

ZONING IN ON INFRASTRUCTURE

The MidCoast requires a range of critical infrastructure to support the needs of our growing population.

Our local infrastructure currently includes, for example, 3,599km of roads, 657 bridges, 30 cemeteries, a vast array of water and sewerage network infrastructure, and important community facilities such as our public hospitals and TAFE facilities.

But with three sets of planning controls applying to our infrastructure lands – one for each of the three former regions – planning is inconsistent across the MidCoast.

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

A consistent and improved application of infrastructure zones across the MidCoast is being proposed, based on the recommendations of the Infrastructure Zones Review.

Our aim is to identify the State, regional and locally significant infrastructure that is critical for the growing needs of our population.

KNOW YOUR INFRASTRUCTURE ZONE

As part of community consultation for the draft Rural Strategy we want to check in with you to make sure plans for our infrastructure are right before we move to the next step - writing the plan.

Key infrastructure changes:

The infrastructure zone, also referred to as the 'SP2 Infrastructure Zone', has been used differently across the three current sets of planning controls. We want to ensure this zone is used in the same way across the MidCoast.

To achieve consistency we are proposing to apply the zone where infrastructure currently exists and is most likely to remain in place into the future. This will provide land use certainty for surrounding land owners while also protecting this important infrastructure from future incompatible development.

Examples of where the infrastructure zone will be applied includes railways, classified roads and important water and sewer infrastructure and electricity supply. This zone will also be used for hospitals, cemeteries, landfill and waste transfer stations, the Taree Regional Airport and state education facilities such as TAFE's that are important to our region.



INFRASTRUCTURE ZONES

Infrastructure lands are important for the MidCoast community. We need to protect and plan for the State, regional and locally significant infrastructure, services and facilities needed for our growing population and tourism markets. Examples of infrastructure that we are looking at are shown below.



Water supply infrastructure:

Council operates six water supply systems harvesting approximately 11 billion litres of water each year. The Bootawa Water Treatment Plant and Nabiac Aquifer Water Supply system are two of the larger systems.



These systems along with those at Stroud, Stroud Road, Bulahdelah, Gloucester, Barrington and Hawks Nest/Tea Gardens will be protected by being included in the infrastructure zone.



Sewerage infrastructure:

Council operates 15 sewage treatment plants. The Forster and Dawson Sewage Treatment Plants are the two largest systems. Sewage systems will be placed in the infrastructure zone to protect this important infrastructure and to provide certainty for surrounding land owners.



Road and rail infrastructure:

The North Coast Railway, Pacific Highway and classified roads including The Bucketts Way will also be included in the infrastructure zone.



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.

The Rural Strategy is part of this overarching project and reviews our waterways, rural and environmental lands, which cover around 95% of the MidCoast. Find out more: haveyoursay.midcoast.nsw.gov.au