

ZONING IN ON INDUSTRY

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

Each year, over 10,000 businesses across the MidCoast contribute \$3 billion in Gross Regional Product. They provide employment, along with important services.

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

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

We're reviewing our industrial areas. They range from large estates producing local or exported goods or services, to smaller industries that service our local communities.

The Employment Zone Review proposes a new framework for industry in the MidCoast. Our aim is to ensure our industrial zones support a thriving and growing economy, and have planning controls to meet our future needs.

KNOW YOUR ZONE

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

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

Key industry changes:

Our industrial areas have experienced significant change. Over the last 20 years we've seen large manufacturing industries close down, replaced by health and transport-based industries. Our future plans need to be flexible, to cater for new and upcoming industries.

There are four industrial zones used across the MidCoast - Light, General, Heavy Industrial and Working Waterfront zones. We reviewed these zones to ensure they are applied in a consistent way across the MidCoast.

The key changes relate to specific controls, like lot sizes and building heights. We are seeking to make these consistent, which in some cases means that we have removed them entirely to provide flexibility for the future.

The four industry zones are explained on the next page.



INDUSTRIAL ZONES

A range of industrial zones are used to meet our diverse needs. The table below shows the different zones from light industrial that services smaller towns through to the working waterfront zone where marine based industries exist. Reviewing the industrial zones and controls will help grow our local economy and make it accessible for the industries of the future.

Light Industrial zone	General Industrial zone	Heavy Industrial zone	Working Waterfront zone
<p>This zone allows uses that meet our day-to-day needs like plumbing supplies or short-term storage and are 'light' in nature. The uses need to have minimal impact, not be noisy, omit odours or generate a lot of traffic. How the building looks and landscaping will also be important.</p> <p>Height controls will be 10 metres.</p> <p>There are no minimum lot size controls.</p>	<p>This is the most common industrial zone in the MidCoast. It provides for a wide range of industrial and warehouse style uses. Given the potential for impacts on neighbours, this zone is separated from sensitive neighbours - such as houses or schools.</p> <p>No height or minimum lot size controls will apply. The exception is a 2ha minimum lot size for the Northern Gateway site in Cundletown.</p>	<p>This zone is for high impact industries like large manufacturing or processing plants. Given the likely conflicts such as noise, they are located away from sensitive uses, but close to major transport routes. The Stratford Heavy Industrial Park near Gloucester is the only location planned for heavy industry.</p> <p>The minimum lot size is 8000m².</p> <p>Height controls will be 7.5 metres.</p>	<p>Located next to waterways, this zone enables maritime industries and uses like boat building or repairs, fish co-ops or oyster processing. Examples include Crowdy Head Harbour, Point Road in Tuncurry and Marine Drive, Tea Gardens.</p> <p>Height controls will be 8.5 metres.</p> <p>There are no minimum lot size controls.</p>



Zoning in on our future

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

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

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