

DELIVERING FOR OUR COMMUNITY

Planning ahead is an important part of delivering the services, facilities and future vision that our community has told us matters.

While your long-term vision for our region is captured in the **Community Strategic Plan 2022-2032**, you can also play an active role in helping to shape what will be delivered in the short-term by reviewing our planning documents and telling us if we've 'got it right'.

HAVE YOUR SAY

Starting on Monday 6 May, we will be seeking your feedback on:

- Our **Delivery Program 2022-2026** - our four-year commitment that turns the long-term goals from the community strategic plan into actions.
- Our draft **Operational Plan and Budget 2024-2025** - what we're planning over the next 12 months, what we'll spend, and our fees and charges. You'll also see a continued focus on the key themes you have told us matter most - climate actions, culture, customer service, development assessment, economic development, financial sustainability and our local and regional roads.

Visit our website for all the details. Feedback can be provided online or by writing to us during the submission period, **6 May - 7 June 2024**.



STAY UPDATED: SUBSCRIBE

Keep on top of the latest projects, improvement works, events, and other initiatives happening across the MidCoast by subscribing to our weekly email newsletter.

News Wrap gives you a 5-minute snapshot of the things you need to know. It's also a great way to be alerted about news specific to your location, and to find out about opportunities to have your say.



Scan the QR code or visit our website and subscribe today.

You can also follow us on Facebook and Instagram.

GET INVOLVED: HAVE YOUR SAY

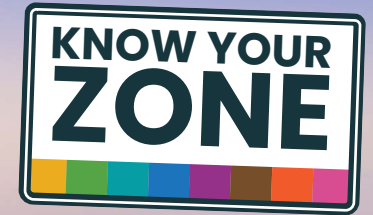
Hearing from our community helps us deliver the projects and services that matter most - it supports our decision-making and helps us plan for future projects.

Our aim is always to get more people like you involved in more projects, more often.

There's usually a wide range of projects and initiatives on exhibition, waiting for your feedback.



Head online to see what's currently open, have your say on the things that interest you, and register to stay updated as they progress.



LAND USE ZONES ARE CHANGING

Now's your chance to find out how we're streamlining our planning rules across the entire region, and what it means for your zone.

See inside for details.

April 2024



NOW OPEN: DRAFT LOCAL ENVIRONMENTAL PLAN

We're currently seeking community feedback on our new draft Local Environmental Plan (LEP), so make sure you get involved.

A Local Environmental Plan provides the planning controls and framework that guides development in the MidCoast.

Currently we have three Local Environmental Plans (from the former Council areas) that have different approaches resulting in an inconsistent planning framework across the region.

Having one MidCoast LEP will provide a consistent direction on how development in the MidCoast will occur.

It will provide more certainty for our community and the development industry, and will achieve good planning outcomes.

IMPROVING OUR PLANNING RULES

The draft MidCoast LEP will not only deliver a consistent approach but will provide improved planning controls.

We have worked with our community, the development industry and NSW Government over the past four years to identify existing challenges and the means to address them.

During this time we've developed our Housing and Rural Strategies, undertaken a number of zoning reviews to guide our future direction, and checked in with the community along the way through extensive consultation.

We have also drawn controls from recently approved Local Environmental Plans across NSW to provide the most up-to-date provisions, and included recent NSW Government reforms.

All of this has provided the foundations for the draft MidCoast LEP, currently on exhibition.

HOW DOES IT AFFECT ME?

All land in the MidCoast has a land use zone, ranging from residential to rural, employment, conservation, recreation and waterways. These zones apply to where we live, work, shop and play.

Zones dictate what can (and can't) be done in your neighbourhood – from the way the land can be used and the size of lots, to the types of buildings and their heights.



Almost all of our zones are changing in some way. It's important to understand the controls in place in your zone and the impact the proposed changes will have.

In some areas this impact will be as minor as a zone name change, with some residential areas changing from a 'general residential' zone to a low or medium density residential zone. This is happening because not all of the current plans used the full suite of zones available, and the new draft MidCoast LEP does.

Our rural zones are also changing to meet NSW Government requirements. There is an element of change to the planning controls for all rural lands. It may just be the name, the lot sizes, or the uses allowed in the zone. We would like feedback from our farmers on these new rural zones.

We have also updated our conservation zones to ensure a consistent approach across the MidCoast and to ensure they meet NSW Government requirements.

Employment zones have also been reviewed to provide more flexibility to meet future business and industry needs, particularly around the Manning health/Taree CBD area.

HOW TO FIND OUT MORE

Visit our website or scan the QR code below to:

- Find out more about the draft planning controls
- Use the online mapping tool to find your zone, and any changes that are being proposed
- Ask us a question
- Provide your feedback by making a submission before the close date, Sunday 14 July

You can also come along and chat with us at a drop-in session to check-in on the proposed changes:

- Find out what zone applies to your property
- Learn about changes being proposed for your zone
- Provide feedback on the draft planning controls



Community drop-in sessions will be held at:

Taree Central Shopping Centre, 23 - 25 May

Gloucester, outside Art Gallery, 28 May 9am-12pm

Forster Stocklands, 30 May - 1 June

Harrington Waters Shopping Centre, 3 June 9am-12pm

Hallidays Point Village Centre, 5 June 2-5pm

Old Bar, Lauders Real Estate carpark, 7 June 2-5pm

Bulahdelah, outside IGA, 11 June 10am-12pm

Hawks Nest/Tea Gardens
Hawks Nest Community Centre, 13 June 2-6pm

Pacific Palms Community Centre, 14 June 3-6pm

Taree Envirofair, 15 June

Wingham, outside Wingham Library, 17 June 9am-12pm

Stroud, outside museum, 19 June 10am-12pm

Nabiac markets, 29 June