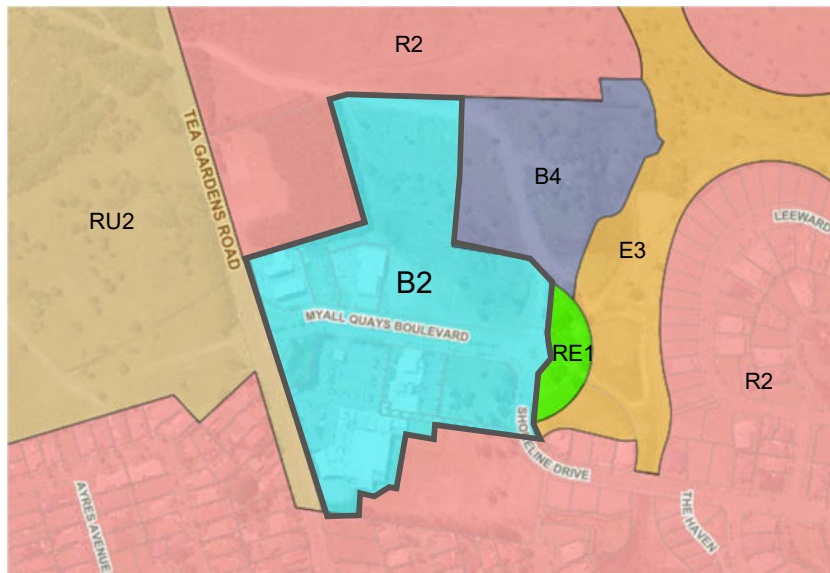


B. Tea Gardens – B2 Local Centre – Myall Quays Boulevard

Description	A B2 Local Centre at the entry to Tea Gardens-Hawks Nest
Current uses	Supermarket, shops, medical, service station, car parking and vacant land
Built form	1 storey development
Land area	7.34ha
Major retail floor area	Coles supermarket approximately 1,800m ²
Hierarchy context	Planned to service weekly shopping needs of neighbourhood residents and visitors

Land use	Existing	Recommendation
Land use zone	B2	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	13m	Retain However, note in <i>unstructured centres local provision</i> (refer below) potential to go up to 18m to reflect importance of the centre and to encourage greater mixed use in the future
Floor space ratio	NA	Retain
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	To be captured as part of <i>unstructured centres local provision</i> as per below
Unstructured centres	NA	Include in this local provision which requires structure plans with future development (refer report)

Existing



Map legend

B2	Local Centre	R2	Low Density Residential	RU2	Rural Landscape	RE1	Public Recreation
B4	Mixed Use	—	Subject Area Boundary	E3	Environmental Management		

Proposed

No change to existing land use zones

However, note comment in following B4 Mixed Use precinct relating to a part 3A modification in this area.

Photo of shopping centre

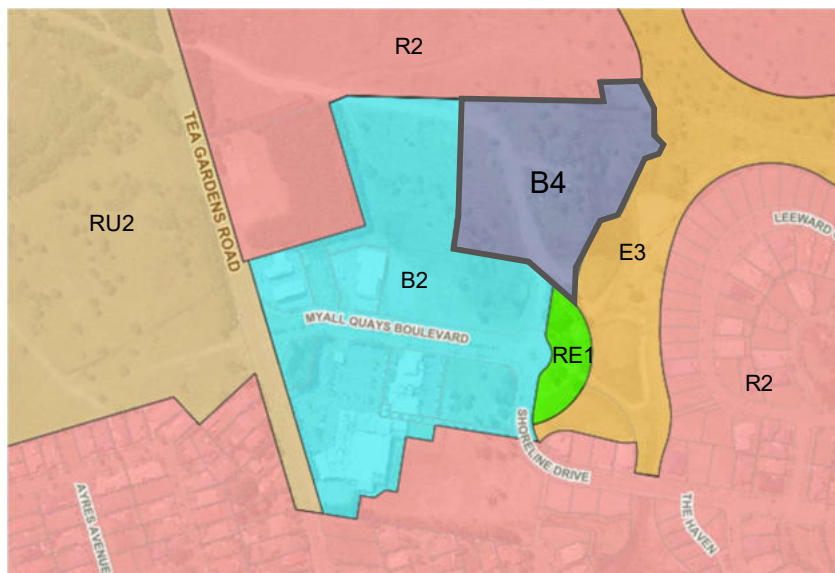


C. Tea Gardens – B4 Mixed Use – Northerly Drive

Description	A B4 Mixed Use zone on Northerly Drive adjoining a large B2 Local Centre
Current uses	Vacant
Built form	NA
Land area	2.89ha
Major retail floor area	NA
Hierarchy context	Located 1 minute to Tea Gardens B2 area on Myall Quays Boulevard

Land use	Existing	Recommendation
Land use zone	B4	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	12m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	1,000m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

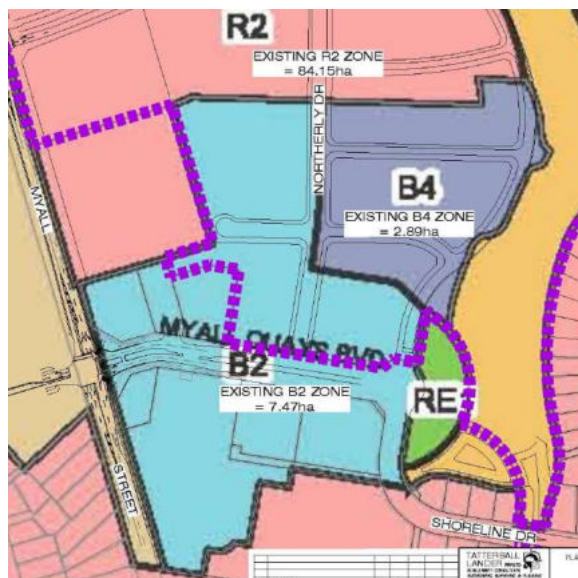
B2	Local Centre	R2	Low Density Residential	RU2	Rural Landscape	RE1	Public Recreation
B4	Mixed Use		Subject Area Boundary	E3	Environmental Management		

Proposed

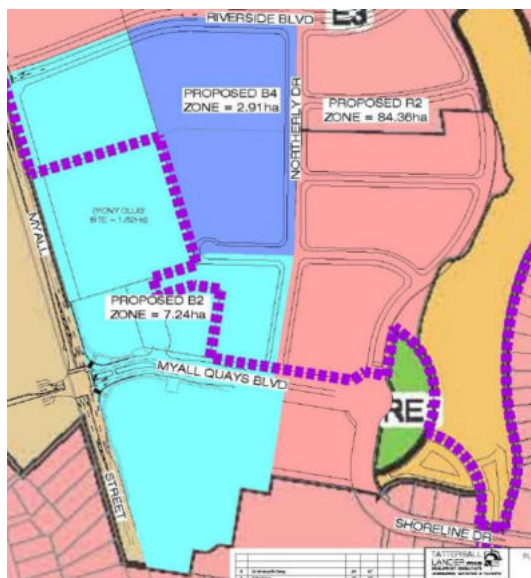
No change to existing land use zones

Note: that there is a concept plan (below) for this area that has been supported by the previous Great Lakes Council and the NSW Department of Planning and Environment (via a part 3A modification of Riverside approval). The consolidated MidCoast LEP could update the zoning in this area to reflect this approved concept plan.

Existing Commercial Area Zonings



Proposed Commercial Area Zonings

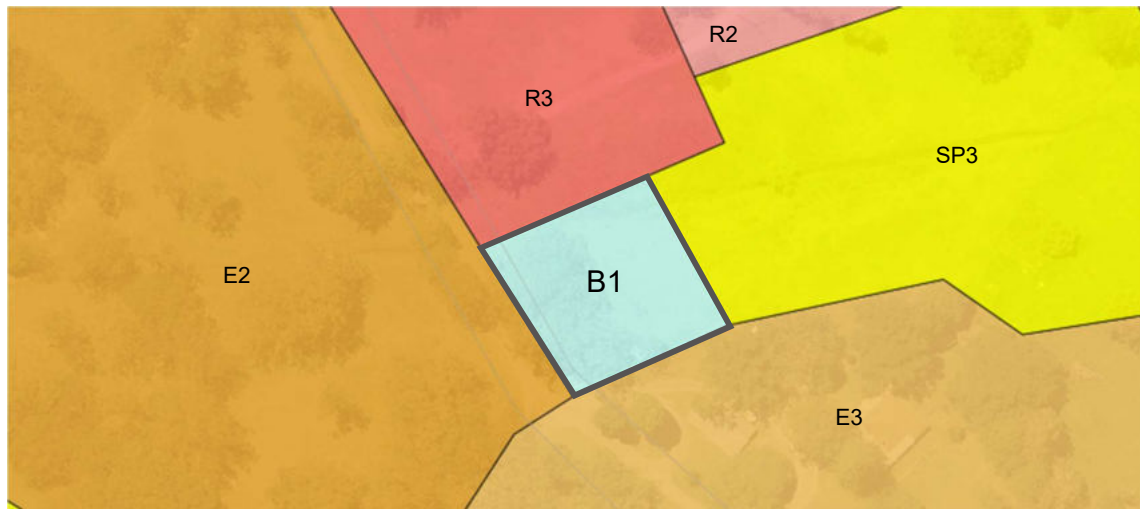


D. Tea Gardens – B1 Neighbourhood Centre – Viney Creek Road

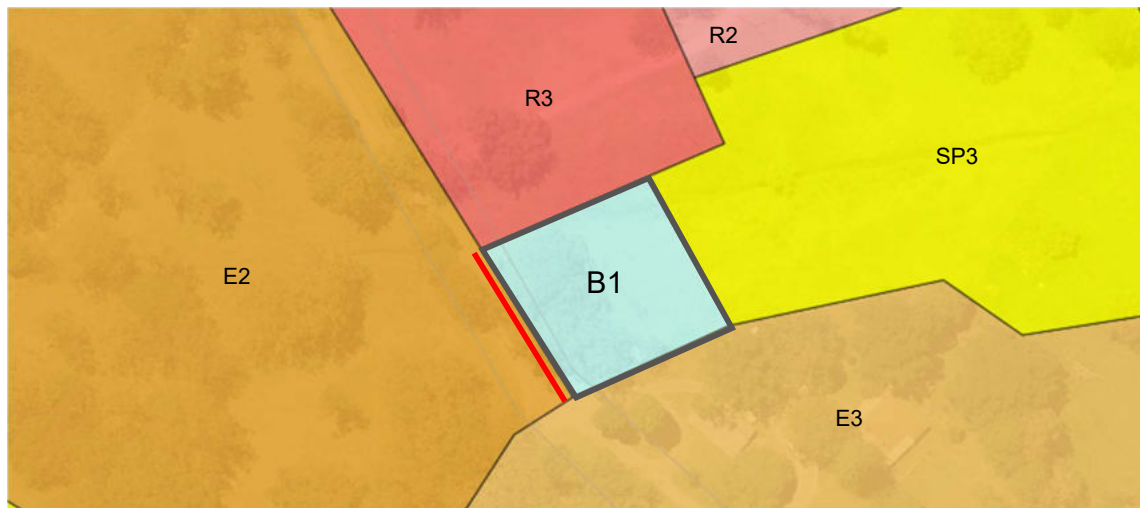
Description	A vacant planned B1 Neighbourhood Centre
Current uses	Vacant
Built form	NA
Land area	0.26ha
Major retail floor area	NA
Hierarchy context	Planned to service some day-to-day shopping needs of neighbourhood residents Located 8 minutes to Tea Gardens B2 area on Myall Quays Boulevard

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	12m	Retain
Floor space ratio	NA	Retain
Minimum lot size	700m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Add as per adjoining plan (as per justification in report)

Existing



Proposed



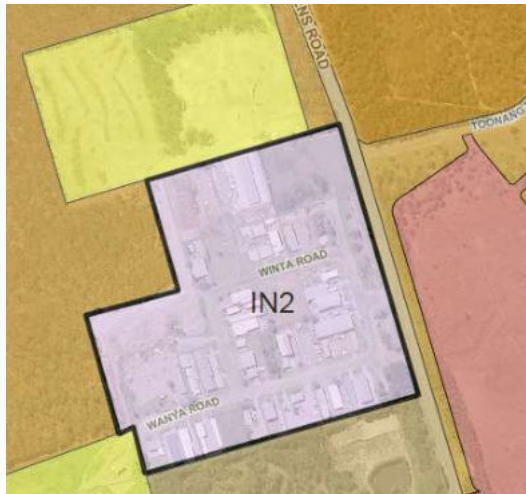
Map legend

B1	Neighbourhood Centre	R2	Low Density Residential	E2	Environmental Conservation	SP3	Tourist
—	Subject Area Boundary	R3	Medium Density Residential	E3	Environmental Management	—	Active street frontage

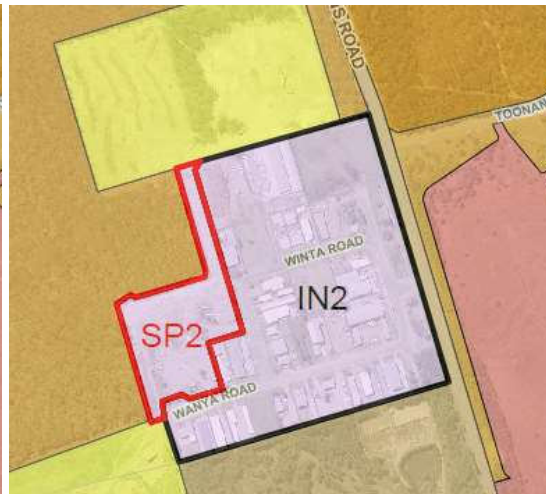
E. Tea Gardens – IN2 Light Industrial – Tea Gardens Road

Description	IN2 Light Industrial area, only industrial area in Tea Gardens/Hawks Nest	
Current uses	Mini storage sheds, building companies, garden and landscaping supplies, small scale engineering, distributions centres, boat repairs, smash repairs, waste transfer station	
Built form	1 – 2 story industrial premises	
Land area	14.68ha	
Notable industrial uses	MidCoast Council Tea Gardens waste transfer station Land area – 10.56 hectares	
Context	Light industrial area servicing the coastal Tea Gardens and Hawks Nest communities. Nearby undeveloped residential areas to east buffered by E3 zone corridor. Possibility of residential expansion to south. Access to Tea Gardens Road not suitable for general industries.	
Land use	Existing	Recommendations
Land use zone	IN2	Generally, retain in IN2 Zone Change to SP2 Infrastructure zone over existing Council owned land used for waste transfer purposes
Zone boundary	Refer plan	As above
Development standards	Existing	Recommendations for IN2
Height of buildings	10m	IN2: Retain (as per justification in report)
Floor space ratio	1:1	IN2: Amend to nil (as per justification in report)
Minimum lot size	1,000m ²	IN2: Amend to nil (as per justification in report)
Other Recommendations		
Future Employment Land Strategy to investigate possibility of IN1 land in Tea Gardens particularly as it relates to the permissibility of critical general industries in the area that support the construction industry in growth areas such as concrete batching plants and truss manufacturing.		

Existing



Proposed



Map legend

IN2	Light Industrial	R2	Low Density Residential	E2	Environmental Conservation	SP2	Infrastructure
—	Subject Area Boundary	RU2	Rural Landscape	E3	Environmental Management		

**Photo of industrial area
Tea Gardens**



**Photo of light Industrial uses
Wanya Road**



F. Tea Gardens – IN4 Working Waterfront – Marine Drive

Description	IN4 Working Waterfront Zone in 4 sections on the waterfront aside of Marine Drive
Current uses	Seafood, café, restaurant and takeaway, fish co-op NSW Fisheries office, boat hire, moorings, jetties, wharfs
Built form	Low set commercial waterfront buildings extending into leases in the Crown waterway
Land area	0.71ha
Major industrial uses	Fish co-operative and restaurant – approx. 720m ² GFA (excluding moorings)
Context	<p>4 portions of IN4 Working Waterfront Zones fully occupied by a range of uses. All are either owned or leased from NSW Department of Fisheries or NSW Department of Primary Industries. Crown leases extend into the waterway</p> <p>Buffers from established residential zoned areas vary</p> <p>Some sections are separated by way of a RE1 Public Recreation zone corridor whilst some directly adjoin the residential zone</p> <p>The Tea Gardens ferry to Nelson Bay departs from this location</p>

Land use	Existing	Recommendations
Land use zone	IN4	Retain
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	8.5m	Retain
Floor space ratio	1:1	Amend to nil (as per justification in report)
Minimum lot size	1,000m ²	Amend to nil (as per justification in report)

Existing



Map legend

B1	Neighbourhood Centre	R2	Low Density Residential	E1	National Parks and Reserves	RE1	Public Recreation
IN4	Working Waterfront	R3	Medium Density Residential	E2	Environmental Conservation	W2	Recreational Waterways
—		Subject Area Boundary					

Proposed

No change to existing land use zones

**Photo of NSW Department of Fisheries Office
Marine Drive**



**Photo of existing seafood retail premises
Marine Drive**



Hawks Nest

Hawks Nest consists of 2 business zoned areas as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Tulua Avenue, Hawks Nest	1.00
B	B4 Mixed Use	Booner Street, Hawks Nest	4.25
	<i>Subtotal Business Zones</i>		5.25
	<i>Subtotal Industrial Zones</i>		-
	Total Employment Zones		5.25



Hawks Nest

Legend

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use

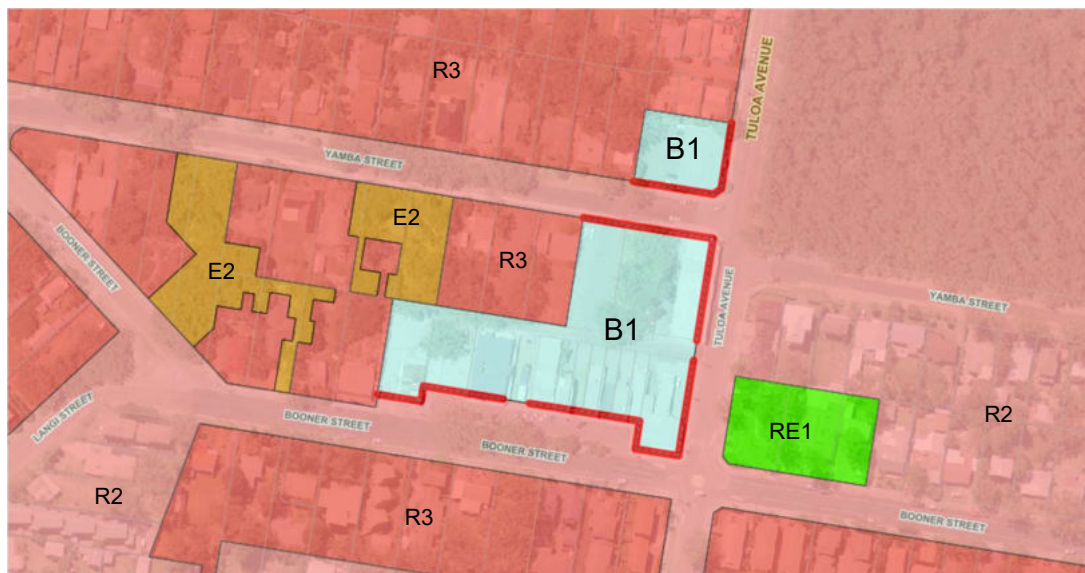
Cadastre 13/08/2019
© NSW Spatial Services

A. Hawks Nest – B1 Neighbourhood Centre – Tuloa Avenue

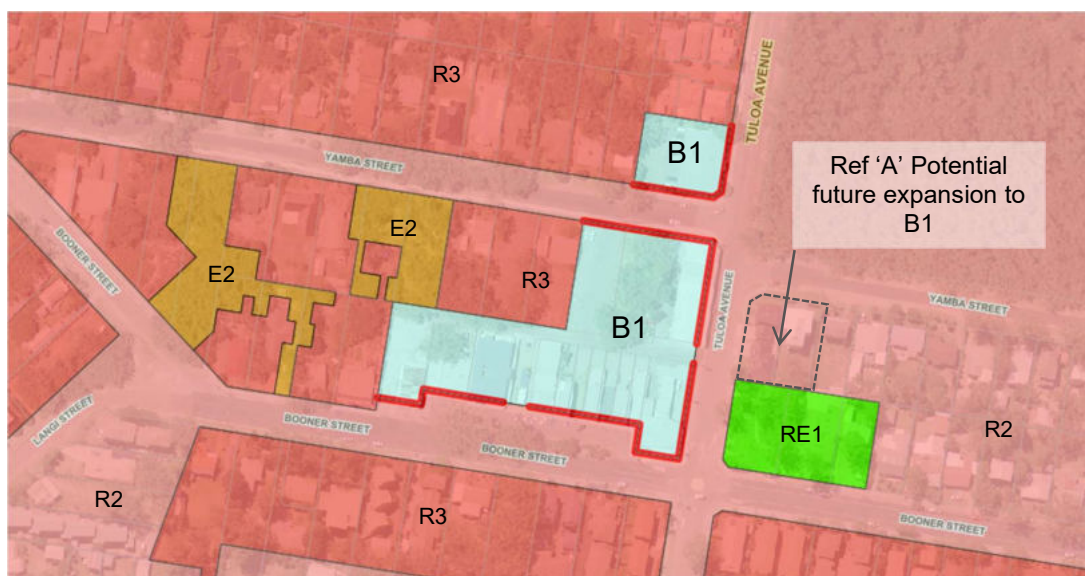
Description	Historical centre of Hawks Nest zoned B1 Neighbourhood Centre
Current uses	Supermarket, shops, businesses, post office, restaurants, medical and car parking – very little vacancy
Built form	1 to 2 storey development
Land area	1ha
Major retail floor area	IGA Express approximately 390m ²
Hierarchy context	Planned to service some day-to-day and weekly shopping needs of neighbourhood residents and visitors Located 8 minutes to Tea Gardens B2 area on Myall Quays Boulevard

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Flag potential expansion of B1 to include lots labelled 'A' (refer adjoining plan) so as to create a two sided commercial street and to also create a better linkage with the existing park and community facilities. This would be an increase of 1,334m ² business land.
Standards	Existing	Recommendation
Height of buildings	12m	Retain
Floor space ratio	NA	Retain
Minimum lot size	700m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	Retain (add to additional B1 areas if expanded – applying to park and Tuloa Avenue)

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R2	Low Density Residential	E2	Environmental Conservation	RE1	Public Recreation
—	Subject Area Boundary	R3	Medium Density Residential	—	Active street frontage		

Photo from Tuloa Drive

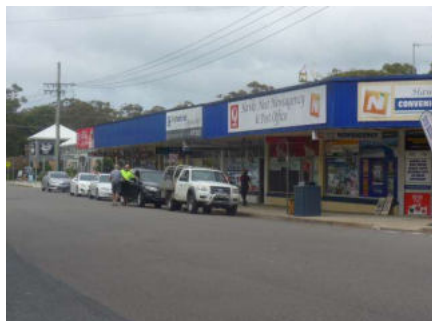


Photo from Booner Street

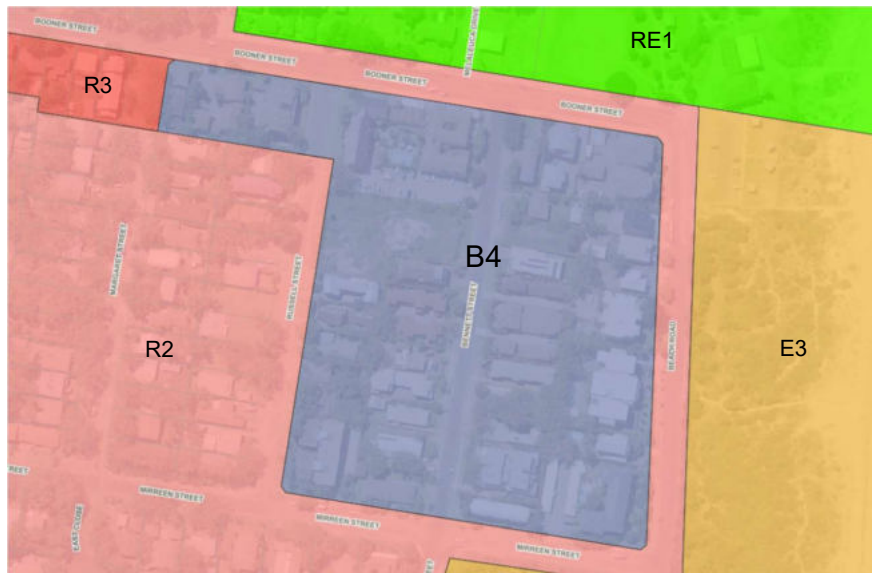


B. Hawks Nest – B4 Mixed Use – Booner Street

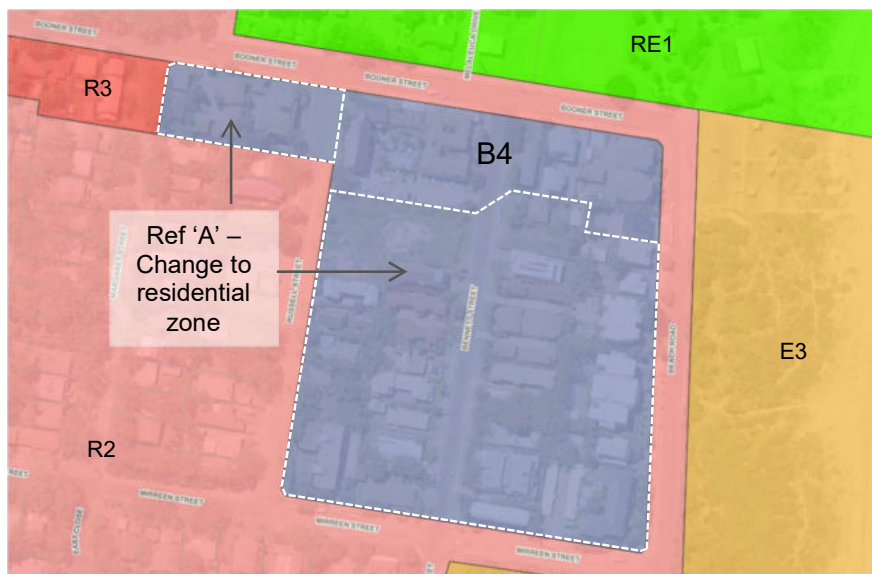
Description	A large area of B4 near the Hawks Nest beach entry
Current uses	Residential accommodation throughout – primarily units with some houses also. One restaurant on the ground floor of one of the unit blocks
Built form	Predominately 2 to 3 storeys
Land area	4.25ha
Major retail floor area	NA
Hierarchy context	Located 11 minutes to Tea Gardens B2 area on Myall Quays Boulevard

Land use	Existing	Recommendation
Land use zone	B4	Change areas noted on adjoining plan (Reference 'A') to appropriate medium density residential zone that allows cafes/restaurants. This change better reflects the predominate built form and uses existing, whilst still retaining a significant amount of B4 along Booner Street and Beach Road for more substantial mixed use development.
Zone boundary	Refer plan	As above
Standards	Existing	Recommendation
Height of buildings	12m	Retain
Floor space ratio	1:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	450m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Map legend

B4 Mixed Use	R2 Low Density Residential	E3 Environmental Management	RE1 Public Recreation
 Subject Area Boundary	R3 Medium Density Residential		

Photo of Boomer Street



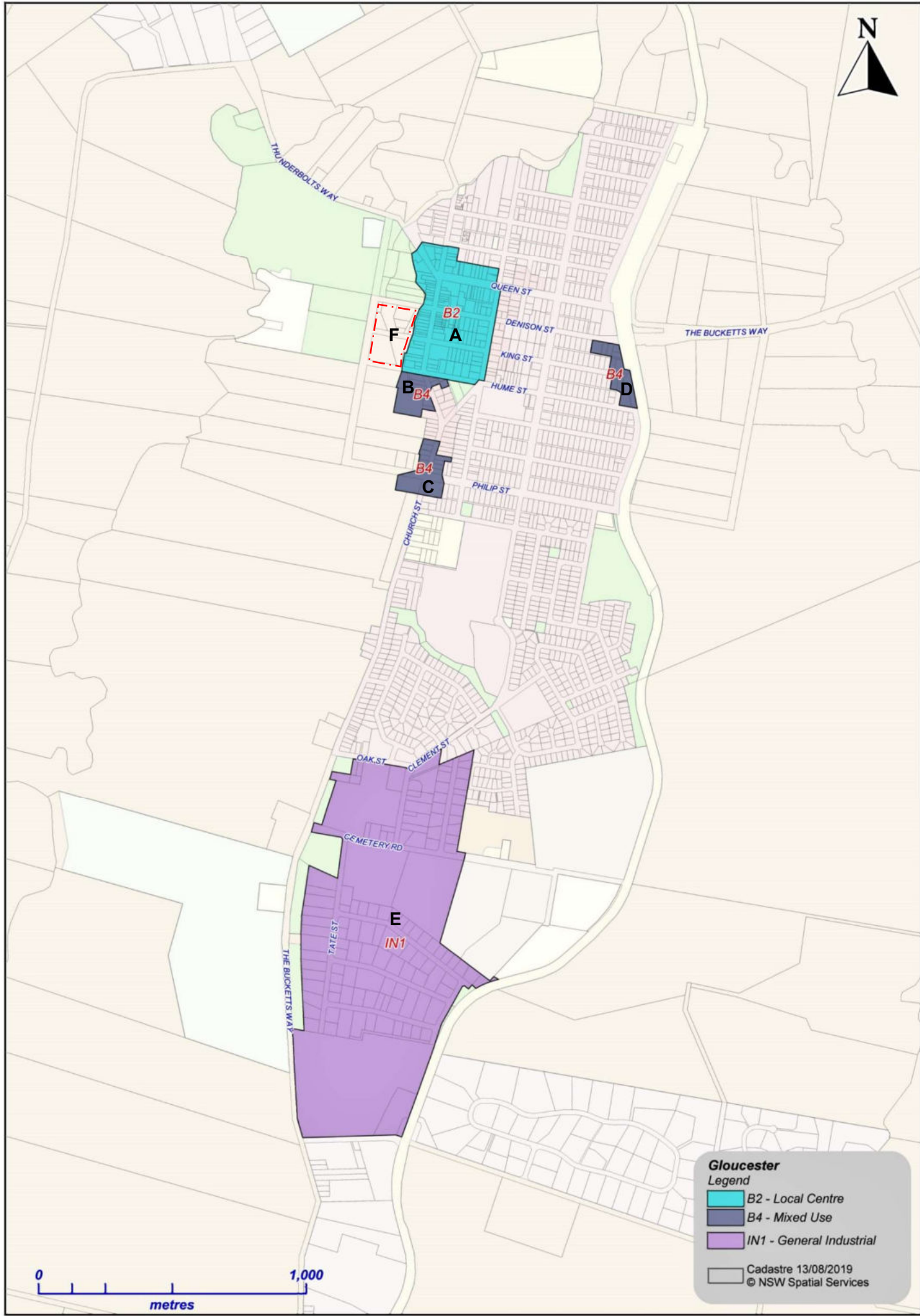
Photo of Beach Road



Gloucester

Gloucester consists of 4 business zoned areas, 1 industrial zoned area and an Environmental zoned area considered appropriate for Industrial zoning areas as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B2 Local Centre	Church Street	14.05
B	B4 Mixed Use	Church Street	2.11
C	B4 Mixed Use	Philip Street	2.43
D	B4 Mixed Use	King Street	1.71
E	IN1 General Industrial	Tate Street	72.44
F	E3 Environmental Management	Gloucester Town Centre western fringe	NA
	<i>Subtotal Business Zones</i>		<i>20.30</i>
	<i>Subtotal Industrial Zones</i>		<i>72.44</i>
	Total Employment Zones		92.74

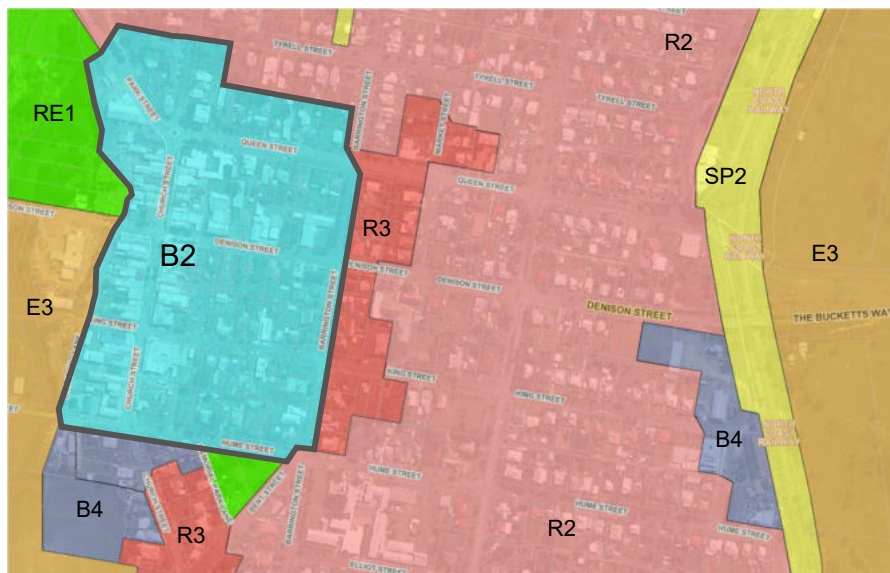


A. Gloucester – B2 Local Centre – Church Street

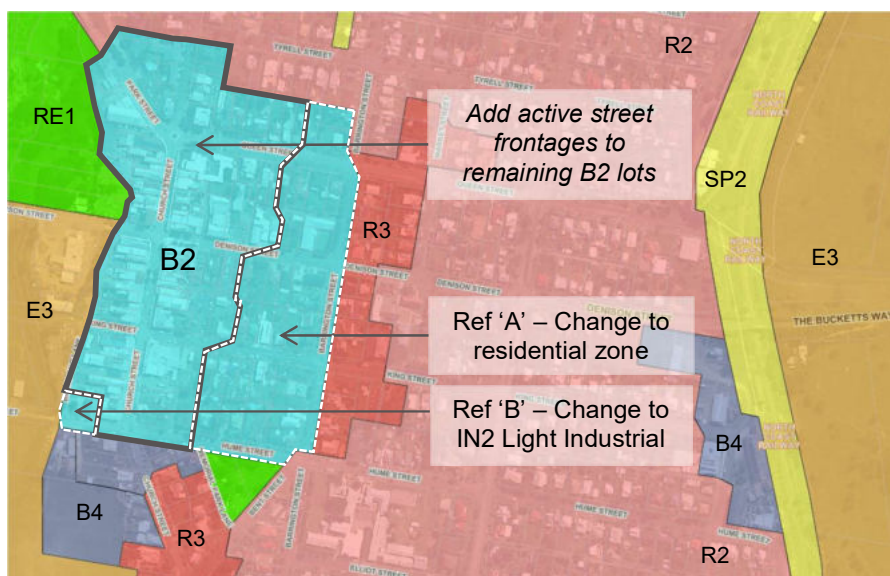
Description	A B2 Local Centre in Gloucester centred on Church Street and serving local residents and the regional rural catchment
Current uses	A mix of shops and businesses, community and medical uses Significant amount of residential in eastern portion of the centre
Built form	Predominately 1 to 2 storeys
Land area	14.05ha
Major retail floor area	NA
Hierarchy context	Services weekly and day-to-day shopping needs of residents and tourists

Land use	Existing	Recommendation
Land use zone	B2	Retain
Zone boundary	Refer plan	Significantly reduce the amount of B2 (refer 'A' on adjoining plan) to reflect residential uses in this area and as per previous strategy recommendations This is a reduction of approximately 4.9ha of (including roads) of business zoned land to residential Full justification provided in the EZR Part A Section 4 Gloucester Town Centre. Change existing car wash (refer 'B' on adjoining plan) to IN2 Light Industrial zone as this site has no frontage to Church Street
Standards	Existing	Recommendation
Height of buildings	11.5m	Retain
Floor space ratio	1.5:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	500m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	Add active street frontage provision to all remaining B2 lot frontages

Existing



Proposed



Map legend

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

Photo of residential stock in B2 zone along Barrington Street

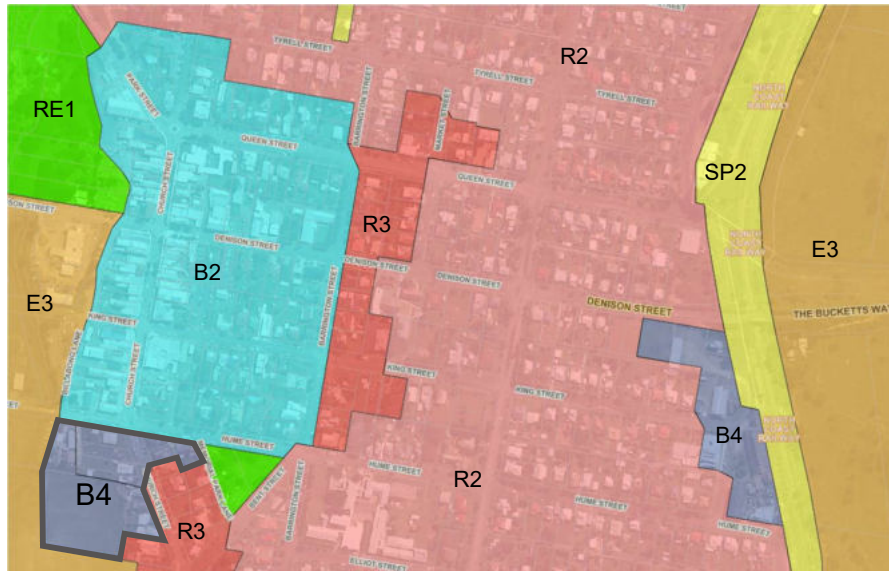


B. Gloucester – B4 Mixed Use – Church Street

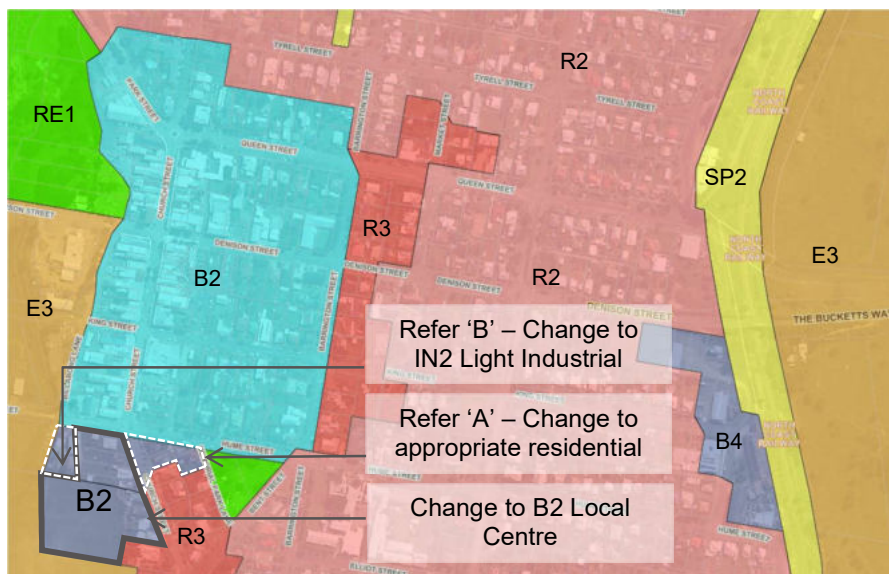
Description	A B4 Mixed Use area in Gloucester adjacent to the primary business precinct
Current uses	Supermarket, service station, restaurant, community and residential uses
Built form	Predominately 1 to 2 storeys
Land area	2.11ha
Major retail floor area	Woolworths supermarket
Hierarchy context	Services weekly shopping needs of residents and tourists Located adjacent to the Gloucester B2 Local Centre

Land use	Existing	Recommendation
Land use zone	B4	Change to B2 Local Centre as this area includes a supermarket – note that this is consistent with zoning of supermarkets across MidCoast
Zone boundary	Refer plan	Slightly reduce the extent of the B4 zone to exclude existing residential and community uses (refer 'A' on adjoining plan) This would be a reduction of 1,983.5m ² (not including roads) of business zoned land to residential Change auto-electrician and mechanical repair workshops on the southern side of Hume Street (refer 'B' on adjoining plan) to IN2 Light Industrial to reflect current land use
Standards	Existing	Recommendation
Height of buildings	7.5m	Retain
Floor space ratio	1.5:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	500m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	NA

Existing



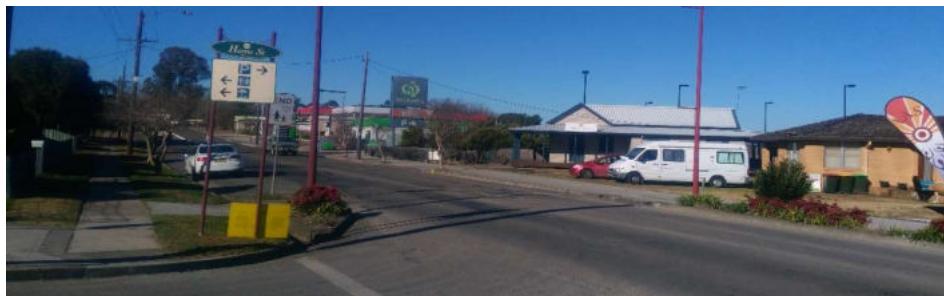
Proposed



Map legend

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

Photo from Church Street looking south

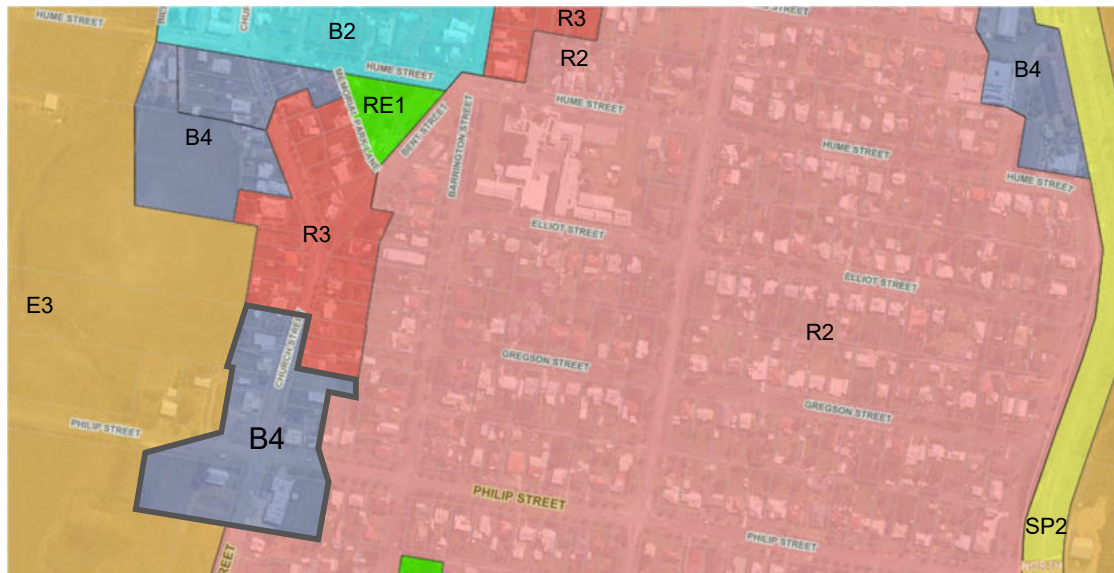


C. Gloucester – B4 Mixed Use – Philip Street

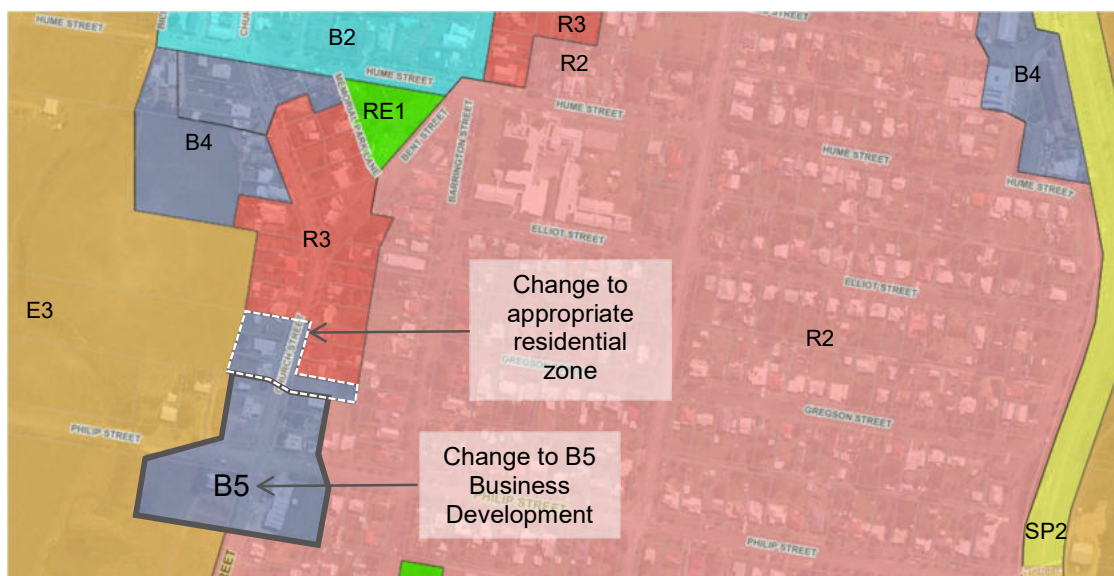
Description	A B4 Mixed Use area in Gloucester at the intersection of Philip and Church Street to the south of the primary business centre
Current uses	Service station, garden centre, rural supplies, dentist, shop, community uses and residential
Built form	Predominately 1-2 storeys
Land area	2.43ha
Major retail floor area	NA
Hierarchy context	Located 2 minutes to the Gloucester B2 Local Centre

Land use	Existing	Recommendation
Land use zone	B4	Change to B5 Business Development to reflect majority of existing uses
Zone boundary	Refer plan	Slightly reduce the extent of the business zone to exclude residential or compatible uses This would be a reduction of 3,711.4m ² (not including roads) of business zoned land to residential
Standards	Existing	Recommendation
Height of buildings	7.5m	Retain
Floor space ratio	1.5:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	500m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	NA

Existing



Proposed



Map legend

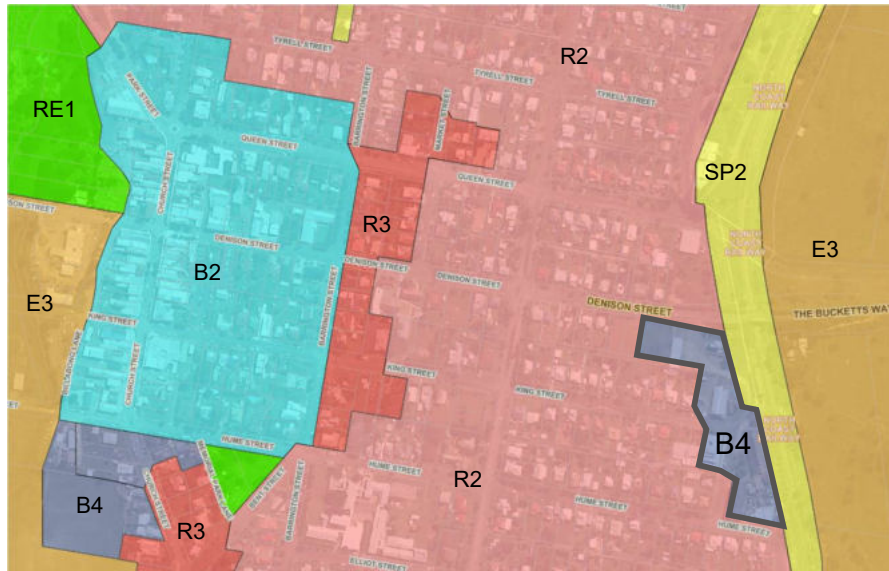
B2	Local Centre	R2	Low Density Residential	E3	Environmental Management	RE1	Public Recreation
B4	Mixed Use	R3	Medium Density Residential		Subject Area Boundary	SP2	Infrastructure

D. Gloucester – B4 Mixed Use – King Street

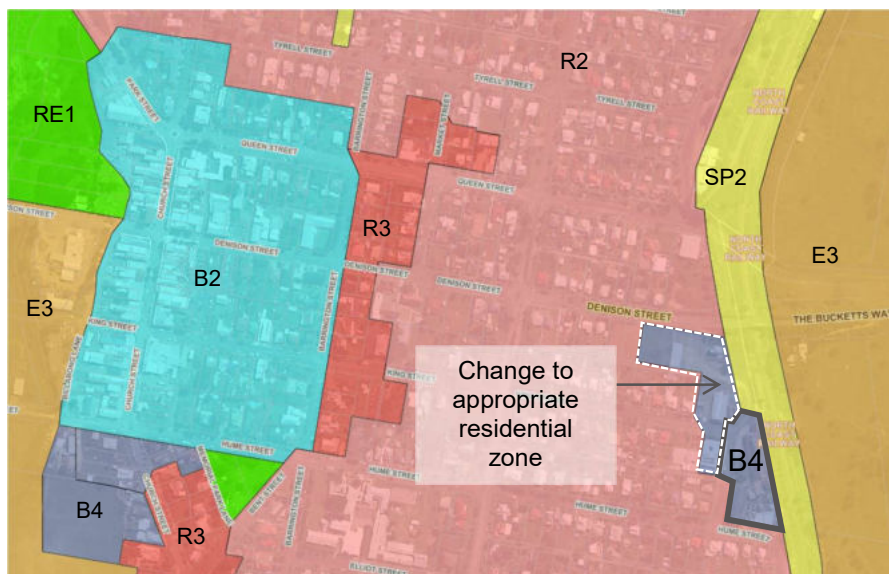
Description	A B4 Mixed Use area in Gloucester to the east of the primary business centre and bordering the railway line
Current uses	Council offices, old butter factory, community uses, medical facility, industry and residential
Built form	Predominately 1-2 storeys
Land area	1.71ha
Major retail floor area	NA
Hierarchy context	Located 2 minutes to the Gloucester B2 Local Centre

Land use	Existing	Recommendation
Land use zone	B4	Retain B4 over historic butter factory area Change remaining areas to a residential zone where medical facilities and public administration buildings are permitted This would be a reduction of approximately 9,700m ² (including roads) of business zoned land to residential
Zone boundary	Refer plan	As above
Standards	Existing	Recommendation
Height of buildings	7.5m	Retain
Floor space ratio	1.5:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	500m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	NA

Existing



Proposed



Map legend

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

Photo from King Street looking east towards butter factory

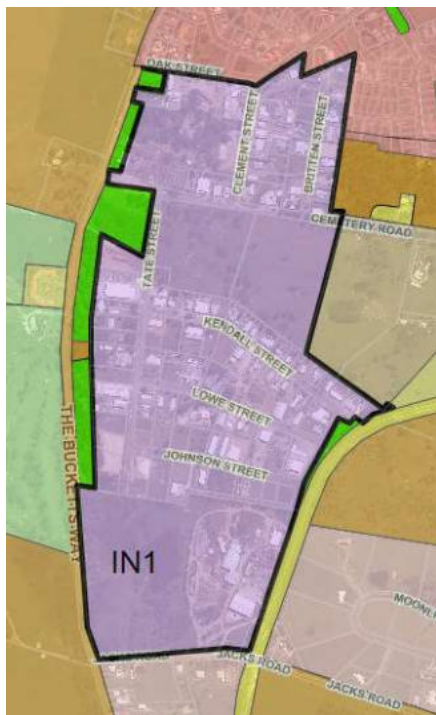


E. Gloucester – IN1 General Industrial – Tate Street

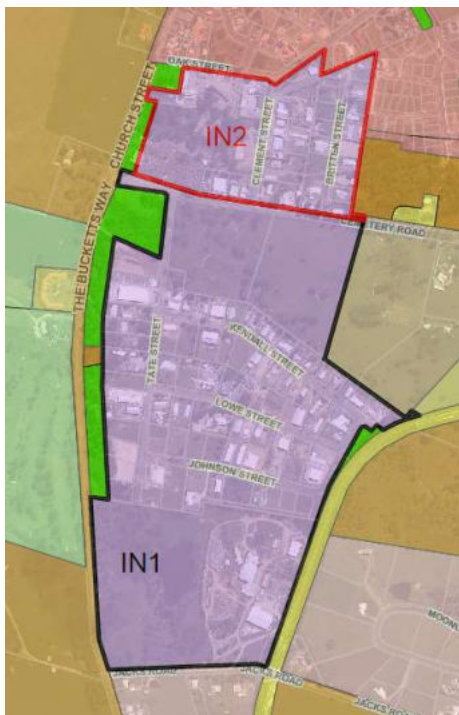
Description	IN1 General Industrial area in Gloucester. Includes Clement Street, Britten Street, Tate Street, Kendall Street, Lowe Street and Campbell Street and Cemetery Road
Current uses	Industrial area servicing Gloucester and established large scale manufacturers and depots with high employment Separated into 2 distinct areas categorised by the old and new industrial estates
Built form	1 – 2 story industrial premises with associated industrial infrastructure
Land area	72.44ha
Notable industrial uses	Drifta Camp Kitchens - GFA approx. 2,500m ² Woven Image – GFA approx. 2,500m ²
Context	Old industrial estate on eastern side of Clement Street and in in Britten Street directly adjacent to R1 Low Density Residential Zone. New industrial area in Tate Street buffered from surrounding land uses Good access to The Bucketts Way South and Jacks Road with possible Tate Street extension

Land use	Existing	Recommendations
Land use zone	IN1	Retain IN1 General Industrial south of Cemetery Road Change to IN2 Light Industrial north of Cemetery Road in the old Gloucester industrial area, including the MidCoast Council Gloucester depot, Council saleyards and Holcim concrete batching plant, due to adjacent R2 Low Density Residential Zones to the east (Reeves Estate) and north Majority of lots to be rezoned are occupied by uses permissible in the IN2 Zone except the concrete batching plant
Zone boundary	Refer plan	As above
Development standards	Existing	Recommendations
Height of buildings	7.5m	IN1/IN2 – Amend to nil (as per report)
Floor space ratio	No max.	Retain (as per justification in report)
Minimum lot size	1,000m ²	Amend to nil (as per justification in report)

Existing



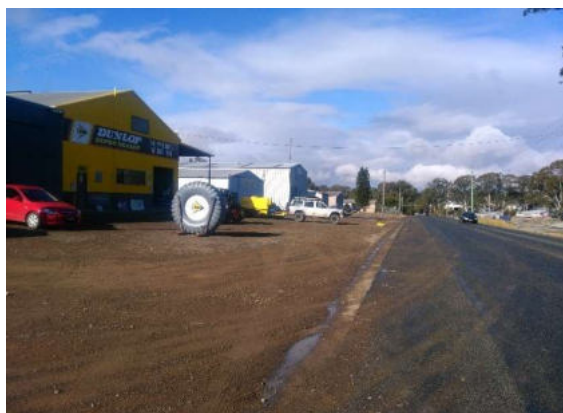
Proposed



Map legend

IN1	General Industrial	R2	Low Density Residential	RU1	Primary Production	RE1	Public Recreation
IN2	Light Industrial	R5	Large Lot Residential	E2	Environmental Conservation	SP2	Infrastructure
—	Subject Area Boundary			E3	Environmental Management		

**Photo of light industrial uses
Clement Street**



**Photo of concrete batching plant
Corner Oak Street and Clement Street**

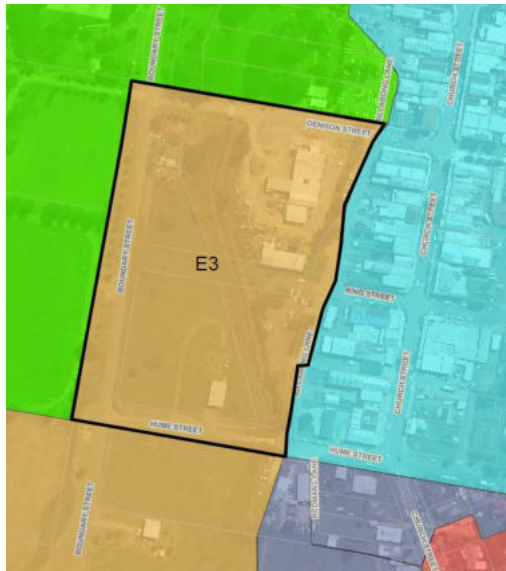


F. Gloucester Town Centre (Western Fringe)

Description	Semi-industrial and commercial precinct on the western fringe of the Gloucester town centre. Billabong Creek traverses the site
Current uses	Industrial engineering premises, abandoned tyre repair and machinery workshop, car parking, abandoned fuel depot
Built form	Industrial buildings with open storage areas
Land area	Approx. 7,300m ²
Major industrial uses	Campbell's Engineering
Context	<p>The existing use rights of many premises have lapsed giving uncertainty to the future of the area. Established industrial uses are warrant an industrial rezoning</p> <p>Site has good separation distance to nearby residences with the town centre separating the precinct from residential to the east. A buffer is also preferred to maintain amenity to the recreation fields to the west</p> <p>Good access to Boundary Street ("The Stock Route") and The Bucketts Way via Denison Street</p>

Land use	Existing	Recommendations
Land use zone	RU1	<p>Change part of the E3 Environmental Management Zone to IN2 Light Industrial Zone (as per adjoining plan) covering:</p> <ul style="list-style-type: none"> The abandoned machinery repair workshop on Denison Street Campbell's Engineering in Billabong Lane Part of the abandoned fuel depot on Hume Street
Zone boundary	Refer plan	As per above
Development standards	Existing	Recommendations for IN2
Height of buildings	7.5m	IN2: Amend to 10m (as per report)
Floor space ratio	Nil	IN2: Retain (as per justification in report)
Minimum lot size	100ha	IN2: Amend to Nil (as per justification in report)

Existing



Proposed



Map legend

 B2	Local Centre	 R3	Medium Density Residential	 E3	Environmental Management	 RE1	Public Recreation
 B4	Mixed Use	 IN2	Light Industrial		Subject Area Boundary		

**Photo of abandoned machinery workshop
Denison Street**



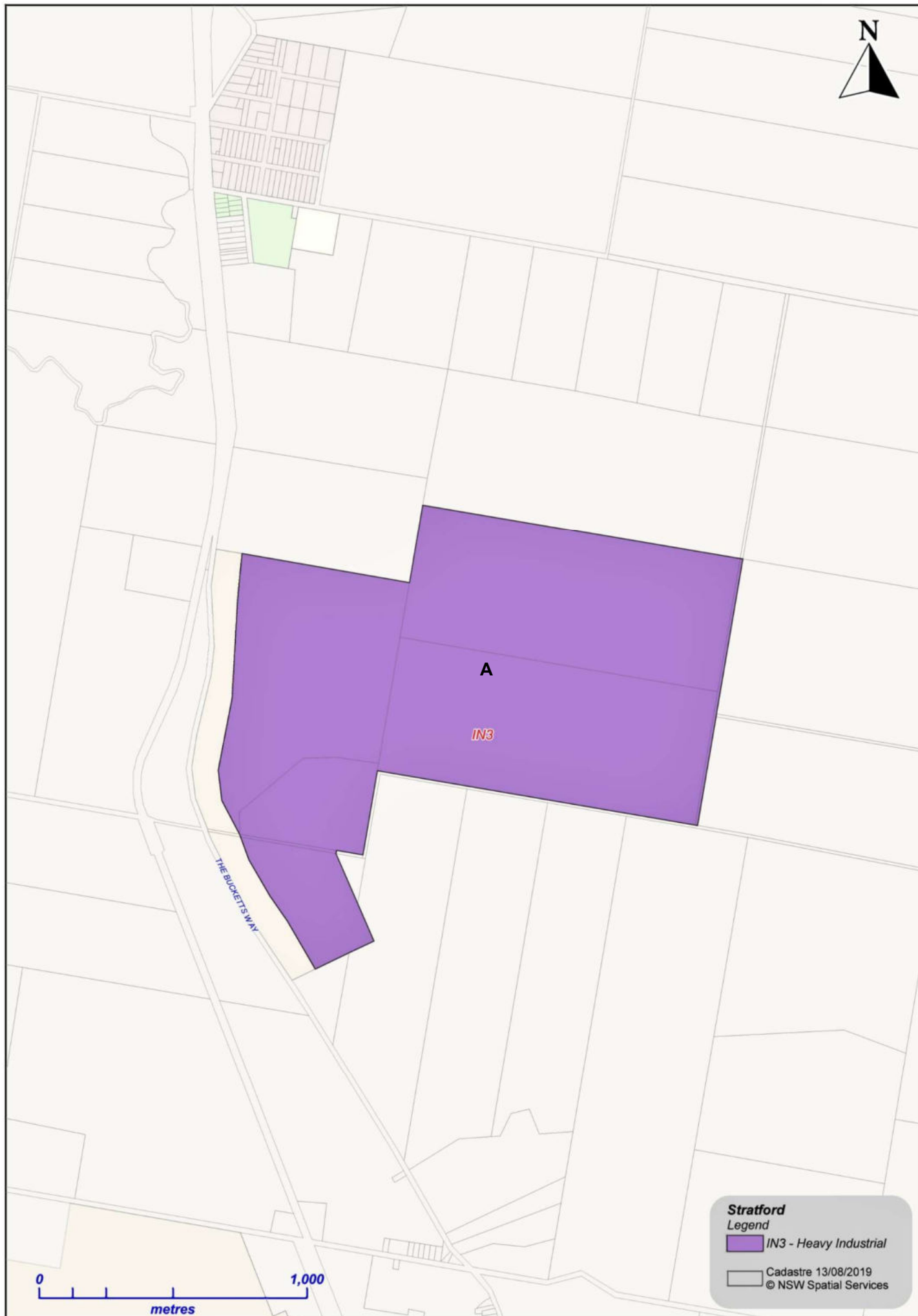
**Photo of Campbell's Engineering
Billabong Lane**



Stratford

Stratford consists of 1 industrial zoned area as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	IN3 Heavy Industrial	The Bucketts Way	195.99
	<i>Subtotal Business Zones</i>		-
	<i>Subtotal Industrial Zones</i>		195.99
	<i>Total Employment Zones</i>		195.99



Stratford
Legend

 IN3 - Heavy Industrial

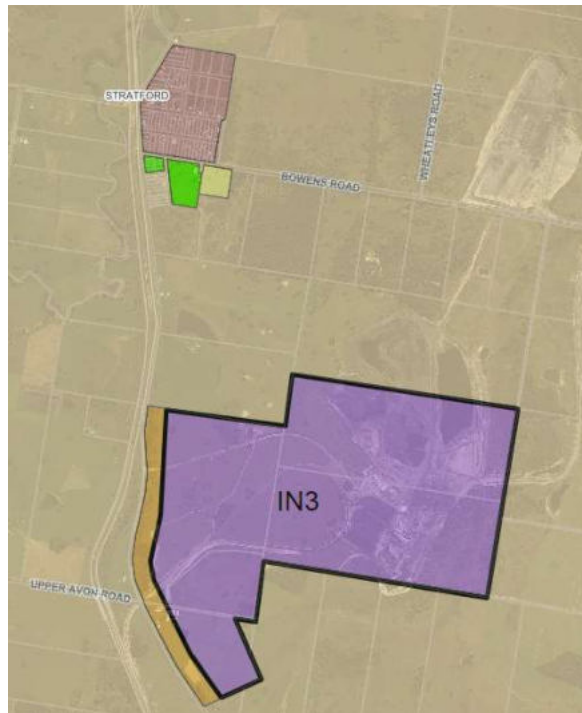
 Cadastral 13/08/2019
© NSW Spatial Services

A. Stratford – IN3 Heavy Industrial – The Bucketts Way South

Description	IN3 Heavy Industrial area, adjacent to Stratford open cut coal mine
Current uses	Completely vacant and undeveloped. Access road to Stratford Coal Mine traverses the land
Built form	Nil
Land area	195.99ha
Notable industrial uses	Nil
Context	<p>Only IN3 Heavy Industrial zone land in MidCoast area. Purpose planned precinct. Stratford Industrial Park Structure Plan adopted November 2009 refers</p> <p>Originally for establishment of coal seam gas processing and related ancillary mining industries</p> <p>Good access to The Bucketts Way South and heavy rail link to Newcastle Port</p> <p>Substantial buffers to existing residences</p>

Land use	Existing	Recommendations
Land use zone	IN3	Retain
Zone boundary	Refer plan	Retain
Development standards	Existing	Recommendations
Height of buildings	7.5m	Amend to nil (as per justification in report)
Floor space ratio	No max.	Retain (as per justification in report)
Minimum lot size	8,000m ²	Amend to nil (as per justification in report)

Existing



Map legend

IN3	Heavy Industrial	RU5	Village	RU1	Primary Production	RE1	Public Recreation
—	Subject Area Boundary			E3	Environmental Management	SP1	Special Activities

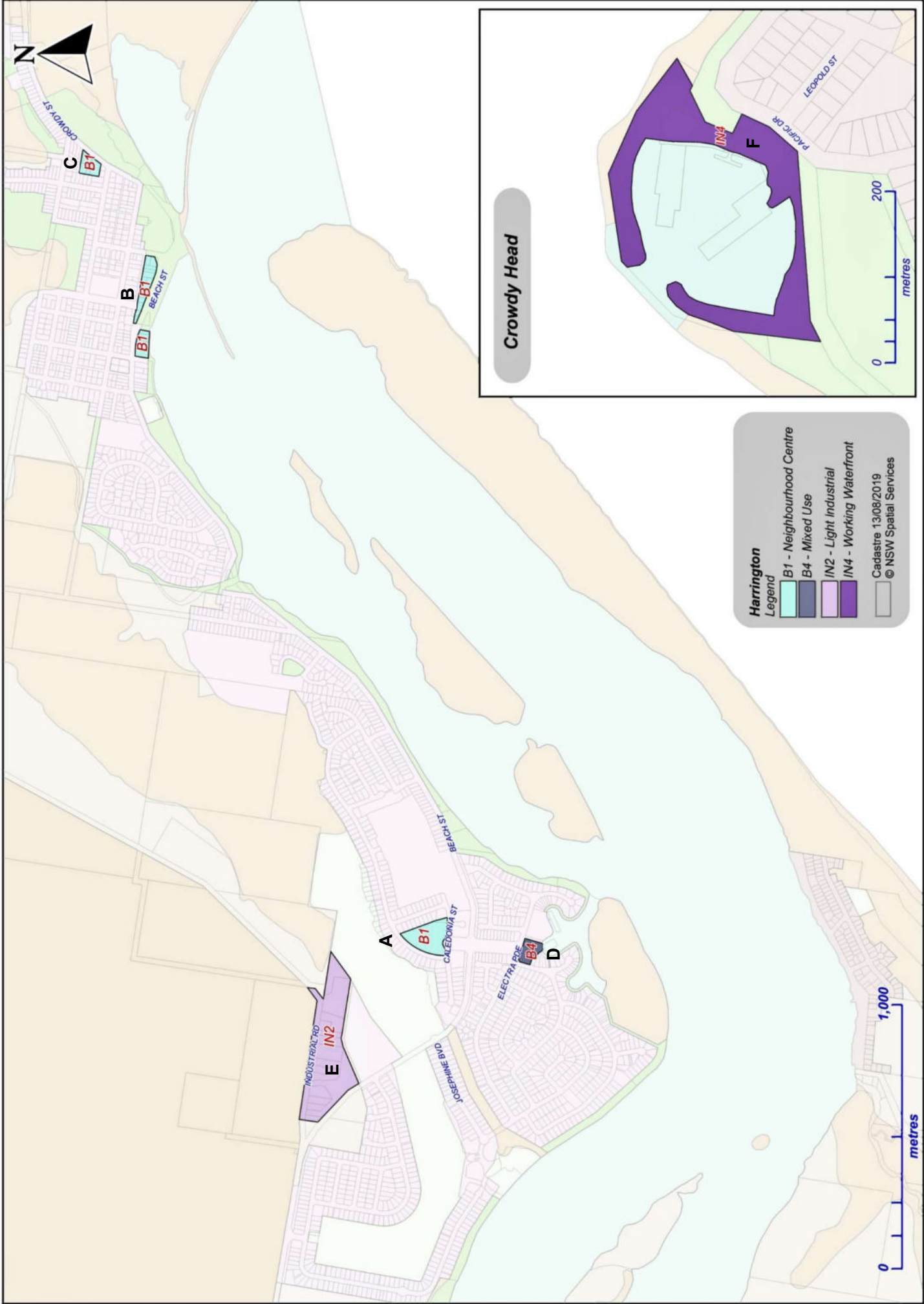
Proposed

No change to existing land use zones

Harrington – Crowdy Head

Harrington – Crowdy Head consists of 4 business zoned areas and 2 industrial zoned areas as shown on the following plan and described below.

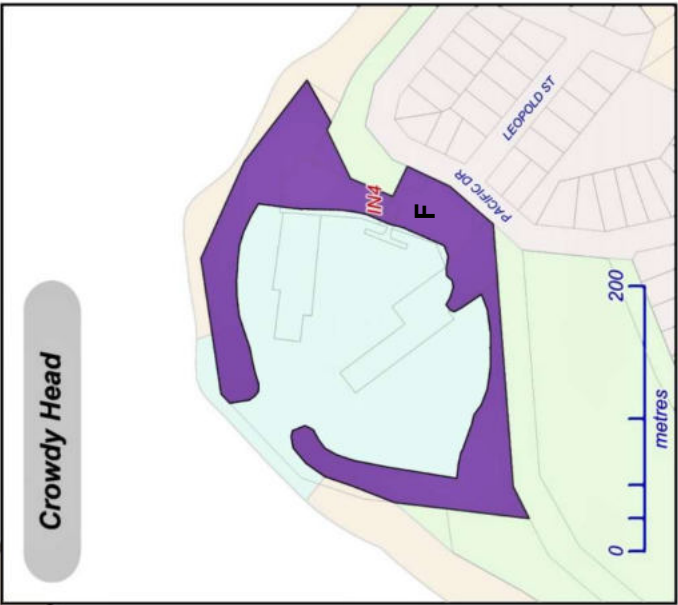
#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Caledonia Street, Harrington	1.43
B	B1 Neighbourhood Centre	Beach Street, Harrington	1.38
C	B1 Neighbourhood Centre	Crowdy Street, Harrington	0.51
D	B4 Mixed Use	Electra Parade, Harrington	0.54
E	IN2 Light Industrial	Industrial Road, Harrington	7.35
F	IN4 Working Waterfront	Pacific Drive, Crowdy Head	2.06
	<i>Subtotal Business Zones</i>		3.86
	<i>Subtotal Industrial Zones</i>		9.41
	Total Employment Zones		13.27



Harrington
Legend

- B1 - Neighbourhood Centre
- B4 - Mixed Use
- IN2 - Light Industrial
- IN4 - Working Waterfront

Cadastral 13/08/2019
© NSW Spatial Services

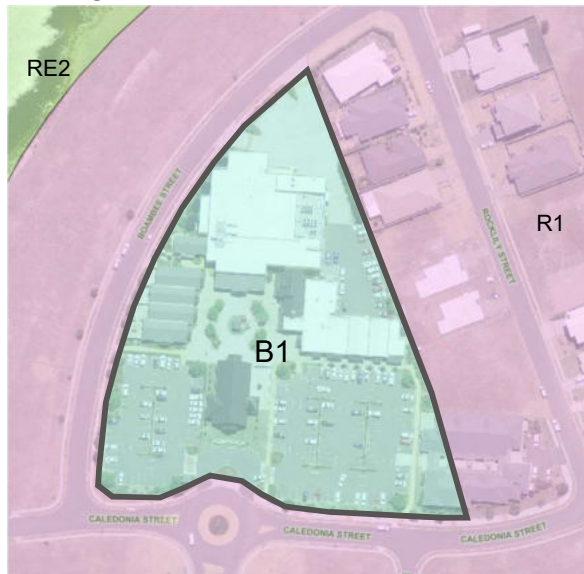


A. Harrington - B1 Neighbourhood Centre - Caledonia Street

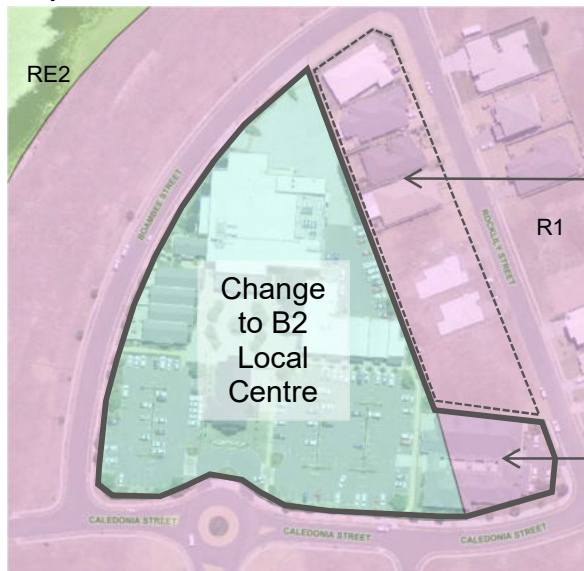
Description	A retail centre focused around a supermarket servicing Harrington residents and visitors
Current uses	Supermarket, shops, community buildings, church, internal square and off street car parking
Built form	Predominately single storey
Land area	1.43ha
Major retail	Supa IGA approximately 1,000m ²
Hierarchy context	Services the weekly shopping needs of Harrington local area Located 27 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to B2 Local Centre due to the size of the land area, retail floor space (including a supermarket), considerable mix of land uses and the size of the catchment being serviced
Zone boundary	Refer plan	Refer 'A' on adjoining plan: Logical expansion of business zone to include existing community library and hall (0.13ha area) Refer 'B' on adjoining plan: Flag potential future expansion of business zone in the future over area 'A' on plan (note that this could be considered by future council studies)
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain However, note in <i>unstructured centres local provision</i> (refer below) potential to go up to 15m to reflect importance of the centre and to encourage greater mixed use in the future
Floor space ratio	0.85:1	Remove maximum floor space ratio
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	To be captured as part of <i>unstructured centres local provision</i> as per below
Unstructured centres	NA	Include in this local provision which requires structure plans with future development (refer report)

Existing



Proposed



Ref 'B'
Potential
future
business zone

Ref 'A'
Extension to
existing
business zone

Map legend

B1	Neighbourhood Centre	B2	Local Centre	R1	General Residential	RE2	Private Recreation
— Subject Area Boundary							

Centre photo of specialty shops



Photo of internal square



B. Harrington - B1 Neighbourhood Centre – Beach Street

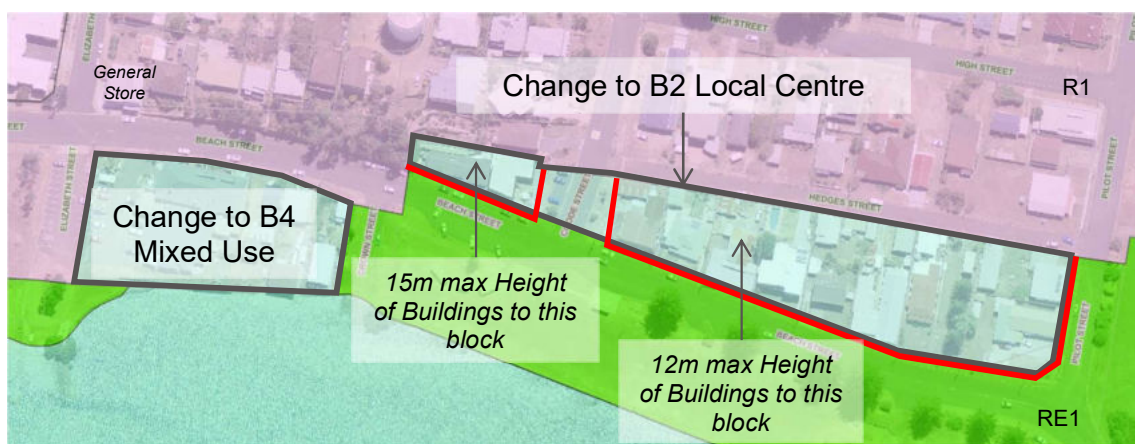
Description	A neighbourhood business centre in the original Harrington township with very high amenity overlooking the park and ocean inlet
Current uses	Hotel, shops, café/restaurants, dwellings, shop-top units, community buildings and post office
Built form	Predominately 1-2 storey development
Land area	1.38ha
Major retail floor area	NA – Note that there is a general store in the R1 zone on the corner of Elizabeth and Beach Street which is approximately 180m ²
Hierarchy context	Services the day-to-day shopping needs of the original Harrington neighbourhood and provides for tourist and visitors to Harrington Located 27 minutes to Taree B3 area and 5 minutes to the Harrington supermarket at Caledonia Street

Land use	Existing	Recommendation
Land use zone	B1	Change primary area to B2 Local Centre to reflect the size of this centre and locality (refer plan) Change area west of Crown Street (which includes the Harrington Hotel and houses) to B4 Mixed Use to recognise separation from majority of shops
Zone boundary	Refer plan	Retain zone boundary (it is not necessary to include the general store on the corner of Elizabeth and Beach Street as this use is permissible in the R1 zone)
Standards	Existing	Recommendation
Height of buildings	8.5m	Increase heights to reflect importance of the centre, encourage quality redevelopment and support housing diversity through shop-top units 15m west of Coode Street (refer plan) as topography behind these lots rises considerably 12m east of Coode Street (refer plan) as topography behind these lots is flat
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Active street frontages to apply for future development along Beach Street (refer plan)

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R1	General Residential	W2	Recreational Waterways	RE1	Public Recreation
B2	Local Centre	B4	Mixed Use	—	Subject Area Boundary	—	Active street frontage

Centre uses and outlook



General store in adjoining R1 zone

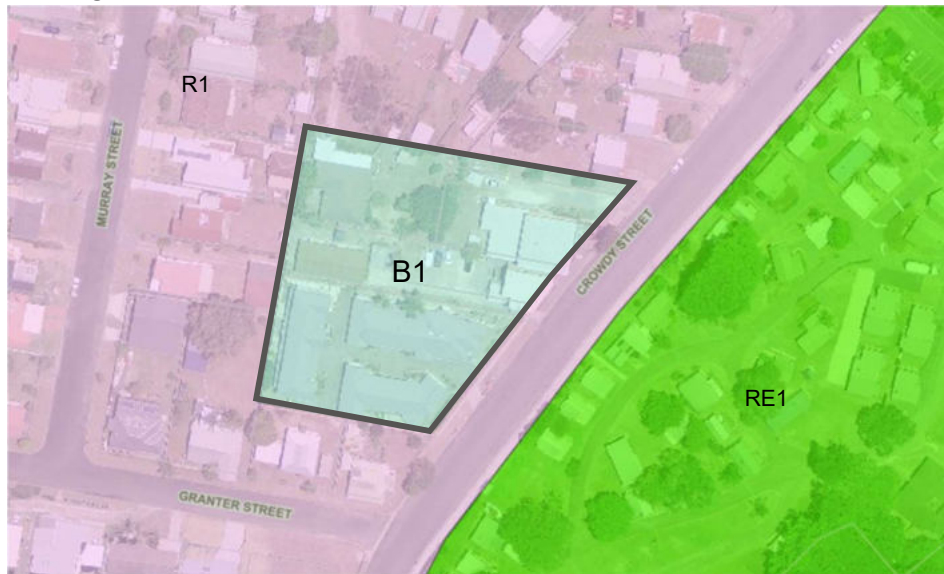


C. Harrington - B1 Neighbourhood Centre – Crowdy Street

Description	A fragmented small business zone in the original Harrington township primarily for a minimart/deli located opposite a caravan park
Current uses	Minimart/deli, restaurant, units, and shop-top units
Built form	Predominately 1-2 storey development
Land area	0.51ha
Major retail floor area	Minimart/deli is approximately 150m ²
Hierarchy context	Services the day-to-day shopping needs of the original Harrington neighbourhood and provides for tourist and visitors to Harrington Located 27 minutes to Taree B3 area and 7 minutes to the Harrington supermarket at Caledonia Street

Land use	Existing	Recommendation
Land use zone	B1	Change to a residential zone that allows for shops and restaurant – this will predominately reflect existing situation and promote the consolidation of the existing business area nearby on Beach Street This is reduction of 0.51ha of business zoned land to residential
Zone boundary	Refer plan	As per above
Standards	Existing	Recommendation
Height of buildings	8.5m	To be determined by housing strategy
Floor space ratio	0.85:1	To be determined by housing strategy
Minimum lot size	NA	To be determined by housing strategy
Provisions	Existing	Recommendation
Active street frontage	NA	NA

Existing



Proposed



Map legend

B1 Neighbourhood Centre
 R1 General Residential
 RE1 Public Recreation
 Subject Area Boundary

Photo from Crowdy Street



D. Harrington – B4 Mixed Use Centre – Electra Parade

Description	A B4 Mixed Use Centre zone with high amenity outlook to marina
Current uses	Shops, real estate and gym – considerable vacancy
Built form	Predominately 1 storey development with high roof pitch
Land area	0.54ha
Major retail floor area	NA
Hierarchy context	Intention to provide predominately for tourist and visitors to Harrington with cafes and restaurants Located 400m to supermarket and specialty stores to the north and 27 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B4	Retain (as this is a small parcel that supports the major retail precinct on Caledonia Street)
Zone boundary	Refer plan	Retain zone boundary
Standards	Existing	Recommendation
Height of buildings	8.5m	Change to 12m to allow future redevelopment to include shop-top units
Floor space ratio	NA	Retain
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Map legend

B4	Mixed Use	R1	General Residential	W2	Recreational Waterways	RE1	Public Recreation
—	Subject Area Boundary						

Proposed

No change to existing land use zones or active street frontage provisions

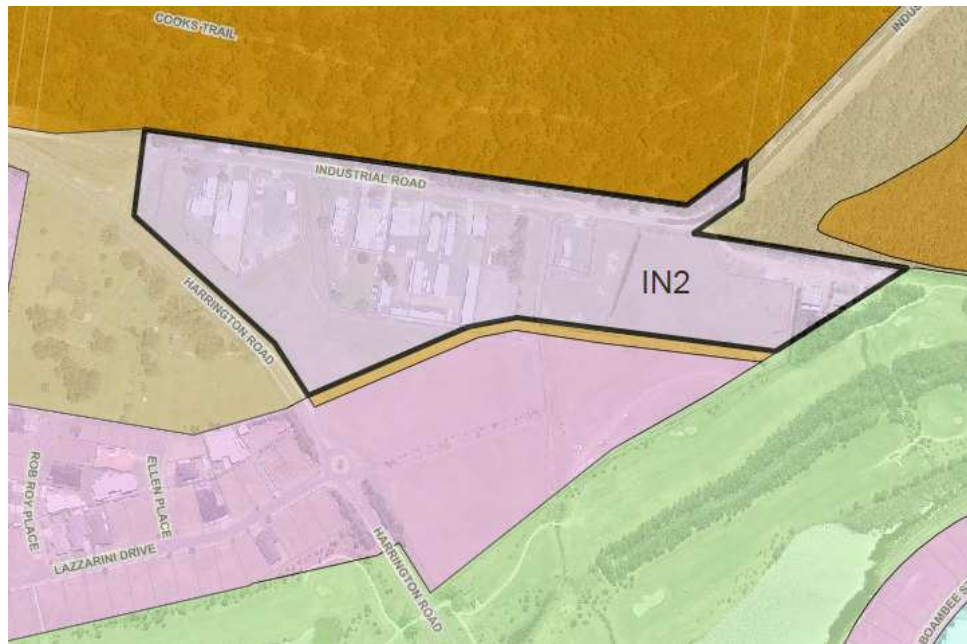
Photo of built form



E. Harrington – IN2 Light Industrial – Industrial Drive

Description	IN2 Light Industrial area – only industrial area in Harrington/Crowdy Head	
Current uses	Mini storage sheds, caretaker's residence, small industrial tenancies, smash repairs, removalists, concrete batching plant and essential energy sub-station. Half of lots are vacant	
Built form	1 – 2 storey industrial premises with associated industrial infrastructure	
Land area	7.35ha	
Notable industrial uses	Cemex – Harrington Concrete Plant Land area - 3,018m ²	
Context	Light industrial area servicing coastal communities of Harrington and Crowdy Head. Nearby residential areas to south but not directly adjacent to residential zones. Concrete batching plant servicing the local construction industry exists as the only general industrial use. Access to Harrington Road not suitable for large general industries.	
Land use	Existing	Recommendations
Land use zone	IN2	Retain in IN2 Light Industrial. Whilst adequate separation distances from residential areas exist, the character of Harrington as a coastal holiday village is suitable for the IN2 Zone
Zone boundary	Refer plan	Retain zone boundary
Development standards	Existing	Recommendations
Height of buildings	No max.	Amend to 10m (as per justification in report)
Floor space ratio	No max.	Retain (as per justification in report)
Minimum lot size	No min.	Retain (as per justification in report)
Other Recommendations		
Future Employment Land Strategy to investigate possibility of IN1 land in Harrington particularly as it relates to the permissibility of critical general industries in the area that support the construction industry in growth areas such as concrete batching plants and truss manufacturing.		

Existing



Map legend

B1	Neighbourhood Centre	R1	General Residential	E1	National Parks and Reserves	RE2	Private Recreation
IN2	Light Industrial	RU2	Rural Landscape	E2	Environmental Conservation	—	Subject Area Boundary
				E3	Environmental Management		

Proposed

No change to existing land use zones.

Photo of Light industrial uses in Industrial Road



Buffer and vacant residential adjoining industrial area in Harrington Road



F. Crowdy Head – IN4 Working Waterfront – Pacific Drive

Description	IN2 light industrial anchored by fish co-operative with associated commercial fishing and recreational mooring pens
Current uses	Fish cooperative, wharfs, commercial and recreational boating facilities, mooring pens
Built form	One storey fish co-operative building, associated ancillary storage
Land area	2.06ha
Notable industrial uses	Former Crowdy Head Fish Co-Op – approx. 630m ² GFA building
Context	Only IN4 Working Waterfront zone in former Greater Taree area. Separated from residential areas by road. IN4 zoning encases a W3 Working Waterways Zone Holding is owned by NSW Department of Primary Industries

Land use	Existing	Recommendations
Land use zone	IN4	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendations
Height of buildings	No max.	Amend to 8.5m (as per justification in report)
Floor space ratio	No max.	Retain (as per justification in report)
Minimum lot size	No min.	Retain (as per justification in report)
Other Recommendations		
Council to liaise with the NSW Department of Primary Industries as part of a future Employment Lands Strategy to allow revitalisation of this area.		

Existing



Map legend

IN4 Working Waterfront	RU5 Village	E2 Environmental Conservation	RE1 Public Recreation
 Subject Area Boundary			W3 Working Waterways

Proposed

No change to existing land use zones

**Photo of marine berthings
Crowdy Head**



**Photo of former Fish Co-op building
Pacific Drive**



Old Bar – Wallabi Point

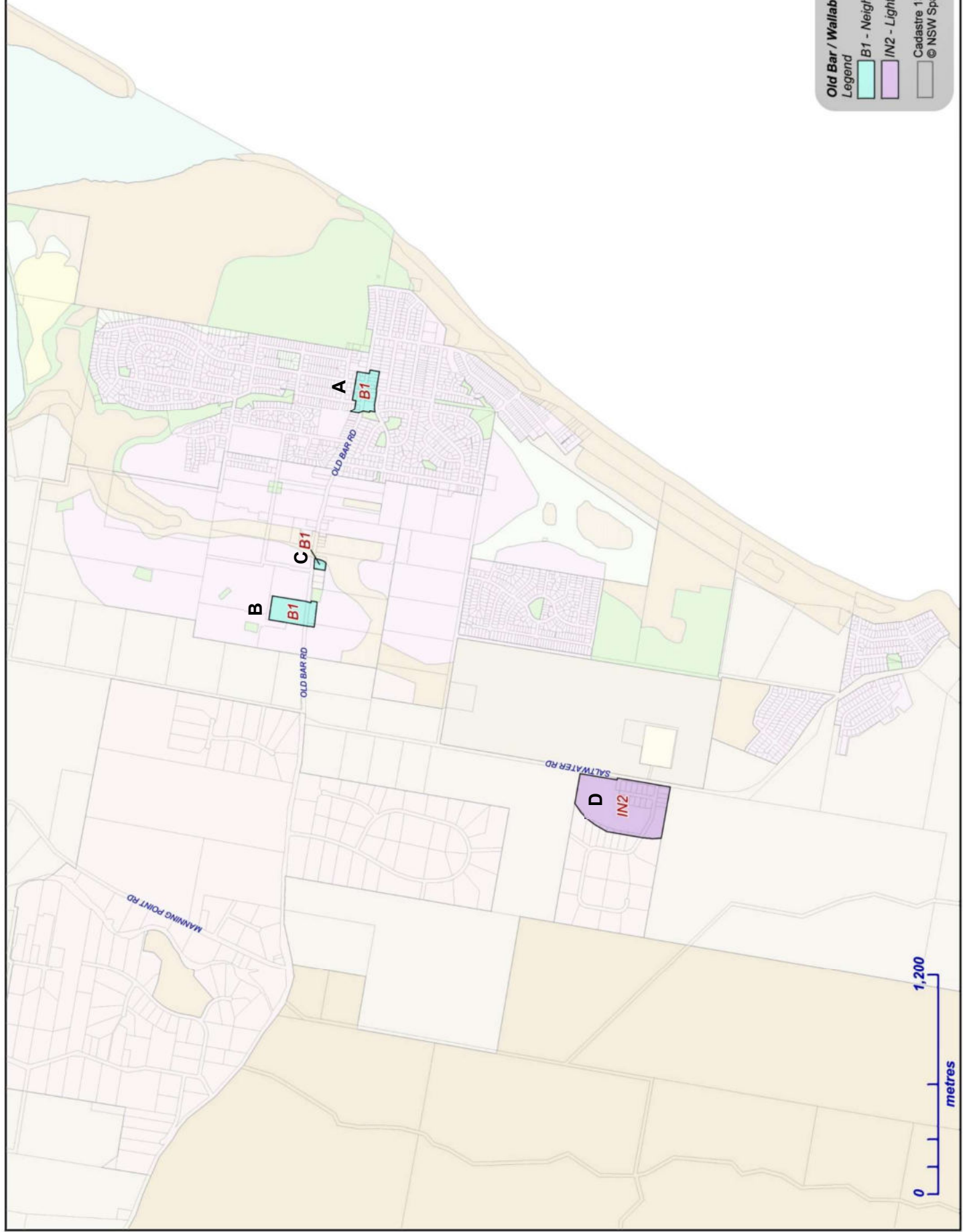
Old Bar – Wallabi Point consists of 3 business zoned areas and 1 industrial zoned area as shown on the following plan and described below.

#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Old Bar Road – Historic Centre	2.68
B	B1 Neighbourhood Centre	Precinct 2B (Old Bar Road)	3.13
C	B1 Neighbourhood Centre	Old Bar Road	0.32
E	IN2 Light Industrial	Saltwater Road	13.35
	<i>Subtotal Business Zones</i>		<i>6.13</i>
	<i>Subtotal Industrial Zones</i>		<i>13.35</i>
	Total Employment Zones		19.48



Old Bar / Wallabi Point
Legend

- B1 - Neighbourhood Centre
- IN2 - Light Industrial
- Cadastral 13/08/2019
- © NSW Spatial Services

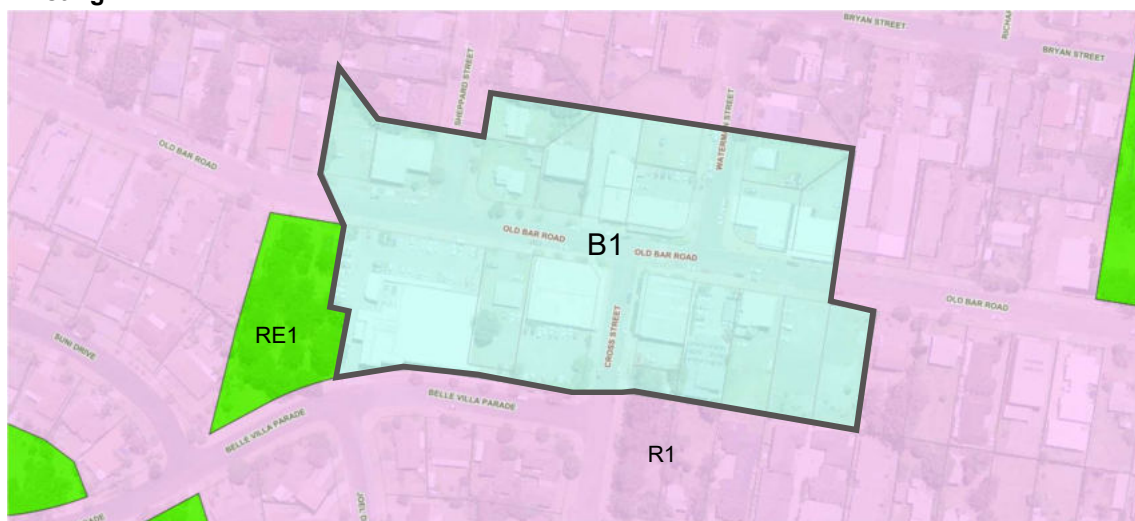


A. Old Bar – B1 Neighbourhood Centre – Old Bar Historic Centre

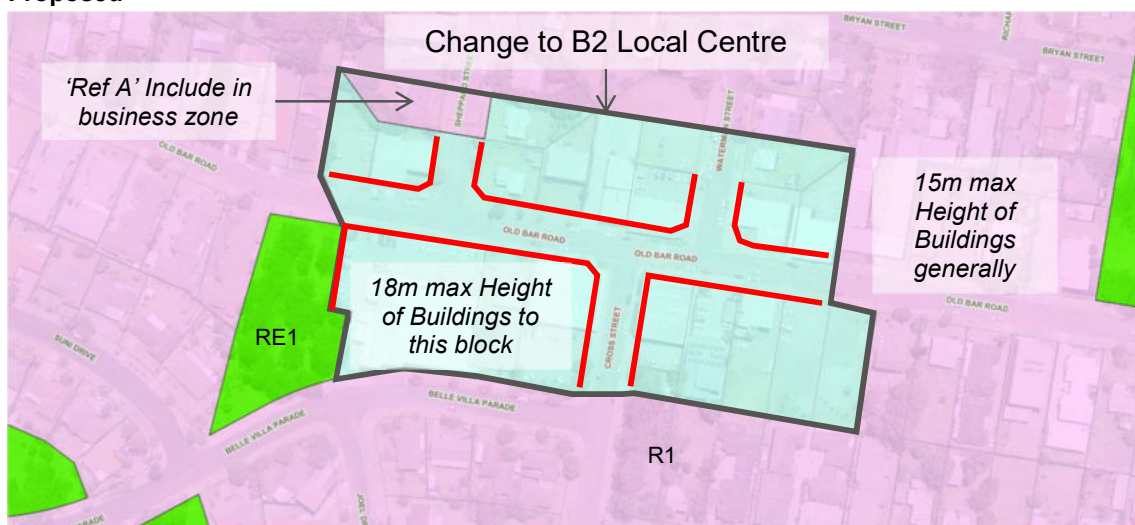
Description	B1 Neighbourhood Centre anchored by a supermarket and shops
Current uses	Supermarket, shops, cafes/restaurants, businesses, post office, medical facilities and some vacant blocks.
Built form	1-2 storey development with mix of building setbacks and variable awning provisions
Land area	2.68ha
Major retail floor area	Coles supermarket approximately 1,000m ²
Hierarchy context	Services weekly shopping needs of Old Bar residents/visitors Located 16 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to B2 Local Centre due to the size of the land area, retail floor space (including a supermarket), considerable mix of land uses and the size of the catchment being serviced
Zone boundary	Refer plan	Include 708m ² residential block (ref 'A' on adjoining plan) to be consistent with zoning approach of other similar lots in this centre
Standards	Existing	Recommendation
Height of buildings	8.5m	Generally, change to 15m to reflect the importance of the centre and allow for increased residential density over commerce Allow 18m over block where Coles is currently as this is completely bounded by roads/park Note the topography of this area rises west to east along Old Bar Road
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain NA
Provisions	Existing	Recommendation
Active street frontage	NA	Active street frontages to apply as per adjoining plan to create an iconic main street for Old Bar that is activated on both sides and not dominated by car parks

Existing



Proposed



Map legend

B1	Neighbourhood Centre	B2	Local Centre	R1	General Residential	RE1	Public Recreation
—		—					
Subject Area Boundary		Active street frontage					

Photo of Coles, Old Bar



Photo of Old Bar main street

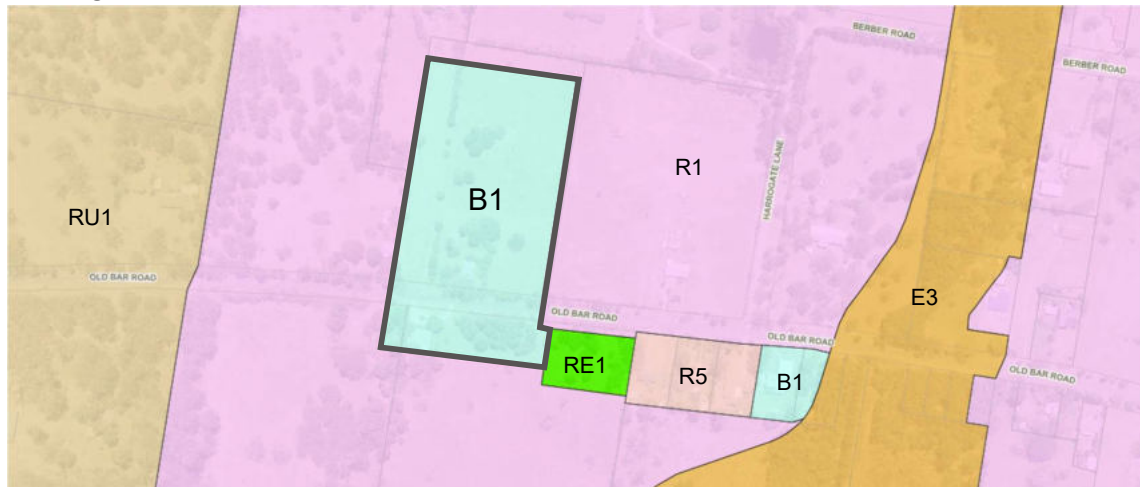


B. Old Bar – B1 Neighbourhood Centre – Precinct 2B (Old Bar Rd)

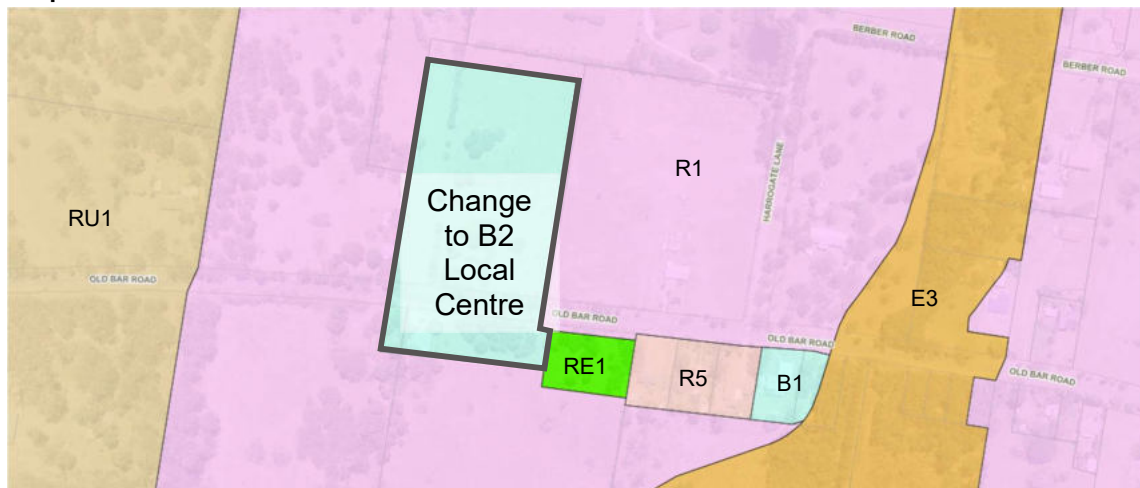
Description	Planned B1 Neighbourhood Centre defined in Greater Taree DCP Part L Precinct 2B and described as follows: “A new district centre is located to provide for the requirements of wider Old Bar. This centre should function as the primary commercial and civic centre for Old Bar, with a balance between retail practicalities and the opportunities to create a vibrant main street and civic park.”
Current uses	Not yet developed
Built form	Not yet developed
Land area	3.13ha
Major retail floor area	NA
Hierarchy context	Located in close proximity (1 minute) to Old Bar main street and 14 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to B2 Local Centre considering the intent of this precinct as noted above
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	However, note in <i>unstructured centres local provision</i> (refer below) potential to go up to 12m to reflect importance of the centre and to encourage greater mixed use in the future
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	To be captured as part of <i>unstructured centres local provision</i> as per below
Unstructured centres	NA	Include in this local provision which requires structure plans with future development (refer report)

Existing



Proposed



Map legend

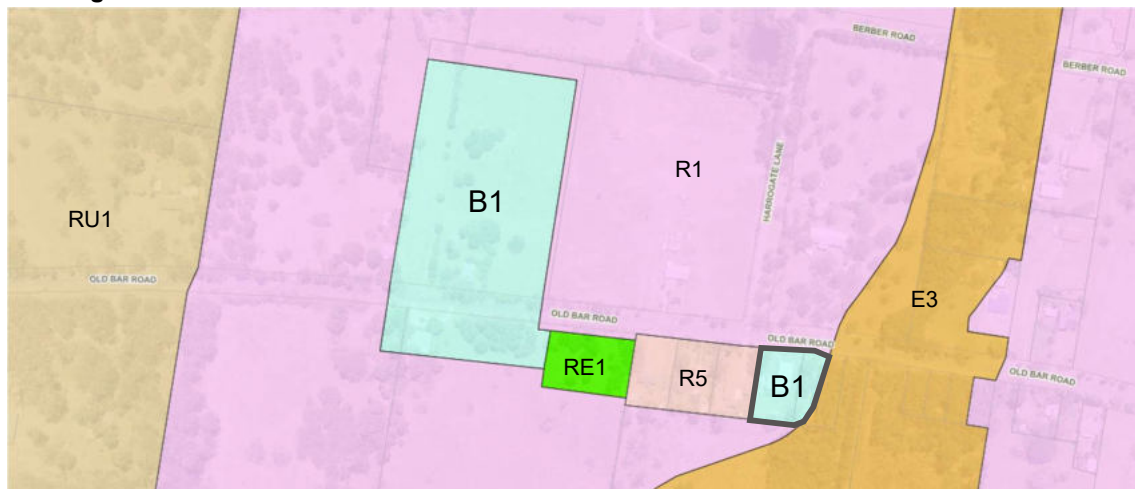
B1	Neighbourhood Centre	R1	General Residential	RU1	Primary Production	RE1	Public Recreation	—	Subject Area Boundary
B2	Local Centre	R5	Large Lot Residential	E3	Environmental Management				

C. Old Bar – B1 Neighbourhood Centre – Old Bar Road

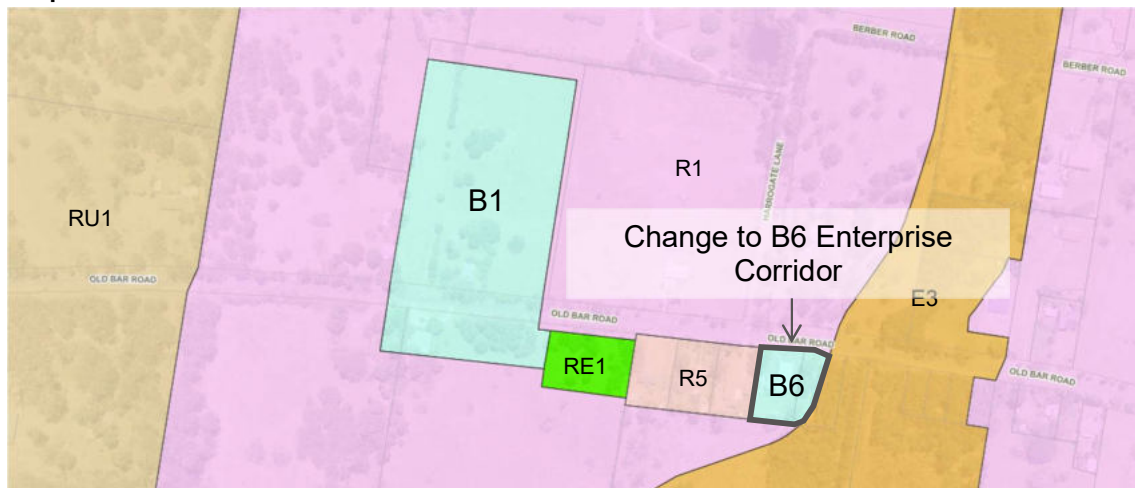
Description	B1 Neighbourhood Centre zone over an existing service station
Current uses	Service station only
Built form	1 storey development
Land area	0.32ha
Major retail floor area	NA
Hierarchy context	Located in close proximity (1 minute) to Old Bar main street and 14 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	Change to B6 Enterprise Corridor as this is not a primary business centre location (note that service station is permitted in B6 zone)
Zone boundary	Refer plan	Retain zone boundary
Standards	Existing	Recommendation
Height of buildings	8.5m	Retain
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Retain

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R1	General Residential	RU1	Primary Production	RE1	Public Recreation
B2	Local Centre	R5	Large Lot Residential	E3	Environmental Management		Subject Area Boundary

Photo of service station



D. Wallabi Point – IN2 Light Industrial – Saltwater Road

Description	IN2 Light Industrial area, only industrial area in Old Bar/Wallabi Point. Includes Peets Avenue and Berry Close
Current uses	Mini storage sheds, removalists, signwriting, small industrial tenancies, caretaker's residences and smash repairs. High lot vacancy
Built form	1 – 2 story industrial premises with associated industrial infrastructure
Land area	13.35ha
Notable industrial uses	Multi-tenant industrial building GFA – approx. 720m ²
Context	Light industrial area servicing coastal communities of Old Bar and Wallabi Point. Relatively new subdivision. Directly adjacent to R5 Large Lot Residential to west Good access to Saltwater Road and Old Bar Road

Land use	Existing	Recommendations
Land use zone	IN2	Retain – Wallabi Point as a coastal holiday village is suitable for the IN2 Zone
Zone boundary	Refer plan	Retain zone boundary
Development standards	Existing	Recommendations
Height of buildings	No max.	Amend to 10m (as per justification in report)
Floor space ratio	No max.	Retain (as per justification in report)
Minimum lot size	No min.	Retain (as per justification in report)

Existing



Map legend

IN2	Light Industrial	R5	Large Lot Residential	RU1	Primary Production	SP2	Infrastructure
—	Subject Area Boundary	E1	National Parks and Reserves	RU3	Forestry		

Proposed

No change to existing land use zones

Photo of light Industrial uses in Berry Close



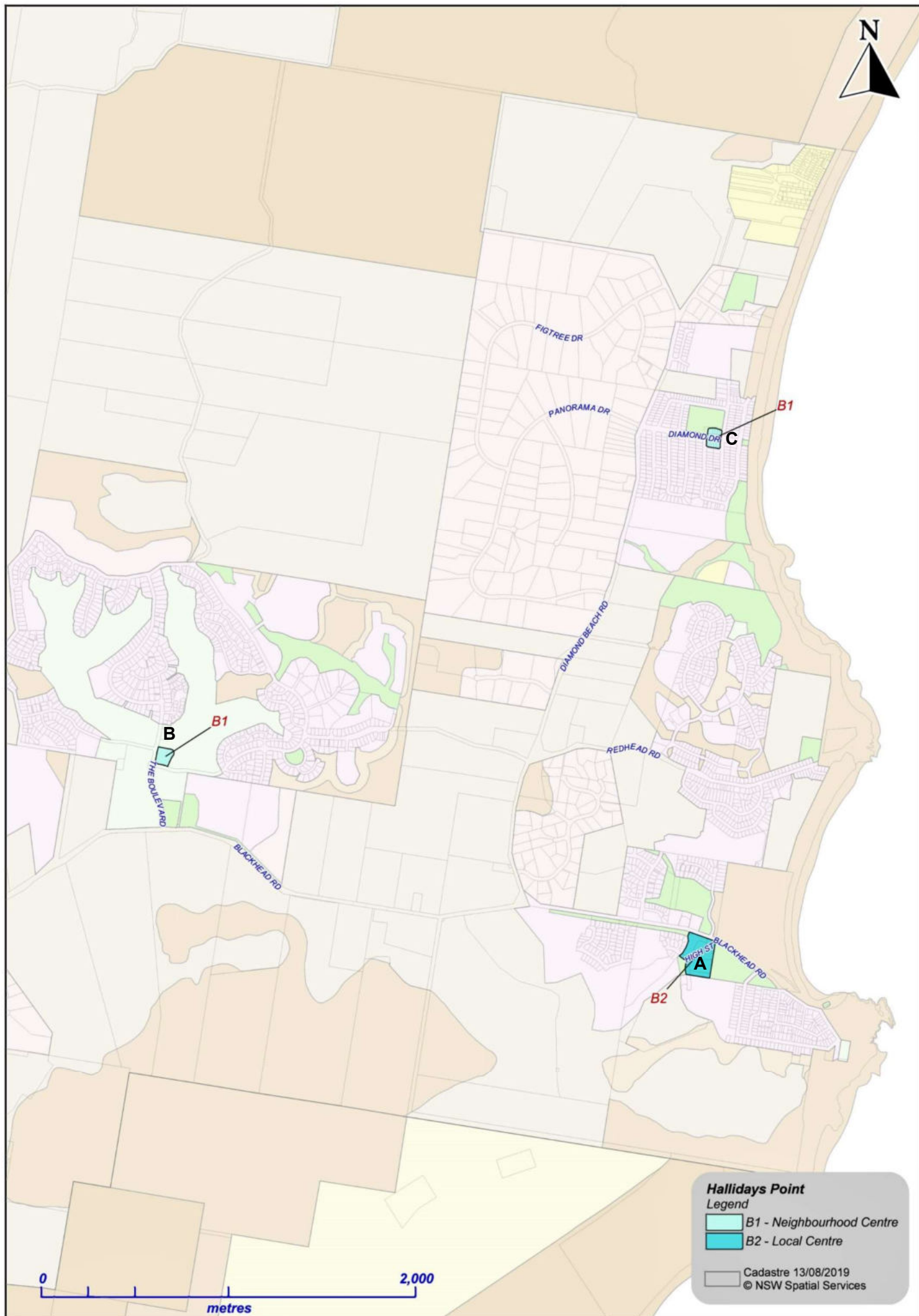
Photo of vegetated buffer separating adjacent industrial and large lot residential uses Peets Avenue



Hallidays Point

Hallidays Point consists of 3 business zoned areas as shown on the following plan and described below. There is no land zoned industrial in Hallidays Point.

#	Zone	Location	Area (ha)
A	B2 Local Centre	High Street, Black Head	3.08
B	B1 Neighbourhood Centre	Tallwoods Village	0.55
C	B1 Neighbourhood Centre	Diamond Beach	0.90
	<i>Subtotal Business Zones</i>		4.53
	<i>Subtotal Industrial Zones</i>		-
	Total Employment Zones		4.53

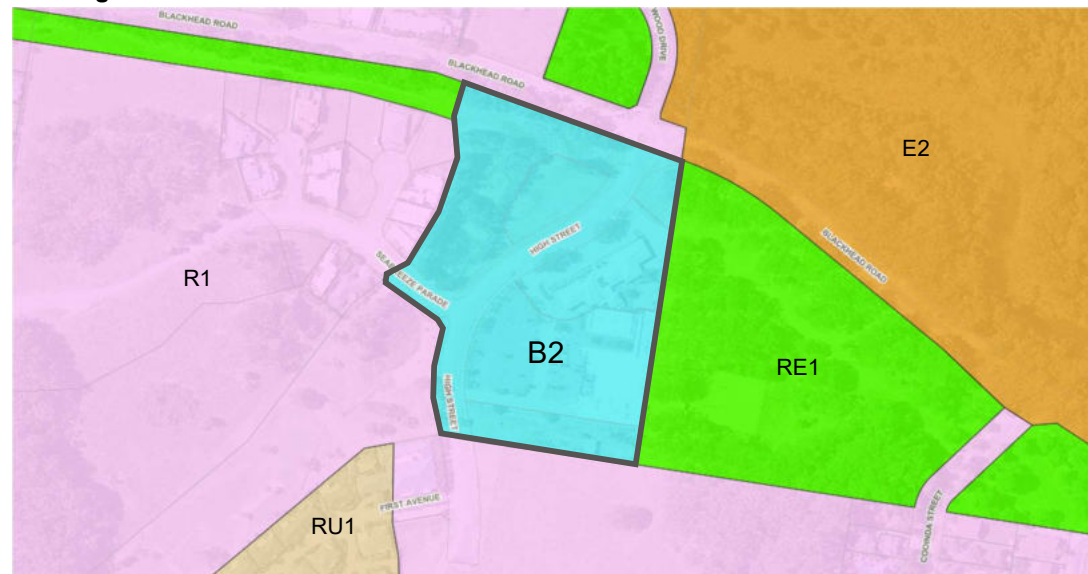


A. Hallidays Point – B2 Local Centre – High Street, Black Head

Description	B2 Local Centre anchored by a Food Works supermarket and associated shops
Current uses	Supermarket, shops, cafes, library and car parking
Built form	Predominately 1 storey development with high roof pitch
Land area	3.08ha
Major retail floor area	Food Works supermarket approximately 1,400m ²
Hierarchy context	Services weekly shopping needs of Hallidays Point residents and visitors Located 23 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B2	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	Retail However, note in <i>unstructured centres local provision</i> (refer below) potential to go up to 18m to allow for increased residential density over centre uses, promoting a more active centre
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	To be captured as part of <i>unstructured centres local provision</i> as per below
Unstructured centres	NA	Include in this local provision which requires structure plans with future development (refer report)

Existing



Map legend

B2	Local Centre	R1	General Residential	RU1	Primary Production	RE1	Public Recreation
	Subject Area Boundary	E2	Environmental Conservation				

Proposed

No change to existing land use zones or active street frontage provisions

Photo of shops



Photo of square and supermarket

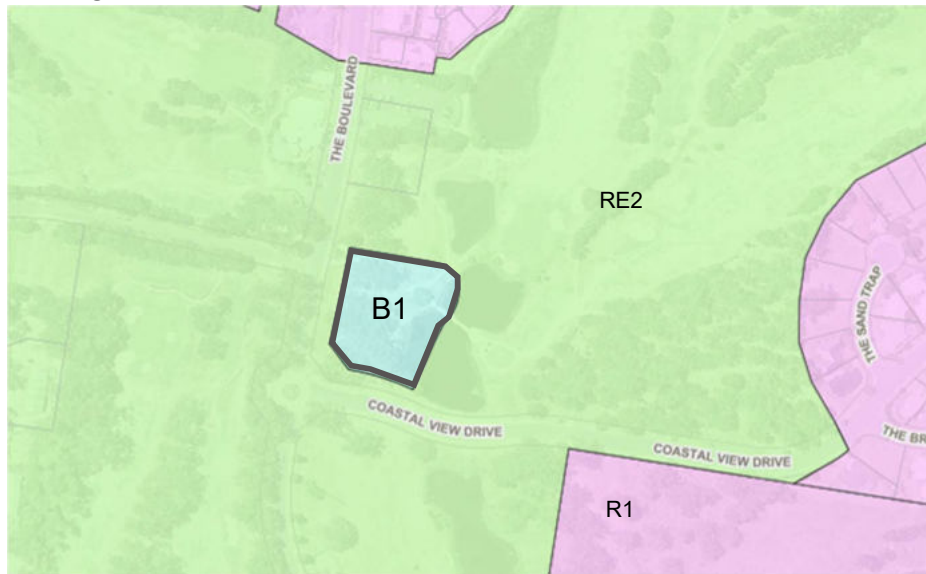


B. Hallidays Point – B1 Neighbourhood Centre – Tallwoods Village

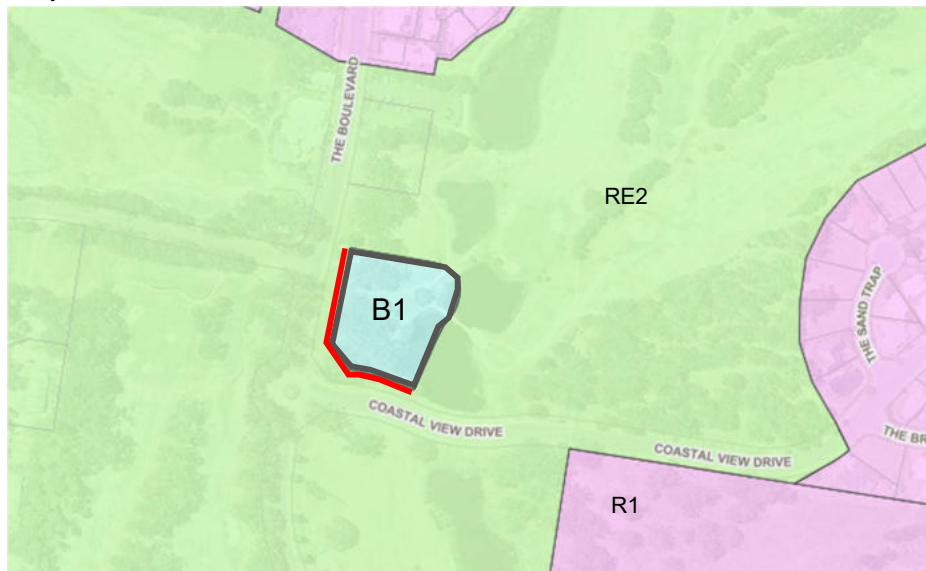
Description	A planned Neighbourhood Centre for Tallwoods Village set at a prominent intersection, with high amenity overlooking the golf course and associated water features
Current uses	Not yet developed
Built form	Not yet developed
Land area	0.55ha
Major retail floor area	NA
Hierarchy context	Located 5 minutes to Blackhead B2 area and 20 minutes to Taree B3 area

Land use	Existing	Recommendation
Land use zone	B1	No change
Zone boundary	Refer plan	No change
Standards	Existing	Recommendation
Height of buildings	8.5m	Change to 15m to allow for increased residential density over centre uses that take advantage of significant amenity – note that there are no existing adjoining residences that would be directly impacted by this change
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	Include as per adjoining plan to ensure a high quality built form entry to Tallwoods Village – without this provision there is a risk that a carpark will be the dominant outcome in front of a setback built form

Existing



Proposed



Map legend

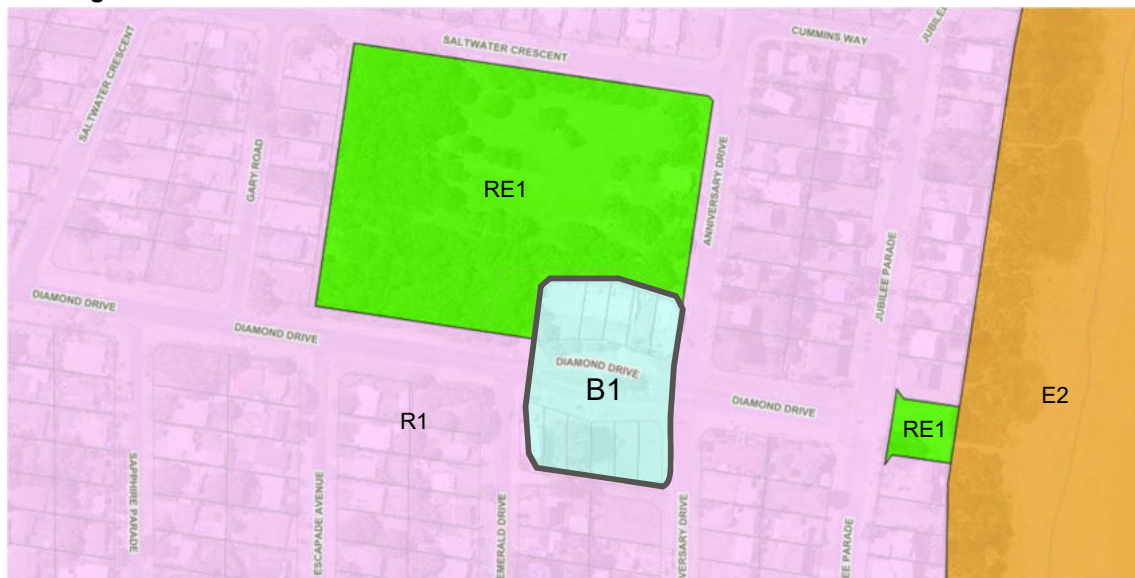
B1	Neighbourhood Centre	R1	General Residential	RE2	Private Recreation
	Subject Area Boundary		Active street frontage		

C. Hallidays Point – B1 Neighbourhood Centre – Diamond Beach

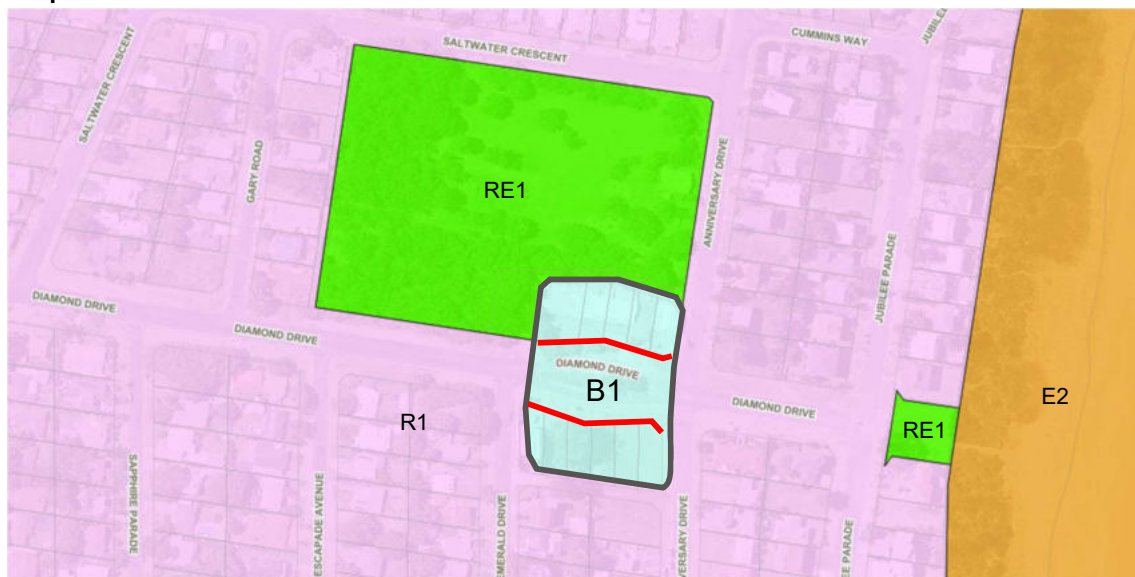
Description	A neighbourhood business centre in Diamond Beach with close proximity to the beach and adjacent to a public park
Current uses	Shops, café/restaurants, shop-top units (considerable vacancy in existing shops and vacant B1 land available)
Built form	Predominately 1-2 storey development
Land area	0.74ha
Major retail floor area	NA
Hierarchy context	<p>Services some day-to-day shopping needs of Diamond Beach residents and visitors</p> <p>Located 6 minutes to Black Head B2 and 25 minutes to Taree B3 area</p>

Land use	Existing	Recommendation
Land use zone	B1	Retain
Zone boundary	Refer plan	Retain
Standards	Existing	Recommendation
Height of buildings	8.5m	<p>Change to 15m to allow for increased residential density over centre uses that take advantage of significant amenity and location</p> <p>This is a low topographical point in Diamond Beach and as such increased heights will not stand out considerably. Note that there are some 3 storey residences in the community with the majority of dwelling stock 2 storeys.</p>
Floor space ratio	0.85:1	Remove maximum floor space ratio (as per justification in report)
Minimum lot size	NA	Retain
Provisions	Existing	Recommendation
Active street frontage	NA	<p>Active street frontages along Diamond Drive as per adjoining map to create a vibrant centre not dominated by car parking</p> <p>Improved connection to the park at the rear will also be important with future development – potentially via a midblock laneway</p>

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R1	General Residential	E2	Environmental Conservation	RE1	Public Recreation
—	Subject Area Boundary	—	Active street frontage				

Shops on north side of Diamond Dr



Vacant land on south side of Diamond Dr



Pacific Palms

Pacific Palms consists of 1 business zoned area as shown on the following plan and described below. There is no land zoned industrial in Pacific Palms.

#	Zone	Location	Area (ha)
A	B1 Neighbourhood Centre	Boomerang Drive	0.76
	<i>Subtotal Business Zones</i>		<i>0.76</i>
	<i>Subtotal Industrial Zones</i>		-
	<i>Total Employment Zones</i>		<i>0.76</i>



Pacific Palms
Legend

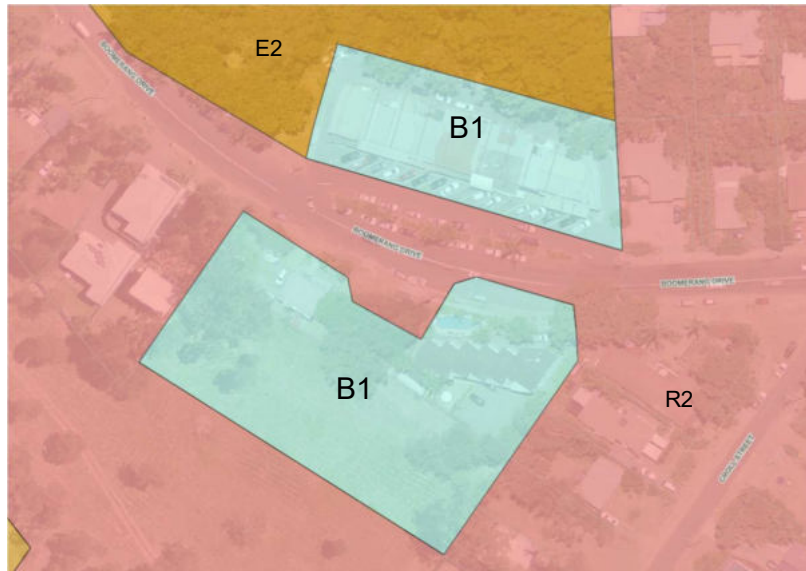
- B1 - Neighbourhood Centre
- Cadastre 13/08/2019
- © NSW Spatial Services

A. Blueys Beach – B1 Neighbourhood Centre – Boomerang Drive

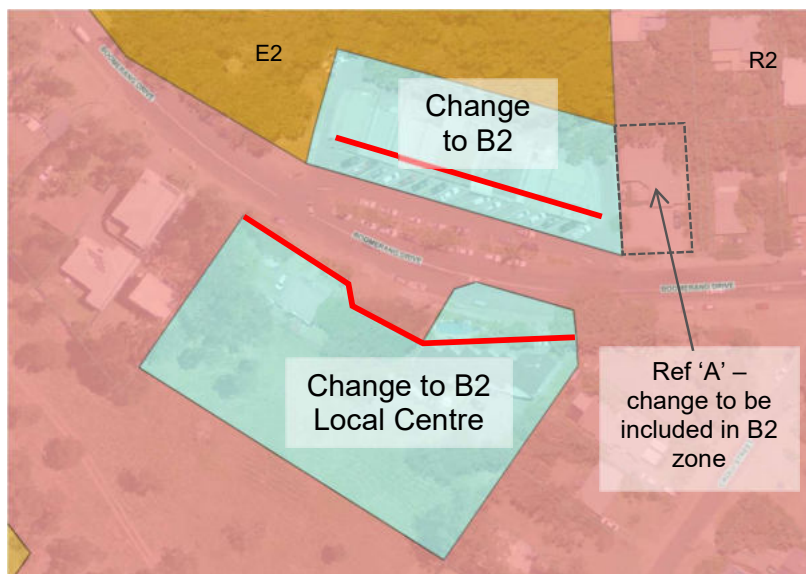
Description	A B1 Neighbourhood Centre in Blueys Beach servicing the Pacific Palms community and tourists
Current uses	Small newsagent/minimart, cafes, shops, businesses and shop-top units (no vacancies)
Built form	2 storeys
Land area	0.76ha
Major retail floor area	Small newsagent/minimart 90m ²
Hierarchy context	Planned to service some day-to-day shopping needs of neighbourhood residents and tourists Located 25 minutes to Forster B2 Stocklands Mall

Land use	Existing	Recommendation
Land use zone	B1	Change to B2 Local Centre to reflect residential catchment and tourism market – also acknowledge considerable distance to nearest B2
Zone boundary	Refer plan	Extend as per reference A on adjoining plan to include existing bottle shop on Boomerang Drive
Standards	Existing	Recommendation
Height of buildings	12m	Change to 15m on southern side of Boomerang Drive and 18m on northern side of Boomerang Drive to reflect importance of the centre and potential for greater mixed use in the future Note that existing bottle shop site (ref 'A' on adjoining plan) to stay at 12m
Floor space ratio	NA	Retain
Minimum lot size	700m ²	Remove minimum lot size (as per justification in report)
Provisions	Existing	Recommendation
Active street frontage	Refer plan	Add active street frontage provisions as per adjoining plan

Existing



Proposed



Map legend

B1	Neighbourhood Centre	R2	Low Density Residential	E2	Environmental Conservation
—	Subject Area Boundary	—	Active street frontage		

Photo of Blueys Beach B1 area

