18.1 Tweed LGA Appendix – Major Industrial Precincts

Summary

Ozone Street Industrial Precinct

(Source DPE 2014 – Planning Viewer)

Overview: Located 3 minutes from the Pacific Highway, easily accessible by both north and south bound traffic. The area is flat and existing stock is ageing. A large area of vegetated land remains undeveloped surrounding the precinct.

Size: 70 hectares

Estimated Developed Land: 18 hectares (25.7%)

Zoning: IN1 General Industrial

Existing Uses: A sewerage treatment plant, Boral concrete, Marshal Timber Traders and other local orientated businesses (e.g. Kingscliff Hire and Landscape supplies, Tweed Coast Glass Tweed Wreckers, etc).

Observed constraints: Due to the land being relatively low and flat there is risk of flooding
(Source: MacroPlan Dimasi 2014)
18.2 Byron LGA Appendix – Major Industrial Precincts

Summary

Centennial Circuit Industrial Precinct

- **Overview:** Located a 10 minute drive from the Pacific Highway, along Ewingsdale Road the main road into the centre of Byron. The site is relatively flat.

- **Size:** 50 hectares

- **Estimated Developed Land:** 40 hectares (80%)

- **Zoning:** IN1 General Industrial

**Existing uses:** Manufacturers (Byron Bay Cookie Company, McTavish Surfboards), self-storage, CSR Gyprock, wholesalers (e.g. Santos Trading), and other local orientated businesses (e.g. Bonnlee Printing, All Glass Byron Bay, Luxury Paints, etc).

(Source: Realestateview.com.au, 2014)
18.3 Ballina LGA Appendix – Major Industrial Precincts

Summary

Southern Cross Industrial Estate

Overview: The site has good quality roads, and has a mix of both new and established stock. It is located approximately 20 minutes off the Pacific Highway and a 5 minute drive from the main retail strip in Ballina. The tenancy uptake is good, with most lots and buildings currently leased. The site is bounded by both Ballina/Byron Airport and Homemaker Centre.

Size: 61 hectares

Estimated Developed Land: 58 hectares (95%)

Zoning: IN1 General Industrial

Existing uses: Manufacturers (OEM Dynamics, Triple X Wetsuits, Make-it Shutters and shades and Creative blinds and awnings), self- storage, Harvey Norman, wholesalers (e.g. B&E Blanch) and other local orientated businesses (e.g. Byron Bay Glass and Aluminium, Dave Bazar Plumbing, North Coast Wedding & Party Hire etc.). There is a focus on boat/car and caravan related industries.

Observed Constraints: Nearby residential development, as well as the adjoining airport lands, may constrain further growth.
Russellton Drive Industrial Precinct

Overview: Located 2 minutes from the Bruxner highway near the towns of Wollongbar and Alstonville, the precinct is located at the top of a hill. Most of the industrial stock is well established, with one or two lots currently being prepared for new development.

Size: 44 hectares

Estimated Developed Land: 28.4 hectares (64.5%)

Zoning: IN1 General Industrial

Existing Uses: Local Manufacturers (Macadamia Oils of Australia, Koala Tea Company), self-storage, Boral Country-Concrete and quarries, other local oriented businesses (e.g. Rob’s Mowers, Richmond Ceramics, Alstonville Kitchens)

Observed constraints: The topography of the site is a constraint for future expansion. Access from Bruxner Highway for east bound travellers is via a sharp left turn.

(Source: MacroPlan Dimasi 2014)
18.4 Lismore LGA Appendix – Major Industrial Precincts

South Lismore Industrial Precinct

Overview: Located just off Bruxner Highway, the precinct is well serviced with road infrastructure that supports heavy vehicle movement. The area is an approximate 3 minute drive from the Lismore town centre. The site is bounded by the airport immediately to the south and the bulky goods strip along Bruxner highway. The area is flat with some older industrial stock remaining, but space for further expansion.

Size: 140 hectares

Estimated Developed Land: 110.6 hectares (79%)

Zoning: IN1 General Industrial

Existing uses: construction supplies, local manufacturers and warehouses.

Observed Constraints: The area is flat and at risk of flooding. Heavy vehicles travelling north along Bruxner Highway travel through the centre of Lismore.

(Source: MacroPlan Dimasi 2014)
North Lismore Industrial Precinct

Overview: The North Lismore Industrial precinct is a small industrial area located in North Lismore. The area is approximately 10 minutes from Lismore Centre and the Bruxner Highway. There industrial site is interspersed with residential dwellings.

Size: 33 hectares

Estimated Developed Land: 14.9 hectares (45%)

Zoning: IN1 General Industrial & IN2 Light Industrial

Existing uses: Boral Country Concrete Plant, North East cranes, AJ Magnay Building Materials and hardware, farm machinery.

(Source: Google Maps 2014)
18.5 Kyogle LGA  Appendix – Major Industrial Precincts

Summary

Kyogle Road Industrial Estate

Overview: Located approximately 15 minutes from the town of Kyogle, the industrial area is fairly isolated.

Size: 46 hectares

Estimated Developed Land: 8.2 hectares (18%)

Zoning: IN1 General Industrial

Existing uses: Plywood Australia (manufacturer)
Craig Street Industrial Estate

Overview: Located off Summerland Way, which connects Kyogle with Casino. The area is relatively flat and surrounded by rural and residential land.

Size: 32 hectares

Estimated Developed Land: 12.2 (38%)

Zoning: IN2 Light Industrial

Existing uses: Grahams Concrete and other local orientated businesses such as Andersons Engineering and Glowtech Services.
(Source: Google Maps 2014)
18.6 Richmond Valley Appendix – Major Industrial Precincts Summary

Reynolds Road Industrial Estate

Overview: The estate is located 10 minutes north of Casino, starting at the intersection of Reynolds Road and Summerland Way.

Size: 166 hectares

Estimated Developed Land: 70 hectares (42%)

Zoning: IN1 General Industrial

Queensland Road Industrial Precinct

Overview: Located just south of Reynolds Road industrial area, this precinct is on the outer edge of Casino. The site has good heavy vehicle access from Summerland Way.

Size: 45 hectares

Estimated Developed Land: 30 hectares (67%)

Zoning: IN1 General Industrial

Existing uses: Northern Co-Operative Meat

Observed constraints: flood prone land
18.7 Clarence Valley LGA Appendix – Major Industrial Precincts Summary

South Grafton Industrial Park

(Source: DPE 2014 – Planning Viewer)

**Overview:** The precinct spans a large area, however it is fragmented. There are substantial amounts of vacant land, with well-established industrial development closer to Grafton. The precinct is accessible off the Pacific Highway and approximately 15 minutes from Grafton town centre.

**Size:** 185.5 hectares

**Estimated Developed Land:** 149.7 hectares (81%)

**Zoning:** IN1 – General Industrial

**Existing uses:** a saw mill and associated product manufacturing, an abattoir and meat sale yards, a functioning brickwork site, as well as freight forwarding companies and other smaller service industries

**Observed Constraints:** The precinct is fragmented and disconnected. Whilst some roads cater to heavy vehicles other roads are not appropriate. There are steep slopes within the southernmost part of the precinct.

(Source: MacroPlan Dimasi 2014)
Koolkhan-Trenayr Industrial Estate

Overview: located 15 minutes north of Grafton, the site spans between Treynar Road and Summerland Way. The site is interspersed with rural land and is segregated by the rail line passing through the centre.

Size: 181.3 hectares

Estimated Developed Land: 138.6 hectares (76%)

Zoning: IN1 – General Industrial

Existing Uses: three large scale timber processing operations and a timber log preservation plant. Other uses comprise engineering works, concrete products manufacture, earthmoving contractors, foundry, vehicle smash repair, nursery, tile display and sales, vehicle wreckers, mini storage and Council depot. Mainly timber oriented industry.

Observed Constraints: The site is widespread, heavy vehicle access is poor along Treynar Road. The site is 25 minutes from the Pacific Highway through the centre of Grafton. Parts of the land are low lying and likely prone to flooding.
18.8 Coffs Harbour Appendix – Major Industrial Precincts

Summary

Isles Industrial Park

Overview: the industrial area is 10 minutes from Coffs Harbour centre, and across from Coffs Medical Precinct. The site is 1 minute from the Pacific highway and is designed to cater to heavy vehicle traffic. The estate is relatively new with a large number of vacant sites and leasable buildings available.

Size: 116 hectares

Estimated Developed Land: 85 hectares

Zoning: IN1 – General Industrial

Existing Uses: Waste Services, HQ Concrete

Observed Constraints: Future expansion will need to be further from the Pacific Highway due to the existing business zoned lands adjacent.
Cook Drive Industrial Precinct

Overview: accessible from the Pacific Highway (1 minute), good heavy vehicle access to and from the highway, with bulky goods at the intersection. The precinct has well established stock and there is limited vacant land, with most businesses appearing to be operational. Located 5 minutes from Coffs Harbour centre, 1 min from Isles Industrial and the Coffs Medical precinct and 2 minutes from Hurley Drive industrial precinct.

Size: 35 hectares

Estimated Developed Land: 34 hectares (97%)

Zoning: IN1 – General Industrial

Existing uses: manufacturers (BlueScope Lysate), Campbell’s Cash and Carry and some ‘local’ businesses (e.g. Boambee Industrial Supplies, the Paddock Stock Feed and Saddler, Coffs Metal fencing, etc.).

Observed Constraints: the precinct is surrounded by vegetation, and is relatively flat (may be flood prone).
High Tech Drive

Overview: located off Hogbin Drive, there is suitable access for heavy vehicle traffic. 5 minutes from the Pacific Highway, 2 minutes to Coffs Tertiary Education campus and Coffs Harbour Regional Airport. The precinct is surrounded by dense vegetation and located in close proximity to a high school. There are no vacant lots

Size: 20 hectares

Estimated Developed Land: 19 hectares (95%)  

Zoning: IN1 – General Industrial  

Existing uses: Coffs Document Storage, Tyres4U, Coffs Harbour 4WD Centre, Steel-Line Garage Doors, Door Centre, Genesis Fitness Club, Greg Wilson Smash Repairs, O’Brien Built

Observed Constraints: The site is surrounded by dense vegetation, heavy vehicle traffic must go past schools and residential areas to return to the Pacific Highway.
Bosworth Drive Industrial Precinct

Overview: located 5 minutes from Woolgoolga town centre and 15 minutes north of Coffs Harbour. Located on the Old Pacific Highway, approximately 10 minutes from the new Pacific Highway route. The industrial precinct has well established businesses with limited vacant land remaining.

Size: 35 hectares

Estimated Developed Land: 14 hectares (40%)

Zoning: IN1 – General Industrial

Existing uses: Coffs Coast Glass and Aluminium, North Coast Coffee Roasters, Woolgoolga Mechanic Repairs, Coffs Harbour Workplace Assessments, Boral Concrete, Authentic Automotive, Woolgoolga Motors, Woolgoolga Mitre 10.

Observed Constraints: the topography of the precinct (southern end is on a hill), low lying areas may be flood plane.
18.9 Bellingen LGA Appendix – Major Industrial Precincts

Summary

Short Cut Road Industrial Precinct

(Source: DPE 2014 – Planning Viewer)

Overview: located off Short Cut Road, which intersects with the Pacific Highway, the precinct is relatively isolated from any townships and is surrounded by rural residential.

Size: 48 hectares

Estimated Developed Land: 18 hectares

Zoning: IN1 – General Industrial

Existing uses: Aussie Loo Portable toilets and Builders Sheds, Outer Islands Surfboards and Full Moon Natural Health Products.

(Source: Google Maps 2014)
Wattle Street Industrial Precinct

**Overview:** A small industrial precinct located north of Dorrigo Town. Located adjacent to the Dorrigo Steam and Railway Museum. The road network is not suited to heavy vehicle traffic.

**Size:** 7.2 hectares

**Estimated Developed Land:** 2.8 hectares (40%)

**Zoning:** IN1 – General Industrial

**Existing uses:** n/a

**Observed constraints:** Located close to a creek within potentially flood prone land
18.10 Nambucca LGA Appendix – Major Industrial Precincts Summary

**Macksville Industrial Estate**

*Source: DPE 2014 – Planning Viewer*

**Overview:** located 4 minutes from the Pacific Highway off Upper Warrell Road. Heavy vehicles can access the site. The industrial area is relatively new, with many vacant lots towards the north at the bottom of the slope.

**Size:** 50 hectares

**Estimated Developed Land:** 30 hectares (60%)

**Zoning:** IN1 – General Industrial

**Existing uses:** manufacturers (Australian Precast Solutions and PCF industries), self-storage, Boral concrete, wholesalers (e.g. Geoff Andrews direct and Comet Windmills), transport (Classic coaches) and other local orientated businesses (e.g. Elite Pet Care, LSD Automotive, etc.).

**Observed Constraints:** the precinct is located on a steep slope, with some roads not conducive to heavy vehicle traffic. Residential development borders the area to the west.

*Source: MacroPlan Dimasi 2014*
Nambucca Heads Industrial Estate

**Overview:** located 5 minutes from Nambucca Heads town centre the precinct is 2 minutes from the Pacific Highway. Access is not designed for heavy vehicles. Much of the existing stock is established, with some space available for new development.

**Size:** 42 hectares

**Estimated Developed Land:** 28 hectares (67%)

**Zoning:** IN1 – General Industrial

**Existing Uses:** local manufacturing, buildings supplies, automotive repairs and parts, self-storage.

**Observed Constraints:** the industrial precinct is located on sloping land

(Source: MacroPlan Dimasi 2014)
18.11 Kempsey LGA Appendix – Major Industrial Precincts

Summary

Akubra Place Industrial Precinct

Overview: The site is located 5 minutes from Kempsey Town Centre and 2 minutes from the Pacific Highway. Access is not designed for heavy vehicles. Much of the existing stock is established, with some space available for new development.

Size: 170 hectares

Estimated Developed Land: 80 hectares (47%)

Zoning: IN1 – General Industrial

Existing Uses: Akubra Australia and associated product manufacturing and warehouse facilities, Boral concrete, a metal recycler and other smaller service industries.

Observed Constraints: The site is restricted by surrounding residential uses and other uses (such as schools). Some lots are low lying and at risk of flooding.

(Source: DPE 2014 – Planning Viewer)

(Source: MacroPlan Dimasi 2014)
South Kempsey Industrial Precinct

Overview: the site is directly accessible off the Kempsey interchange and is suited to heavy vehicles. The site is 6 minutes from Kempsey town centre.

Size: 100 hectares

Estimated Developed Land: 70 hectares (70%)

Zoning: IN1 – General Industrial

Existing uses: Bellbrook Water Treatment Plant

(Source: MacroPlan Dimasi 2014)
18.12 Port Macquarie-Hastings LGA Appendix – Major Industrial Precincts Summary

Kings Creek Industrial Precinct (Bago Rd)

Overview: the site is accessible via Bago Road, which is winding and narrow. The precinct is located 15 minutes from the Pacific Highway and 10 minutes from the Oxley Highway. The surrounding area is rural and rural residential oriented, and there is limited development within the area.

Size: 120 hectares

Estimated Developed Land: 87 hectares (72.5%)

Zoning: IN1 General Industrial

Existing uses: a range of small businesses servicing the local and regional areas (e.g. North Coast Fire Systems, Proudtrans Regional Freight, Kazac Civil, Bago Woodworks, etc.)

Observed Constraints: existing road network is not well suited to heavy vehicles.
South Herons Creek Industrial Precinct

**Overview:** Located 5 minutes off the Pacific Highway, it is defined by the Timber Mill. Access from the Pacific Highway is suited to heavy vehicles, redistribution back onto the Highway is via Bago Road. The site is isolated and entry is restricted.

**Size:** 100 hectares

**Estimated Developed Land:** 10 hectares (10%)

**Zoning:** IN1 General Industrial

**Existing uses:** Herons Creek Timber Mill.
Lake Road Industrial Precinct

**Overview:** located 5 minutes from the Pacific Highway, 5 minutes from Port Macquarie town centre and 2 minutes from the Port Macquarie medical precinct. The area is well established and there is limited capacity for expansion. Lake Road is suited to heavy vehicles and a bulky goods strip is located along Lake Road in front of the industrial land. There are small hills but generally the area is flat.

**Size:** 80 hectares

**Estimated Developed Land:** 76 hectares (95%)

**Zoning:** IN1 General Industrial

**Existing uses:** a prominent bulky goods strip along Lake Road (e.g. Bunnings, Bing Lee, The Good Guys, Sleep City, Super A-Mart, Repco, Doors Plus, Spotlight, etc.), and more traditional ‘industrial’ businesses and uses such as the private transport depots (e.g. Port Macquarie Taxi Cabs and the Collins Bus Service bases), building suppliers (Boral concrete), steel fabricators, removalists, equipment hire (Kennards Hire), plumbers/electricians, wholesalers, building, engineering, commercial laundry and glass glaziers.

**Observed Constraints:** limited capacity to expand, close to residential development
(Source: MacroPlan Dimasi 2014)
18.13 Greater Taree LGA Appendix – Major Industrial Precincts

Summary

Kolodong Industrial Estate

**Overview:** Located 5 minutes outside of the Taree Town Centre, the precinct has adequate heavy vehicle access along Wingham Road.

**Size:** 67 hectares

**Estimated Developed Land:** 24 hectares (36%), due to heavily constrained land.

**Zoning:** IN1 General Industrial

**Existing uses:** Motor vehicle repairs, self-storage solutions, engineering business and other businesses that trade to a localised business and residential market.

(Source: Google Maps 2014)
Whitbread Street Industrial Precinct

Overview: Located within the township of Taree. This precinct is centrally located with easy access to the Pacific Highway via Muldoon Street and onto Manning River Drive, providing access through to key regional trade locations along the Mid North and Far North Coast.

Size: 100 hectares

Estimated Developed Land: 80 hectares (80%). This location is constrained by flooding.

Zoning: IN2 Light Industrial

Existing uses: Motor vehicle repairs, blinds and awnings retailers, glass businesses, Pet Barn, and other businesses that trade to a localised business and residential market.

(Source: Google Maps 2014)
Beeton Parade Industrial Precinct

**Overview:** Located just outside the township of Taree. The precinct is relatively central. Access to the Pacific Highway can be gained by Crescent Ave and Manning River Drive.

**Size:** 29 hectares

**Estimated Developed Land:** 10.8 hectares (79%).

**Zoning:** IN2 Light Industrial

**Existing uses:** Towers Smash Repairs, Repco Car Service and Chelmsford Farm Machinery

(Source: Google Maps 2014)
18.14 Gloucester LGA Appendix – Major Industrial Precincts

Summary

South Stratford Industrial Estate

Overview: located 1km south of Stratford town, accessible from Buckets Way. Buckets Way allows access to Tamworth, Taree and Armidale.

Size: 135 hectares

Estimated Developed Land: 70 hectares (52%)

Zoning: IN3 Heavy Industrial

(Source: DPE 2014 – Planning Viewer)

(Source: Google Maps 2014)
South Gloucester Industrial Precinct

Overview: located 2km south of Gloucester the site is accessible via Buckets Way. The site is flat and relatively undeveloped.

Size: 120 hectares

Estimated Developed Land: 55 hectares (46%)

Zoning: IN1 General Industrial

Existing uses: manufacturers and other local orientated businesses (e.g. Elite Pet Care, LSD Automotive, etc.).
18.15 Great Lakes LGA Appendix – Major Industrial Precincts

Summary

Sweet Pea Road Industrial Precinct

(Source: DPE 2014 – Planning Viewer)

**Overview:** located off The Lakes Way, 5 minutes from Forster. The site is isolated and surrounded by vegetation.

**Size:** 40 hectares

**Estimated Developed Land:** 5 hectares (12.5%)

**Zoning:** IN2 Light Industrial

**Existing Uses:** extractive industry

**Observed Constraints:** Road network would need upgrading for frequent heavy vehicle traffic.
Tuncurry Industrial Estate

Overview: located within Tuncurry the site is surrounded by expanding residential development. Access is via Manning Street.

Size: 30 hectares

Estimated Developed Land: 17 hectares (57%)

Zoning: IN2 Light Industrial

Existing Uses: Harvey Norman, Forster Concrete

Observed Constraints: surrounded by residential development.