

General Industrial Zone

FACT SHEET

April 2024



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.

Our aim is to ensure our industrial zones support a thriving and growing economy and have controls to encourage vibrant centres, and the flexibility to meet our future needs.

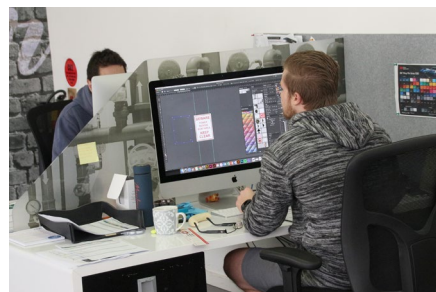
This is the most common industrial zone in the MidCoast. Given the potential for impacts on neighbours, this zone is generally separated from sensitive neighbours - such as houses or schools in Cundletown, Forster, Old Bar, Taree, Tuncurry, and Tea Gardens.

Typical development in this zone includes:

- local services to meet local needs, including shops and retail outlets
- employment industries such as offices, warehouses, and industries

Planning controls for development in this zone are:

- generally, no minimum lot sizes are applicable, except for the Northern Gateway site in Cundletown
- no floor space ratio controls are applicable
- building height limit is 10m (two storeys)



Proposed changes to the General Industrial zone

Key changes relate to the planning controls, including building heights, lot sizes, and floor space ratio. Changes to planning controls are supported by robust data, as well as state, regional and local strategies, such as the MidCoast Employment Zones Review.

Sites that are adjacent to residential areas, will have a maximum building height of 10m to limit the visual impact of industrial development in urban areas.

Minimum lot size controls have been removed, with the exception of the Northern Gateway site in Cundletown, which has a 2ha minimum lot size requirement.

Floor space ratio requirements applying to the General Industrial zone are proposed to be removed. This will provide greater flexibility and improve employment activities across the MidCoast. Other controls such as building heights, setbacks, and open space will be used to adequately regulate the scale and bulk of buildings and development.

What uses are proposed in the General Industrial zone?

This zone caters for a wide range of uses, including those that support the residents who live here. While most uses require a development application to be lodged, some can be undertaken without needing to contact us.

Permitted without a development application

Home occupations

May be permitted through a development application process

Building identification signs; Business identification signs; Business premises; Cellar door premises; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Horticulture; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Roads; Roadside stalls; Rural supplies; Signage; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not listed under Prohibited

Prohibited

Agriculture; Air transport facilities; Airstrips; Camping grounds; Caravan parks; Commercial premises; Early education and care facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Highway service centres; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Schools; Tourist and visitor accommodation; Wharf or boating facilities

What do these uses mean?

These uses are defined by the NSW Government and are available to view in the LEP Dictionary available on Councils website at midcoast.nsw.gov.au/LEP



We're zoning in on our future by reviewing the zones used across the MidCoast to develop a clear, consistent planning framework.

Make sure you know what's proposed for your zone and have your say online before 14 July 2024.