

APPENDIX 4: HUNTER REGIONAL PLAN 2041 ASSESSMENT

Hunter Regional Plan 2041 – assessment of consistency

The Hunter Regional Plan 2041 recognises that the Hunter Region contains many different communities across various urban, rural and coastal contexts.

The following considers the consistency of the draft MidCoast LEP with the Hunter Regional Plan 2041 and conditions of the Gateway Determination (refer to **Appendix 2**).

| Hunter Regional Plan section: | Justification: |
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| OBJECTIVE 1: Diversify the Hunter's mining, energy and industrial capacity | |
| <p>Strategy 1.1: Planning proposals for mine or power station sites identified as regionally significant growth areas will be supported by a place strategy which demonstrates how the proposal will:</p> <ul style="list-style-type: none"> • maximise employment generation or will attract visitors to the region • make use of voids and/or site infrastructure such as rail loops, hard stand areas, power, water and road access • support the growth of adjoining industrial areas or settlement areas • enhance corridors within the landscape such as biodiversity corridors or disused infrastructure corridors • complement areas with special amenity value such as critical industry clusters, open space, villages and residential areas • have considered the existing and likely future uses of adjoining land and avoid land use conflict • align with any specific guidance in the district planning priorities section of this plan. | <p>The MidCoast has two coal mine sites at Stratford and Duralie. The draft MidCoast LEP proposes no changes to these sites that would restrict their ongoing use.</p> <p>If either of these two MidCoast sites are identified as part of the project, MidCoast Council will work with the Department of Planning, Housing and Infrastructure on the Post Mining Land Use Project regarding the ongoing use of these sites post-mining.</p> <p>The planning proposal is consistent with this strategy.</p> |
| <p>Strategy 1.4: Planning proposals for new employment lands will demonstrate they:</p> <ul style="list-style-type: none"> • are located in areas which will not result in land use conflict • can be adequately serviced and any biodiversity impacts are manageable • respond to the employment land needs identified for that local government area. | <p>The Employment Zones Review (refer to Appendix 12) and the NSW Government's Employment Zones Reform provided the foundations for the employment zones in the draft MidCoast LEP.</p> <p>The Employment Zones Review included the reduction of the Gloucester town centre to strengthen the employment activities and enable supporting residential development in close proximity to the town centre. The review also proposed minor changes to employment zones to reflect current uses.</p> |

| Hunter Regional Plan section: | Justification: |
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| | <p>The Manning Health/Taree CBD Precinct Plan (refer to Appendix 14) provided changes encouraging increased employment activities in this precinct, close to the hospital and the CBD. This plan examined the urban design and infrastructure needs for this precinct.</p> <p>The planning proposal is consistent with this strategy.</p> |
| OBJECTIVE 2: Support the right of Aboriginal residents to economic self-determination | |
| <p>Action 2.1: The department will work with Purfleet-Taree, Forster, Karuah and Worimi Local Aboriginal Land Councils to identify priority sites that can create a pipeline of potential projects</p> | <p>While this is a Department of Planning, Housing and Infrastructure action, the draft MidCoast LEP proposes no changes to potential sites that would restrict their ongoing use or development.</p> <p>MidCoast Council will continue to work with the Local Aboriginal Land Councils to discuss how the proposed planning framework relates to their sites and the draft MidCoast LEP.</p> <p>The planning proposal is consistent with this action.</p> |
| OBJECTIVE 3: Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities | |
| <p>Strategy 3.1: Planning proposals that propose a residential, local centre or commercial centre zone will not prohibit the following land uses within urban core, general urban, inner suburban and general suburban contexts:</p> <ul style="list-style-type: none"> • business premises • restaurants or cafes • take-away food and drink premises • neighbourhood shops and supermarkets • education establishments • early education and care facilities • health service facilities • Markets • Community facilities • recreation areas. | <p>The Housing Strategy (refer to Appendix 8) and Employment Zones Review (refer to Appendix 12) provided the foundations for the urban zones in the draft MidCoast LEP. Given the extent of the MidCoast and the diverse character of the towns and villages, the full suite of residential and employment zones are proposed in the draft MidCoast LEP.</p> <p>The proposed E1 Local Centre and E2 Commercial Centre zone enable the uses listed in this strategy.</p> <p>In all residential zones, neighbourhood shops, educational establishments, early education and care facilities, community facilities and recreation areas are proposed to be permitted with consent.</p> <p>Restaurants and cafes are proposed to be permitted with consent in all residential zones other than the R2 Low Density Residential zone. Health service facilities are proposed to be permitted with consent in the R1 General Residential and R3 Medium Density Residential zones and prohibited in the R2 Low Density and R4 High Density Residential zones. The R2 Low Density Residential zone is applied to low scale residential neighbourhoods with minimal public transport and where these uses have an increased potential to impact on the residential amenity. The R4 High Density Residential zone has limited application across the MidCoast being only 0.4% of the 5,708ha of residential land. As such, it is important to retain this land for high density residential purposes.</p> <p>Business premises, takeaway food and drink</p> |

| Hunter Regional Plan section: | Justification: |
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| | <p>premises, markets and supermarkets are proposed to be prohibited in all residential zones, given the potential impacts on residents and their amenity, and proximity of employment zones to accommodate these uses. It is important to note that markets are generally undertaken on public land and the draft MidCoast LEP includes these uses as permitted without consent. The proponent must still obtain any required lease, licence or other authorisation from the relevant public authority.</p> <p>It is also important to note that the MU1 Mixed Use zone is applied in the Strategic centres of Taree and Forster/Tuncurry which enables this mixture of residential and employment uses. Land to be included in this zone is proposed to increase by almost 10ha, with a total of 174.5ha of MU1 Mixed Use zoned land across the MidCoast.</p> <p>The application of this strategy in regional locations is difficult, especially in the MidCoast where there is diversity in the towns and villages and character is important for residents and tourists. While not consistent with this strategy, the variations are justifiable given the draft MidCoast LEP is based on the supporting documents which were subject to extensive consultation with the community and apply zones and land uses through an evidence-based approach.</p> <p>To address this strategy, the Gateway Determination (refer to Appendix 2) Condition 1(l)(iii) and (iv) required changes to the draft MidCoast LEP to enable certain uses, which have been made.</p> <p>The planning proposal is justifiably consistent with this strategy.</p> |
| <p>Objective 3 Performance outcomes: Any planning proposal that does not comply with the above strategy must demonstrate how the following performance outcomes will be achieved:</p> <ol style="list-style-type: none"> 1. Urban settlement patterns maximise the use of existing infrastructure and reduce travel demand, especially by car. 2. Neighbourhoods maximise mobility independence and active and public transport opportunities. 3. Neighbourhoods provide local access to education, jobs, services, open space and community activities. 4. Neighbourhoods encourage healthy lifestyles with opportunities to experience and engage in the cultural, | <p>The draft MidCoast LEP will replace the three existing LEPs. Apart from the changes proposed in the Manning Health/Taree CBD Precinct Plan (refer to Appendix 14) the residential footprint of many of the towns and villages remains unchanged (refer to Appendix 3).</p> <p>These performance outcomes are inherent in the three existing LEPs and will continue to be implemented in the draft MidCoast LEP.</p> |

| Hunter Regional Plan section: | Justification: |
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| <p>entertainment, sport and recreation, and educational and activities.</p> <p>5. Neighbourhoods establish or reinforce local identity.</p> <p>6. Public spaces are designed to invite community interactions and economic, social and cultural activity. They enable a sense of social inclusion, wellbeing, comfort and belonging.</p> <p>7. Places are designed to be greener to support the regeneration of and connection to the natural environment.</p> | |
| <p>Strategy 3.2: Planning proposals will incorporate:</p> <ul style="list-style-type: none"> • a small neighbourhood centre if the proposed residential yield exceeds 1,500 dwellings or • a large neighbourhood centre if the proposed residential yield exceeds 4,000 dwellings. <p>The neighbourhood centre will:</p> <ul style="list-style-type: none"> • support a floor area informed by a local retail demand analysis • have enough developable area to accommodate the uses over one level with at grade parking to reduce costs • be located to maximise its convenience for the vast majority of residents of which it serves • be located in a high profile location (i.e. main arterial road or precinct with strong pedestrian traffic) • be supported by a walkable catchment and pedestrian friendly environment. | <p>This strategy is not applicable as the draft MidCoast LEP will replace the three existing LEPs. There is no intention to create new neighbourhood centres.</p> |
| OBJECTIVE 4: An inter-connected and globally-focused Hunter without car dependent communities | |
| <p>Strategy 4.10: Planning proposals will:</p> <ul style="list-style-type: none"> • align with the growth of defence, aeronautics, aerospace, freight and logistics capacity at Williamtown and the Port of Newcastle, taking into consideration the Port of Newcastle Port Master Plan 2040. • maximise opportunities to increase capacity to manage freight through the | <p>This strategy is not applicable as these facilities/services are not located within the MidCoast area.</p> |

| Hunter Regional Plan section: | Justification: |
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| <p>ports/airports and provide access to new markets; and</p> <ul style="list-style-type: none"> protect ports and airports via assessment of the impacts of development on the port/airport to avoid land limiting their future growth. | |
| <p>Strategy 4.11: Planning proposals must not undermine the long-term capacity of inter-regional connections to meet future freight and logistics movements.</p> | <p>The Infrastructure Zones Review (refer to Appendix 13) reviewed the application of the SP2 Infrastructure zone across the MidCoast to ensure consistent application.</p> <p>Significant transport connections including the North Coast Railway, Pacific Highway, The Bucketts Way, The Lakes Way, Failford Road, Wingham Road, Gloucester Road, and Thunderbolts Way will be included in the SP2 Infrastructure zone to reflect the importance of these transport connections to support ongoing freight and logistic movements within and beyond the MidCoast.</p> <p>The planning proposal is consistent with this strategy.</p> |
| <p>OBJECTIVE 5: Plan for ‘nimble neighbourhoods’, diverse housing and sequenced development</p> | |
| <p>Strategy 5.3: Planning proposals will not prohibit the following housing typologies within residential zones that apply to urban core, general urban, inner suburban and general suburban contexts:</p> <ul style="list-style-type: none"> attached dwellings boarding houses dual occupancies group homes multi dwelling housing secondary dwellings semi-detached dwellings. | <p>The Housing Strategy (refer to Appendix 8) provided the foundations for the urban zones in the draft MidCoast LEP. Given the extent of the MidCoast and the diverse character of the towns and villages, the full suite of residential zones are proposed in the draft MidCoast LEP. For these zones to be effective, there needs to be points of difference in terms of the types of residential uses permitted, otherwise just one zone could be used. The Housing Strategy outlines these points of difference, and this results in the range of planning controls and land uses permitted in each zone.</p> <p>The R2 Low Density Residential zone applies to low scale neighbourhoods typically removed from centres and public transport, so higher density residential uses are not permitted (e.g. attached dwellings, boarding houses, multi dwelling housing).</p> <p>The R1 General Residential zone is the most utilised residential zone (54.6% of all residential land) and the most flexible zone permitting all of the uses in this strategy as permitted with consent. This zone has been applied in close proximity to town centres, services and facilities, and in greenfield locations where the pattern of development has not yet been established.</p> <p>Both the R3 Medium Density Residential and R4 High Density Residential zones have limited</p> |

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| | <p>application across the MidCoast (only 3.4% of the residential land) and are intended for more dense residential development. As a result, low scale residential uses are prohibited (e.g. dual occupancies, secondary dwellings, semi-detached dwellings). Given the R4 Higher Density Residential zone only applies to 0.4% of residential land, attached dwellings have also been prohibited in this zone given they are typically only two storeys in height and this zone aims to achieve developments over 20m in height.</p> <p>The application of this strategy is difficult in the MidCoast where the full range of residential zones are proposed and the land uses align with the objectives and application of each zone. Inconsistencies with this strategy are justified by the evidence-based assessment undertaken in the Housing Strategy (refer to Appendix 8).</p> <p>To address this strategy, the Gateway Determination (refer to Appendix 2) Condition 1(l)(v) required changes to the R2 Low Density Residential zone to permit with consent attached dwellings and multi dwelling housing. The draft MidCoast LEP changes have been made.</p> <p>The planning proposal is justifiably consistent with this strategy.</p> |
| <p>Objective 5 Performance outcomes: Any planning proposal or local strategic planning statement that does not comply with a strategy in this objective must demonstrate how the following performance outcomes will still be achieved:</p> <ol style="list-style-type: none"> 1. Efficient use of existing infrastructure and services. 2. Appropriate access to employment, goods, services and infrastructure. 3. A variety and choice of housing types for existing and future housing needs. 4. Densities support local business and public transport services. 5. Protection of agricultural, environmental, resource and industrial lands. 6. Maintains scenic and recreational values of natural, rural and coastal landscapes. 7. A diversity of housing provides for choice, independence and affordability | <p>The draft MidCoast LEP will replace the three existing LEPs. Apart from the changes proposed in the Manning Health/Taree CBD Precinct Plan (refer to Appendix 14), the residential footprint of many of the towns and villages remains unchanged (refer to Appendix 3).</p> <p>These performance outcomes are inherent in the three existing LEPs and will continue to be implemented in the draft MidCoast LEP.</p> |

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| to match the specific needs of different communities. | |
| OBJECTIVE 6: Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments | |
| <p>Strategy 6.3: Planning proposals will ensure the biodiversity network is protected within an appropriate conservation zone unless an alternate zone is justified following application of the avoid, minimise, offset hierarchy.</p> | <p>The Rural Strategy – The Way Forward document (refer to Appendix 9) provided the foundations for the application of the conservation zones in the draft MidCoast LEP.</p> <p>The C1 National Park and Nature Reserves zone will be applied to existing national parks, nature reserves and conservation areas established under the <i>National Parks and Wildlife Act 1974</i>.</p> <p>The C2 Environmental Conservation zone will be generally applied to significant environmental lands, including land mapped as littoral rainforest or coastal wetland under State Environmental Planning Policy (Coastal Management) 2018, land identified in local and/or site-specific studies containing Endangered Ecological Communities or Key Threatened Species Habitat, culturally significant land, over-cleared vegetation communities and land subject to a private conservation agreement in perpetuity.</p> <p>The C3 Environmental Management zone is generally proposed for riparian and estuarine vegetation and wetlands, Rare, Endangered and Vulnerable Forest Ecosystems, and native vegetation on coastal foreshores.</p> <p>The C4 Environmental Living zone being applied to areas with a semi-rural lifestyle that are not generally used for agriculture. These areas often adjoin a National Park, have sensitive vegetation or waterways, contain significant bushland and have an outlook over the natural landscape.</p> <p>Overall, there is proposed to be a 24,303ha increase in the amount of land included in a conservation zones. As a result, the biodiversity network across the MidCoast will be protected through the application of conservation zones as outlined above.</p> <p>The planning proposal is consistent with this strategy.</p> |
| <p>Strategy 6.4: Planning proposals should promote enterprises, housing and other uses that complement the biodiversity, scenic and water quality outcomes of biodiversity corridors. Particularly, where they can help safeguard and care for natural areas on privately owned land.</p> | <p>The Rural Strategy – The Way Forward document (refer to Appendix 9) provided the foundations for the application of the conservation zones in the draft MidCoast LEP.</p> <p>As outlined above, the application of conservation zones will protect the biodiversity, scenic and water quality outcomes of biodiversity corridors. In addition, a number of local clauses within the draft MidCoast LEP will support appropriate development in natural areas including the eco-tourist facilities and the</p> |

| Hunter Regional Plan section: | Justification: |
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| | <p>protection of wildlife corridors clauses.</p> <p>The planning proposal is consistent with this strategy.</p> |
| <p>Strategy 6.11: Planning proposals will demonstrate that development within a drinking water catchment or sensitive receiving water catchment will achieve a neutral or beneficial effect on water quality.</p> | <p>The Rural Strategy – The Way Forward document (refer to Appendix 9) provided the foundations for the protection of drinking water and aquifer catchments in the draft MidCoast LEP.</p> <p>Part 7 of the draft MidCoast LEP contains drinking water and groundwater vulnerability clauses. In addition, the draft MidCoast LEP mapping:</p> <ul style="list-style-type: none"> • includes the aquifer footprints at Nabiac and Tea Gardens in the C3 Environmental Management zone • includes the aquifer catchments at Nabiac and Tea Gardens as an overlay to identify land to which the groundwater vulnerability clause applies • includes the drinking water catchments at Bulahdelah, Stroud, Gloucester and Bootawa as an overlay to identify land to which the drinking water catchment clause applies. <p>The planning proposal is consistent with this strategy.</p> |
| OBJECTIVE 7: Reach net zero and increase resilience and sustainable infrastructure | |
| <p>Strategy 7.5: Planning proposals will protect sensitive land uses from sources of air pollution, such as major roads, railway lines and designated freight routes, using appropriate planning and development controls and design solutions to prevent and mitigate exposure and detrimental impacts on human health and wellbeing.</p> | <p>The Infrastructure Zones Review (refer to Appendix 13) analysed the application of the SP2 Infrastructure zone across the MidCoast to ensure consistent application. As a result, the draft MidCoast LEP includes major roads and railway lines in the SP2 Infrastructure zone.</p> <p>The use of this zone provides clarity on the location and importance of this infrastructure, which is to be considered if any land uses are proposed in proximity to the infrastructure.</p> <p>The planning proposal is consistent with this strategy.</p> |
| OBJECTIVE 8: Plan for businesses and services at the heart of healthy, prosperous and innovative communities | |
| <p>Strategy 8.2: Planning proposals will accommodate new commercial activity in existing centres and main streets unless it forms part of a proposed new community or is an activity that supports a 15-minute neighbourhood.</p> | <p>The Employment Zones Review (refer to Appendix 12) and the NSW Government's Employment Zones Reform provide the foundations for the employment zones in the draft MidCoast LEP. The review and the reform increased the variety of land uses permitted in employment zones, which have been included in the draft MidCoast LEP.</p> <p>The Manning Health/Taree CBD Precinct Plan (refer to Appendix 14) proposed changes to encourage increased employment and residential activities in this precinct, close to the hospital and the CBD. This plan examined the urban design and infrastructure</p> |

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| | needs for this precinct. The planning proposal is consistent with this strategy. |
| Strategy 8.6: Planning proposals to facilitate tourism activities will: <ul style="list-style-type: none"> demonstrate that the scale and type of tourism land use proposed can be supported by the transport network and complements the landscape setting be compatible with the characteristics of the site and existing and likely future land uses in the vicinity of the site demonstrate that the tourism land use would support the function of nearby tourism gateways or nodes be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide if the use is proposed on or in the vicinity of rural zoned lands. | <p>The Housing Strategy (refer to Appendix 8) and MidCoast Rural Strategy – The Way Forward (refer to Appendix 9) both proposed continued opportunities for tourism activities in the MidCoast. A number of tourism uses are permitted with consent within the residential and rural zones, including a range of accommodation uses and specific uses such as agritourism, artisan food and drink premises, camping grounds, eco-tourism facilities, markets and roadside stalls. These opportunities have been included in the draft MidCoast LEP.</p> <p>The planning proposal is consistent with this strategy.</p> |
| OBJECTIVE 9: Sustain and balance productive rural landscapes | |
| Strategy 9.1: Planning proposals will consider the location of mineral and energy resources, mines and quarries and ensure sensitive land uses would not encroach on those operations. A noise study may be required to demonstrate impacts on the operations can be avoided or mitigated. | <p>The draft MidCoast LEP proposes no changes that would impact on the operation of existing mineral and energy resources, mines or quarries.</p> <p>The planning proposal is consistent with this strategy.</p> |
| Strategy 9.6: Planning proposals to expand rural town and village growth boundaries will be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide to limit or avoid conflicts between residential uses and agricultural activities. | <p>The Housing Strategy (refer to Appendix 8) and MidCoast Rural Strategy – The Way Forward (refer to Appendix 9) both examined the application of the RU5 Village zone across the MidCoast. The three existing LEPs applied the RU5 Village zone differently. An assessment was undertaken, and an approach was determined to consistently apply the RU5 Village zone in the draft MidCoast LEP.</p> <p>The RU5 Village zone is proposed to be applied to Mount George and Bundook, and be removed from Bunyah, Markwell and Newells Creek. Residents of these locations have been advised of the proposed change through the draft Rural Strategy. In addition, minor changes have been proposed to the boundaries of some villages to better reflect the existing land uses. These changes are identified in the Assessment of residential areas (refer to Appendix 3).</p> |

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| | The planning proposal is justifiably consistent with this strategy. |
| Strategy 9.4: Planning proposals for lands within or near critical industry cluster land will demonstrate they are compatible with equine and viticultural activities and: <ul style="list-style-type: none"> • complements scenic values, visual amenity and local character • provides suitable separation distances for sensitive uses, like tourist accommodation, having regard to spray, noise, and lighting considerations • considers existing and likely future agricultural and rural uses of adjoining lands and the cumulative impact of similar proposals on the locality. | This strategy is not applicable, as there are no identified critical equine and viticultural cluster within the MidCoast. |

Barrington District

Planning Priority 1: Provide for housing diversity and sequenced development

The Housing Strategy (refer to **Appendix 8**) provided the foundations for the urban zones in the draft MidCoast LEP. Given the extent of the MidCoast and the diverse character of the towns and villages, the full suite of residential zones are proposed in the draft MidCoast LEP. The residential zones provide the opportunity for housing diversity across the Barrington District.

The Housing Strategy and MidCoast Urban Release Areas Report 2021 identify the urban release areas for the MidCoast, which will provide for the timely development of housing for residents.

The planning proposal is consistent with this planning priority.

Planning Priority 2: Plan for the new community of Brimbin

The draft MidCoast LEP includes the existing zones, Part 7 clauses and development controls for Brimbin.

The planning proposal is consistent with this planning priority.

Planning Priority 3: Support rural enterprises and the agricultural sector

The MidCoast Rural Strategy – The Way Forward (refer to **Appendix 9**) outlines the provisions for rural lands across the MidCoast and provides the foundations for the draft MidCoast LEP. The NSW Government's Agritourism Reform were also incorporated into the draft MidCoast LEP.

A range of rural land uses are permitted within the rural zones, and these range from agricultural uses to agritourism, artisan food and drink premises, camping grounds, eco-tourism facilities, markets and roadside stalls. These opportunities have been included in the draft MidCoast LEP

The planning proposal is consistent with this planning priority.

Planning Priority 4: Enhance tourism and protect scenic and environmental landscapes

Barrington District

The MidCoast Rural Strategy – The Way Forward (refer to **Appendix 9**) outlines the conservation zones and provisions which will protect the scenic and environmental landscapes. This strategy along with the Housing Strategy (refer to **Appendix 8**) provide continued opportunities for tourism activities in the MidCoast.

Events and activities that enhance tourism will be permitted in rural and conservation zones. A range of land uses will be permitted in different rural and conservation zones (particularly the C3 Environmental Management and C4 Environmental Living zones) including agritourism, artisan food and drink premises, camping grounds, eco-tourism facilities, markets, roadside stalls and tourist and visitor accommodation.

A number of local clauses are proposed including the eco-tourist facilities clause which will be used to encourage sensitively designed and managed eco-tourist facilities that will have minimal impact on the environment.

Heritage in the Barrington District will be recognised and protected through individual heritage listings in Schedule 5 of the draft MidCoast LEP, along with the identification of heritage conservation areas in Taree, Bulahdelah, Gloucester, Stroud and Wingham.

The planning proposal is consistent with this planning priority.

Planning Priority 5: Enhance the character of rural towns and villages

The Housing Strategy (refer to **Appendix 8**) provided the foundations for the urban zones in the draft MidCoast LEP. Given the extent of the MidCoast and the diverse character of the towns and villages, the full suite of residential zones are proposed in the draft MidCoast LEP.

The character of the rural towns and villages will be further recognised through the draft MidCoast Development Control Plan.

Heritage in the Barrington District will be recognised and protected through individual heritage listings in Schedule 5 of the draft MidCoast LEP, along with the identification of heritage conservation areas in Taree, Bulahdelah, Gloucester, Stroud and Wingham.

The planning proposal is consistent with this planning priority.

Planning Priority 6: Protect drinking water catchments

The MidCoast Rural Strategy – The Way Forward document (refer to **Appendix 9**) provided the foundations for the protection of drinking water and aquifer catchments in the draft MidCoast LEP.

Part 7 of the draft MidCoast LEP contains drinking water and groundwater vulnerability clauses. In addition, the draft MidCoast LEP mapping:

- includes the aquifer footprints at Nabiac and Tea Gardens in the C3 Environmental Management zone
- includes the aquifer catchments at Nabiac and Tea Gardens as an overlay to identify land to which the groundwater vulnerability clause applies
- includes the drinking water catchments at Bulahdelah, Stroud, Gloucester and Bootawa as an overlay to identify land to which the drinking water catchment clause applies.

The planning proposal is consistent with this planning priority.

Planning Priority 7: Support the NSW Koala Strategy

The MidCoast Rural Strategy – The Way Forward document (refer to **Appendix 9**) provided the

Barrington District

foundations for the application of the conservation zones in the draft MidCoast LEP, which will support the *NSW Koala Strategy*.

Overall, there is proposed to be a 24,303ha increase in the amount of land included in a conservation zones. As a result, the protection of Koala habitats across the MidCoast will be enhanced through the application of conservation zones.

The planning proposal is consistent with this planning priority.

Planning Priority 8: Plan for alternative land uses for former power stations and mining sites

The MidCoast has two coal mine sites at Stratford and Duralie. The draft MidCoast LEP proposes no changes to these sites that would restrict their ongoing use.

If either of these two MidCoast sites are identified as part of the project, MidCoast Council will work with the Department of Planning, Housing and Infrastructure on the Post Mining Land Use Project regarding the ongoing use of these sites post-mining.

The planning proposal is consistent with this planning priority.

Taree regionally significant growth area

The draft MidCoast LEP will contribute to the Place strategy outcomes in the following ways:

1. **Manning Health/Taree CBD Precinct** - the Manning Health/Taree CBD Precinct Plan (refer to **Appendix 14**) planning provisions (zones, minimum lot size, maximum building heights) will be implemented through the draft MidCoast LEP
2. **Northern Gateway Transport Hub** - the draft MidCoast LEP will contain the existing provision for this transport hub from the Greater Taree Local Environmental Plan 2010
3. **Taree Regional Airport** - the draft MidCoast LEP will contain updated provisions and clauses for the Taree Regional Airport from the Greater Taree Local Environmental Plan 2010
4. **Urban release areas** - not applicable as each urban release area will be assessed through separate planning proposal processes
5. **Redevelopment sites** - the draft MidCoast LEP will contain the existing provisions for Figtrees on the Manning and the historic Peters Factory from the Greater Taree Local Environmental Plan 2010
6. **Environmental corridors** - the zones applying to these waterways have been reviewed to provide a consistent approach across the MidCoast as outlined in the MidCoast Rural Strategy – The Way Forward (refer **Appendix 9**). In addition, the C2 Environmental Conservation zone will cover significant environmental lands, including land mapped as littoral rainforest or coastal wetland under the State Environmental Planning Policy (Coastal Management) 2018
7. **Regional recreation centre** - the draft MidCoast LEP will contain the existing provisions for the regional recreation centre from the Greater Taree Local Environmental Plan 2010.

The planning proposal is consistent with the Taree Regionally Significant Growth Area place strategy outcomes.

Coastal District

Planning Priority 1: Prioritise housing growth in existing urban areas and support

Coastal District
sustainable communities

The Housing Strategy (refer to **Appendix 8**) provided the foundations for the urban zones in the draft MidCoast LEP. Given the extent of the MidCoast and the diverse character of the towns and villages, the full suite of residential zones are proposed in the draft MidCoast LEP. The residential zones provide the opportunity for housing diversity across the Coastal District.

The Housing Strategy and MidCoast Urban Release Areas Report 2021 identify the urban release areas for the MidCoast, which will provide for the timely development of housing for residents.

The planning proposal is consistent with this planning priority.

Planning Priority 2: Offer more diverse housing choices

The Housing Strategy (refer to **Appendix 8**) provided the foundations for the urban zones in the draft MidCoast LEP. Given the extent of the MidCoast and the diverse character of the towns and villages, the full suite of residential zones are proposed in the draft MidCoast LEP. The residential zones provide the opportunity for housing diversity across the Coastal District.

The Housing Strategy and MidCoast Urban Release Areas Report 2021 identify the urban release areas for the MidCoast, which will provide for the timely development of housing for residents.

The planning proposal is consistent with this planning priority.

Planning Priority 3: Establish coastal walks between communities

The draft MidCoast LEP proposes no changes that would restrict the establishment of coastal walks between communities.

The planning proposal is consistent with this planning priority.

Planning Priority 4: Enhance coastal environments

The MidCoast Rural Strategy – The Way Forward document (refer to **Appendix 9**) provided the foundations for the application of the conservation zones in the coastal environments in the draft MidCoast LEP.

Overall, there is proposed to be a 24,303ha increase in the amount of land included in a conservation zones. As a result, the coastal environments across the MidCoast will be protected through the application of conservation zones as outlined above.

The draft MidCoast LEP mapping proposes to include land mapped as littoral rainforest or coastal wetland under the State Environmental Planning Policy (Coastal Management) 2018 in the C2 Environmental Conservation zone. In addition, local clauses are included in the draft MidCoast LEP for stormwater management, riparian land and watercourses, coastal protection, acid sulfate soils, and wildlife corridors which will support the coastal environments. An additional local clause is proposed to restrict the intensity of development on the Winda Woppa peninsula which adjoins Jimmys Beach. This area has been identified by the NSW Government as one of 16 'significant open coastal locations'.

The draft MidCoast Development Control Plan will include further requirements that will protect the coastal environments.

The planning proposal is consistent with this planning priority.

Planning Priority 5: Support the NSW Koala Strategy

Coastal District

The MidCoast Rural Strategy – The Way Forward document (refer to **Appendix 9**) provided the foundations for the application of the conservation zones in the draft MidCoast LEP, which will support the *NSW Koala Strategy*.

Overall, there is proposed to be a 24,303ha increase in the amount of land included in a conservation zones. As a result, the protection of Koala habitats across the MidCoast will be enhanced through the application of conservation zones.

The planning proposal is consistent with this planning priority.

Planning Priority 6: Consider historical paper subdivisions

The MidCoast Rural Strategy – The Way Forward document (refer to **Appendix 9**) and the Paper Subdivision Analysis Report (refer to **Appendix 10**) provide the foundations for proposed changes to the paper subdivisions in the draft MidCoast LEP.

The draft MidCoast LEP mapping proposes changes to zones and minimum lot sizes as outlined in the MidCoast Rural Strategy – The Way Forward. In addition, local clauses and overlay mapping:

- enable lot consolidation within identified paper subdivisions in conservation zones; and
- outline the Master Planning process for land within identified paper subdivisions.

The planning proposal is consistent with this planning priority.

Forster-Tuncurry regionally significant growth area

The draft MidCoast LEP will contribute to the Place strategy outcomes in the following ways:

1. **Forster town centre and Main Beach** - the draft MidCoast LEP will generally contain the existing zones and planning provisions for the Forster town centre and Main Beach from the Great Lakes Local Environmental Plan 2014
2. **Tuncurry town centre and lake foreshore** - the draft MidCoast LEP will generally contain the existing zones and planning provisions for Tuncurry town centre and lake foreshore from the Great Lakes Local Environmental Plan 2014
3. **Lakeside residential** - the draft MidCoast LEP will generally contain the existing zones and planning provisions for lakeside residential from the Great Lakes Local Environmental Plan 2014
4. **Urban release areas** - not applicable as each urban release area will be assessed through separate planning proposal processes
5. **Environmental lands and national parks** - the conservation zones that can apply to conservation lands have been reviewed. The MidCoast Rural Strategy – The Way Forward (refer to **Appendix 9**) outlines a consistent approach for the application of these zones across the MidCoast
6. **Wallis Lake** - the waterways zones that can apply to waterways have been reviewed. The MidCoast Rural Strategy – The Way Forward (refer to **Appendix 9**) outlines a consistent approach for the application of these zones to waterways across the MidCoast
7. **Shopping and employment precinct** - the employment zones have been reviewed through the Employment Zones Review (refer **Appendix 12**) and the NSW Government's Employment Zones Reforms
8. **North Tuncurry Urban Release Area** - the draft MidCoast LEP will contain the existing provisions and development standard for the North Tuncurry Urban Release Area from the

Coastal District

Great Lakes Local Environmental Plan 2014

The planning proposal is consistent with the Forster-Tuncurry Regionally Significant Growth Area place strategy outcomes.