



PLANNING for SETTLEMENTS & HOUSING

Wyong Shire Council

The Planning for SETTLEMENTS and HOUSING section of Council's Settlement Strategy considers our Residential Centres, Greenfield and Infill Development, Rural Residential Development, and Affordable and Aged Housing. The chapter also identifies ways in which Key Objective 1 of our Community Strategic Plan can be achieved:

'Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood.'



Establishing our Vision:

What do we want to achieve?

The Central Coast Regional Strategy (CCRS) identifies the following key factors influencing our housing market:

- Young families moving to the Region and contributing to high birth rates
- Influx of retirees who have an increasing life expectancy
- Increasing life expectancy and birth rates in the existing population;
- Increasing number of single person households in traditional retirement areas
- Changing living arrangements – more single parent and lone person households.

The importance of Wyong LGA as a desirable place to live for families and retirees is expected to continue to at least 2031. As a result there is significant pressure for residential expansion within the LGA from both existing residents and from people moving to the area. The CCRS identifies that an additional 39,500 dwellings are to be constructed in the Wyong LGA by 2031, to cater for population growth.

Planning for SETTLEMENTS and HOUSING addresses the housing mix required to support the LGA's growing and ageing population. It also addresses the full suite of housing needs including community desires, affordable housing, seniors living, small housing units to deal with lower occupancy rates and housing units to attract older families (with teenage children and young adults) that are currently leaving the LGA.

Key Documents for Planning for Settlements and Housing:

Central Coast Regional Strategy (2008)
 North Wyong Shire Structure Plan (2010)
 Promoting Choice: A Local Affordable Housing Strategy for Wyong Shire (2008)
 Wyong Shire Community Strategic Plan (2011)
 Wyong Tuggerah Planning Strategy (2007)
 The Entrance Peninsula Planning Strategy (2009)

NSW State Plan (2010)
 Community Plan (2008)
 Regional Economic Development and Employment Strategy (2009)
 Centre Strategies eg. Toukley
 Toukley Planning Strategy (2010)

What legislation do we need to consider?

Local Government Act 1993
 SEPP (Infrastructure) 2007
 SEPP (Housing for Seniors or People with a Disability) 2006
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing)

Water Management Act 2000
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007
 Environmental Planning and Assessment Act 1979

Planning for RESIDENTIAL CENTRES

HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR RESIDENTIAL CENTRES?



Background to OUR RESIDENTIAL CENTRES:

The varied attributes of natural landscapes and resources within Wyong LGA has resulted in a varied settlement pattern. Generally, more intense settlement has taken place along the coast and around the edge of the Tuggerah Lakes, with less intense settlement in our inland areas such as the Yarramalong, Dooralong and Ourimbah Valleys and the northern part of the LGA. Therefore, Wyong LGA has an established settlement pattern of Town, Village and Neighbourhood Centres, and Hamlets generally identified by population and landuse zones:

Hierarchy	Zone (Wyong LEP 1991)	Settlement
Major Centre		Wyong/Tuggerah
Town Centres	2(b) (Multiple Dwelling Residential) 2(c) (Medium Density Residential) 2(d) (High Density Residential) 2(e) (Urban Release Area)	Bateau Bay, Lake Haven, The Entrance, Toukley, Warnervale Town Centre (proposed),
Villages/ Neighbourhood Centres	2(a) (Residential) 2(b) (Multiple Dwelling Residential) 2(c) (Medium Density Residential) 2(e) (Urban Release Area) 10(a) (Investigation Precinct)	Berkeley Vale, Blue Bay, Blue Haven, Budgewoi, Chain Valley Bay, Charmhaven, Chittaway Bay, Chittaway Point, Doyalson, Glenning Valley, Gwandalan, Halekulani, Halloran, Hamlyn Terrace, Kanwal, Killarney Vale, Kingfisher Shores, Lake Munmorah, Long Jetty, Mardi, Ourimbah, Gorokan, Magenta, Mannering Park, Noraville, Norah Head, North Entrance, Rocky Point San Remo, South Tacoma, Summerland Point, Tacoma, Toowoomb Bay, Tuggerawong, Tumbi Umbi, Wadalba, Warnervale, Watanobbi, Woongarra, Wyongah
Hamlets	1(a) (Rural) 1(d) (Village Centre) 1(c) (Non Urban Constrained Lands) 7(a) (Conservation) 7(b) (Scenic Protection) 7(c) (Scenic Protection: Small Holdings) 7(f) (Environmental Protection)	Alison, Bushells Ridge, Cedar Brush Creek, Central Mangrove (part), Crangan Bay, Dooralong, Durren Durren, Fountaindale Jilliby, Kangy Angy, Kiar, Kulnura, Lemon Tree, Little Jilliby, Mardi (part), Palm Dale, Palm Grove, Ravensdale, Wyong Creek, Yarramalong

Table 23:
Settlement Hierarchy – Wyong LGA

The characteristics of the settlement types vary considerably due to location factors, and the different roles of the settlements within the housing market. For example:

- Areas on the southern shore of Tuggerah Lake, central Wyong and to a lesser extent, Bateau Bay and Shelly Beach are attractive to young families and retirees
- Areas along the coast and lakes such as The Entrance, Budgewoi, Toukley, San Remo and Gorokan attract large numbers of retirees
- New growth areas such as Hamlyn Terrace, Wadalba, Woongarra and Warnervale are expected to attract predominantly a young and mature family housing market.

Establishing and recognising our settlement hierarchy provides a framework for planning the future distribution of population and infrastructure. According to the Coastal Council (2003) working within the settlement hierarchy supports the following key objectives.

- To protect and enhance the cultural, ecological and visual characteristics of a locality
- To limit coastal sprawl by establishing green corridors between settlements
- To integrate new development with surrounding landuses and transport
- To encourage new coastal settlements to be appropriately located
- To create neighbourhoods centred around services and facilities.

The CCRS identifies that an additional 39,500 dwellings are to be constructed in Wyong LGA by 2031, to cater for anticipated future population growth. It is anticipated that increased residential densities around our Major, Town, and Village Centres will provide approximately 18,500 dwellings, or 47% of total additional dwellings to 2031.

Issues:

What are the current and foreseeable issues that are, and will continue to impact from development within OUR RESIDENTIAL CENTRES?

Lack of Community Support for Higher Density Development

Higher density development provides support for our settlement hierarchy, by reinforcing the key towns within Wyong LGA: The Entrance, Toukley, Warnervale Town Centre (proposed), and Wyong/Tuggerah. However, in general there is some community resistance to living in higher density environments, which hampers the viability of higher density development. In the last ten years, there has been a significant level of high density construction at The Entrance however there appears to be low permanent occupancy, generally attributed to poor transport linkage, minimal job opportunities and units being used for short-term holiday rental. Cost issues contribute to this issue, with a small or no margin of difference in price between a small apartment and a house.

This may be an issue that resolves organically over time, as the community becomes more comfortable with higher density living within our town centres. For example, benefits include close proximity to retail and commercial activity, leisure activities, and transport. In the future this may make this type of development more desirable to the community. Also, as the supply of new greenfield land is exhausted in the southern half of the LGA, this is likely to lead to greater demand for redevelopment in our existing urban centres.

Weakened Settlement Hierarchy

Settlement hierarchies optimise efficient use of land, services and infrastructure; however development pressures throughout the LGA have resulted in establishment of new residential settlements outside the urban footprint, weakening our settlement hierarchy, leading to isolated residential development without easy access to services and infrastructure.

Ensuring Appropriate Mixed Use Development

It is important that mixed use development is appropriately located and designed, in close proximity to transport links and recreation areas, with appropriate separation between the commercial/retail components of the building from the residential units within the building, which require privacy and noise mitigation.

Separation between Settlements

As a guiding principle, green corridors between our settlements should be retained where possible to avoid uninterrupted development both within the LGA and across local government boundaries, in order to retain our settlement character.

Planning for our Residential Centres:

How do we plan for OUR RESIDENTIAL CENTRES?

Prepare Population Projections

Council needs to revise population and density projections for the entire LGA, in order to understand where the peak population growth will occur over the next 20 years, and to undertake landuse planning for these areas accordingly.

Encourage Higher Density Development within Town Centres

The settlement patterns within Wyong LGA are dispersed in nature, and if left unchecked, development pressure will continue this dispersal and expansion of our settlements, which will have negative consequences in terms of access to services and infrastructure. Whilst it is acknowledged that there is significant potential Greenfield urban release areas within Wyong LGA, higher density developments will be required around town centres and targeted village centres, in order to meet the population targets established by the CCRS and to ensure the viability of our town centres.

Such development could include medium – high density development (residential flat buildings and shop top housing) in commercial areas, with town houses and dual occupancy development around the town centre periphery. Mixed use developments are also encouraged as a way to revitalise and contribute to the economic sustainability of our existing commercial and retail town centres. Mixed use developments generally contain a variety of services and activities such as businesses, shops, and community/entertainment facilities. As a general rule, commercial and retail uses are located on the lower levels of a mixed use building, with residential units situated above.

Toukley Planning Strategy

Adopted in 2010, the Toukley Planning Strategy is a 20-year plan, designed to rejuvenate Toukley and ensure sustainable growth. The overall purpose of the Strategy is to establish a framework of planning principles and objectives that provide a long term direction to accommodate growth while protecting the unique environmental setting of the Toukley peninsula. There is a focus on providing and legible structure for wider housing choice and increased residential densities around the centres of Toukley and East Toukley. Also proposed is the development of tourist precincts at Canton Beach, Norah Head and the Beachcomber Hotel. New planning guidelines have been prepared to guide future growth.

Wyong-Tuggerah Planning Strategy

Covering the area from Wyong Central Business District (CBD), Tuggerah Straight down to the Tuggerah Retail, Commercial and Business land, it is anticipated that the Wyong-Tuggerah area will perform the main shopping, civic and administrative roles for Wyong LGA. The Strategy outlines the way in which the Wyong-Tuggerah area can develop over the next 20 years, with attention paid to what height and form development could take. Stronger linkages are proposed between Wyong, Tuggerah Straight and Tuggerah, whilst encouraging the revitalisation of Wyong CBD and opportunities for commercial growth throughout the area. Stage 1 of the Strategy involves the detailed planning of the Wyong River Foreshore and the Baker Park Precinct.

Wyong Active River Foreshore and Baker Park Masterplans

This document aims to assist Council and the community with direction to sustainably manage the river foreshore and the areas in the vicinity of Baker Park including the recreation areas, over the next 20 years. It identifies opportunities for cultural and economic growth, addressing heritage, social and environmental considerations.

The Entrance / Long Jetty Peninsula Planning Strategy

The Entrance Peninsula Planning Strategy 2009 (TEPPS) is the 'blueprint' for The Entrance North, The Entrance, Blue Bay, Toowoong Bay, Long Jetty and Shelly Beach. This strategy provides broad direction to accomplish the main objective of making the peninsula more attractive to all stakeholders. The Strategy provides broad solutions to issues and is flexible where necessary. The TEPPS proposes a range of housing types including higher residential densities focused around Town and Village Centres.

Future Planning Strategies

Although Council now has planning strategies for our key town centres (Wyong-Tuggerah, Toukley, and The Entrance), it is anticipated that planning strategies for some village centres will be required in the future. All future Planning Strategies will:

- Reinforce the desired character of centres identified by character statements
- Higher density developments to have regard for desired local character of centres
- Promote mixed-use development in and around commercial cores

- Increase densities around town centres to provide for connected communities - Ensure higher density residential developments are located around key transportation nodes and within a 1,000 metres radius from the commercial core.
- Encourage the creation of social hubs that service the needs of the community, including health services facilities and child care centres.
- Investigate significant landholdings which could be utilised for enabling community connectivity between social, recreational and commercial activities
- Incorporate PCAL (Premier's Council for Active Living) Healthy Spaces and Places Guidelines
- Consider pedestrian and vehicular access to centres.

In particular, Ourimbah will likely require some planning work to be carried out in the near future. A Planning Strategy for Ourimbah should include the following considerations:

- Ensure integration between the University and Ourimbah Village Centre
- Facilitate a future student population of 15,000
- Improve linkages and the provision of supporting infrastructure and services
- Investigate opportunities for student accommodation
- Integrate the Ourimbah Sporting Precinct Plan for Bill Sohler Park
- Investigate whether significant Crown landholdings can assist in achieving the overall objectives for Ourimbah
- Recognise flooding and climate change constraints within the area.

Urban and Landscape Design

The amenity of our town and village centres can be improved through appropriate urban design and landscape design. Council should prepare Urban Design Guidelines and a Landscape Plan for each centre nominated for future planning strategies. For many of the centres this is to be achieved under the framework of a masterplan to be prepared for towns and villages. The Urban Design Guidelines should have regard for Local Character Statements, incorporate the principles of healthy spaces and places and the Landcom Precinct and Street Planting policy. Generic guidelines are to be prepared for centres that are not nominated and all guidelines should be incorporated into Wyong DCP 2013.

Landscape Plan Guidelines should also be prepared for each nominated centre, which:

- Provide for self-sustaining landscaping and bicycle and pedestrian friendly vegetation along State and local roads
- Comply with sight / distance and clear zone requirements
- Consider street lighting
- Assist with carbon offsets.

Key (Iconic) Development Sites (KIDS) Report

Council is facilitating the development of KIDS throughout the LGA (including at The Entrance, Wyong, Long Jetty, Toukley, Kanwal, Lake Haven and Warnervale) as having

potential to be a catalyst for economic growth and development confidence, as well as revitalise its town centres.

Warnervale Town Centre

The Warnervale Town Centre will provide a broad range of dwelling types, with higher housing densities than those traditionally delivered in Wyong LGA. The focus will be on attractive residential streetscapes, structured around well connected, walkable neighbourhoods. The Warnervale Town Centre Development Control Plan (DCP) encourages mixed use development, with residential components that achieve active street fronts and maintain good residential amenity. Over 50% of the proposed dwellings within the Warnervale Town Centre are anticipated to be provided in mixed use developments, with medium density dwellings comprising a further 13% of total dwellings. Council will continue to facilitate development of the Warnervale Town Centre.

Creating a Liveable Community

In general, increasing residential densities around our existing centres will ensure improved access to community facilities and services, open space and recreation areas, health and medical facilities, public transport and educational opportunities. Whilst there are efficiencies and benefits to locating increasing residential densities around our Town and Village Centres, such development will require careful consideration given to the range of essential facilities and services that a healthy and functional community requires. In particular, higher residential density results in increased need for public open space and recreational facilities, due to smaller residential private open space available to residents.

What are other Government Authorities currently doing?

The State Government generally encourages higher density development to be located in town centres and within a 1,000 metre radius of railway stations. This enhances the viability of centres, and increases residential densities in existing activity nodes, in order to improve the amenity of these areas and utilisation of public transport.

Central Coast Regional Strategy (CCRS) and North Wyong Shire Structure Plan (NWSSP)

The CCRS identifies that an additional 39,500 dwellings are to be constructed in Wyong LGA by 2031, to cater for population growth. Our Town and Village Centres will provide approximately 47% of these dwellings, therefore the State Government supports the need to reinforce our settlement hierarchy and ensure that a key component of our settlement growth will take place in higher density developments near the core of our town centres.

The NWSSP further supports the development of the Warnervale Town Centre by ensuring that land release in the NWSSP area takes place in a sequential manner that supports the desired outcome of the Warnervale Town Centre becoming the district centre for the north of Wyong LGA.

The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:

What provisions can be incorporated into our Planning Instruments to ensure planning for OUR RESIDENTIAL CENTRES can be met?

Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for residential centres:

- The landuse and planning control recommendations contained in the three completed local planning strategies should be implemented through Wyong LEP 2013, with the exception of areas deferred due to unresolved constraints:

- *The Entrance*

As recommended by the report *Planning Controls for The Entrance Peninsula* (Newbold Consulting, 2011) zoning and planning controls that implement The Entrance Peninsula Planning Strategy (TEPPS) should be included in Wyong LEP 2013. Wyong LEP 2013 provisions include:

- Proposed landuse zones which “translate” elements of Wyong LEP 1991 consistent with the Standard Instrument with some of the recommended zones requiring the addition of two or more additional permitted uses in order to provide the most-direct translation of activities that are permitted by Wyong LEP 1991. However, the primary approach adopted for recommendations has been to minimise additional permitted uses so that the application of standard zones in Wyong LEP 2013 will not allow strategically-undesirable outcomes for other properties in the LGA.
- Maximum building heights which apply to the tallest point on any building. Building heights have been calculated in relation to the storey-limits which were recommended by the TEPPS, and they incorporate heights for ceilings, floor structures and services which are consistent with state planning policies, the national building code and current development practices.
- Floor space ratios (FSRs) are recommended for a range of mixed developments and light industrial developments although there is no change to FSRs which currently apply to residential developments in zones 2(a), 2(b), 2(c) and 2(d).
- Bonus provisions to permit additional building heights are recommended for nine major development sites nominated by the TEPPS. “Local provisions” are recommended for Wyong LEP 2013 in order to accommodate current height bonuses which currently apply to zones 2(c), 2(d) and 2(g) and sites that are larger than 1,800m². Bonus provisions for FSRs either maintain FSRs nominated for the surrounding zone, or in the case of major club or recreation sites, bonus provisions adopt a site-FSR which has been calculated by reference to TEPPS recommended heights and the most-relevant setback considerations.
- *Wyong*

Wyong LEP 1991 (Amendment No. 178) has already implemented the first phase of landuse and planning control changes to part of Wyong CBD. The remaining planning provisions for the Wyong CBD have been informed by the Wyong-Tuggerah Planning Strategy, existing planning provisions in Wyong LEP 1991, Wyong DCP 2005 (in particular Chapter 64 – Multiple Dwelling Residential) and the Standard Instrument. Wyong LEP 2013 should incorporate a combination of existing and proposed planning controls for Wyong as follows:

- *Planning Controls for The Entrance Peninsula* (Newbold Consulting, 2011) has been referenced for equivalent zones, heights and FSR.
- FSR bonus provisions for the business and medium density residential gazetted under Wyong LEP 1991 (Amendment No. 178).
- **Toukley**

Planning provisions for the Toukley area have been informed by the Toukley Planning Strategy 2010 (the Strategy), the existing planning provisions in Wyong LEP 1991, Wyong DCP 2005 (in particular Chapter 64 – Multiple Dwelling Residential) and the Standard Instrument. Wyong LEP 2013 should incorporate a combination of existing and proposed planning controls for Toukley as follows:

- *Planning Controls for The Entrance Peninsula* (Newbold Consulting, 2011) has been referenced for equivalent zones, heights and FSR.
- The Strategy recommendations in relation to zoning generally refer to Wyong LEP 1991 zones rather than Standard Instrument zones, although there is reference to the likely equivalent Standard Instrument zones in the Strategy. In some cases these have carried through to the recommendations for Wyong LEP 2013, but in other instances, further investigation has led to alternate 'equivalent' zone recommendations in order to achieve the desired strategic objectives.
- FSR bonus provisions for the business zones in Toukley Town Centre, and East Toukley as well as the tourist precincts proposed for Canton Beach and the Beachcomber Precinct.
- **Mixed Use Development**

Undertake a review of the viability of mixed use zones to determine which landuses are compatible, and zone accordingly.

Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for residential centres:

- **Mixed-Use Development:** A DCP chapter will be developed to guide development within commercial and mixed-use zones.
- **Carparking:** Revision of Chapter 61 includes less onerous car parking requirements around transport nodes than other areas encouraging an increase in public transport usage and development densities in these areas.

- A comprehensive amendment of the current Chapter 60 – The Entrance and Chapter 7 – Wyong Town Centre, should be included as a part of Wyong DCP 2013.
- A new DCP Chapter should be prepared for the Toukley area for inclusion in a later amendment of Wyong DCP 2013.
- **Development Incentives/Bonuses:** DCP chapters including incentives/bonuses provisions to be reviewed and incorporated in Wyong DCP 2013 are as follows:

Locality	Chapter	Provision
Toukley	6	Incentives for increased density of Residential and Tourist Development to three storeys, following consolidation of Lots fronting Main Road with Lots fronting and giving/restricting access to Beachcomber Parade.
Wyong	7	FSR bonuses – Clause in LEP.
The Entrance	60	Bonus for 2(c) and 2(g) zones above 3 storey limit on land exceeding 1800m ² . References Cl. 42B of WLEP, 1991. References "bonus FSR provisions" in Ch 64 for buildings that incorporate basement parking on larger sites (>1500m ²). No density limits in 2(d) and 3(g) zones. References to Heritage Incentive Clauses in WLEP, 1991. Chapter applies to area from Thompson St / Binburra Rd, Long Jetty to Roberts St, The Entrance North, and includes the suburbs of Long Jetty, Toowoan Bay, Blue Bay, The Entrance and The Entrance North.
Shire-wide	64	FSR Bonus for developments on 2(c) and 2(d) zoned land at Long Jetty, The Entrance, The Entrance North, Toukley, Noraville and Wyong. Developments must be on land exceeding 1500m ² , and incorporate basement parking.
Shire-wide	115	Height and FSR bonuses for Design Excellence – Clause in LEP.

Table 24: DCP Chapters including bonus provisions

Key Planning Considerations:

Key Planning Considerations for OUR RESIDENTIAL CENTRES:

- *Higher density developments should be located around the commercial core of nominated Town, Village and Neighbourhood Centres, whilst having regard to the desired urban character of each settlement. This will need to be supported by local planning strategies and/or masterplans.*
- *The majority of new housing within Wyong LGA will be located within or immediately adjacent to existing Town, Village and Neighbourhood Centres.*

Strategic Actions and Local Initiatives:
PLANNING FOR OUR RESIDENTIAL CENTRES

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.			
SH01	Continue to facilitate delivery of the new Warnervale Town Centre.	WSC / SG	X		X			<ul style="list-style-type: none"> ▪ SP - Implement the CCRS to guide appropriate development, maintain the lifestyle and environment and include Government intervention to provide more than 35,000 jobs in the next 25 years. ▪ SP - Planning and delivering a new Town Centre at Warnervale including a new railway station and transport interchange. <p>4.23 The DP&I to prepare Centre Design Guidelines to encourage improvement and renewal of local centres.</p> <p>4.25 Prior to the preparation of LEPs and centres planning strategies, Council to establish whether development of any significant government landholdings could assist in achieving the overall objectives for that centre.</p> <p>4.26 Council to implement cultural plans and investigate opportunities to encourage clusters of entertainment and cultural facilities, including activities based around the night economy when preparing centres planning strategies.</p>	<p>4.4 Council to investigate potential for land located within and around centres for future housing opportunities, consistent with the centres hierarchy and dwelling and employment capacity targets (i.e. generally within a radius of 1000 metres of a regional city and major centre, 800 metres for towns, 400–600 metres for villages and 150 metres for neighbourhoods).</p> <p>4.5 Council to review current residential development strategies, including a review of adequacy and accuracy of existing urban boundaries and zonings in fringe areas, through the preparation of principal LEPs.</p> <p>4.6 Land to be rezoned for housing to be located within existing urban areas, existing MDP areas, areas identified through preparation of LEPs and greenfield areas nominated in the NWSPP.</p> <p>4.8 The Department of Planning & Infrastructure (DP&I) to assist Council in the planning of Warnervale Town Centre (WTC) and the Wyong Employment Zone.</p> <p>4.10 Provide around 70% of new housing in existing urban areas and the new WTC by: focusing new development in key centres to take advantage of services, shops and public transport.</p> <p>4.16 Council to prepare locally responsive design guidelines for urban areas and include provisions to ensure that new development is consistent with these guidelines.</p> <p>4.19 Recognise regional and state significance of the WTC in providing a new community, government and business focus over the next 25 years.</p>
SH02	Implement The Entrance Peninsula Planning Strategy, Toukley Peninsula Planning Strategy, and Wyong-Tuggerah Planning Strategy, by rezoning and height and floor space bonus provisions under Wyong LEP 2013.	WSC	X		X				
SH03	Undertake a review of the viability of mixed use zones to determine which landuses are compatible.	WSC	X						
SH04	Review and revise population and density projections for the entire LGA.	WSC					X		
SH05	Investigate requirements for preparation of masterplans / planning strategies for targeted Town, Village and Neighbourhood Centres to provide a framework for development and public domain improvements.	WSC		X		X	X		
SH06	Prepare Urban Design Guidelines for nominated centres having regard for local Character Statements. Generic guidelines to be prepared for centres that are not nominated.	WSC				X	X		
SH07	Develop a DCP Chapter to guide development within mixed-use zones.	WSC				X			
SH08	Develop a DCP Chapter for the Greater Toukley area.	WSC				X			

Planning for OUR GREENFIELD AND INFILL DEVELOPMENT

HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR GREENFIELD AND INFILL DEVELOPMENT AREAS?



Note: Refer to the Land Use Strategy chapter of this document for further information about sites nominated as either Greenfield or Infill development precincts.

Background to OUR GREENFIELD AND INFILL DEVELOPMENT:

The CCRS defines Greenfield development as: *'Development that occurs outside of the existing urban footprint, excluding minor infill, and includes areas already identified for future development.'* The CCRS defines infill development as: *'Development that occurs generally within the existing urban footprint and outside of the centres, such as dual occupancy development, subdivision of existing allotments and redevelopment of previously non-residential land within urban areas for residential purposes. This category can also include minor infill development on the edge of the urban footprint.'*

The CCRS identifies that an additional 39,500 dwellings are required in Wyong LGA by 2031, to cater for population growth. It is anticipated that our Greenfield urban release areas will provide approximately 16,000 dwellings, or 40% of the total required number of dwellings to 2031. The major Greenfield areas that are developing within Wyong LGA at present are Hamlyn Terrace, Woongarra and Wadalba. The Warnervale Town Centre and the Precinct 7A investigation area at Warnervale (NWSSP Precincts 4,5 and 7) are also expected to commence development within the next 5 years.

It is anticipated that our infill development areas will provide approximately 5,000 dwellings, or 13% of the total required number of dwellings to 2031.

Issues:

What are the current and foreseeable issues that impact upon OUR GREENFIELD AND INFILL DEVELOPMENT AREAS?

Residential supply and demand

Our growing population will continue to place pressure on the supply of residential land, and it is important that our residential land supply keeps pace with the demand, whilst being careful not to inundate the market with newly released land. The timing of land release for Greenfield and infill development is determined by a number of factors:

- **Economic factors:** The supply of land will depend on the ability of developers to provide appropriate land or house and land packages at accessible prices, whilst still generating the required profit from the activity.
- **Access to Finance:** The cost of, and access to, finance for housing development will also impact on housing supply. Recent moves to tighten credit availability for developers may result in developments being reduced in scope and staged over longer periods.
- **Land values:** Care needs to be taken not to flood the market with residential land, which can affect the property market.
- **Infrastructure provision:** The timing and release of identified urban release areas will be dependent on the provision of infrastructure, in particular reticulated water and sewer systems, community, education and health infrastructure.

- *Policy decisions:* State Government policy continues to focus initial greenfield development stages on the Warnervale/Wadalba area in order to support the establishment of the Warnervale Town Centre and Wyong Employment Zone.
- *Resource issues:* Coal resources and mining/surface subsidence issues also affect the staging of land release in Wyong LGA.

Further obstacles to industry responsiveness in the short to medium term may include: labour shortages, shortages in, and/or high prices for, building materials; strategic and statutory planning processes; developer contributions; and other taxes and charges (National Housing Supply Council, 2010).

Timely provision of infrastructure and services

If not adequately addressed in the planning stage, Greenfield development areas can lack important infrastructure such as water, sewer and roads, as well as services, in particular those aimed at fostering a healthy community, open space and recreation areas, health and medical facilities, and educational opportunities. Otherwise, residents of these communities can become isolated, without ready access to essential services.

Cost of provision of infrastructure and services

The cost of developing greenfield land continues to be high given Government and community expectations in relation to facilities and services being developed early as part of a user-pays philosophy.

Limited housing choice

Population growth and changing demographics has created more demand for housing choice. Housing growth over the last 10 years has been characterised by the development of new greenfield areas consisting largely of large, single dwellings catering for the mid to high end of the market. This housing stock is not a good match for the current and future demographic profile of the LGA, particularly those on very low to moderate incomes. Changes in age structure and household composition, such as an increase in people living alone and single parent families, has created demand for more housing choice.

Planning for our Greenfield and Infill Development Areas:

How do we plan for improvements to OUR GREENFIELD AND INFILL DEVELOPMENT?

Orderly release of land

The release of future development precincts will be undertaken in an orderly manner and will be subject to the timeframes identified by both the Department of Planning & Infrastructure (DP&I) and Council. See the Land Use Strategy chapter for more information on development precinct staging. The actual timing of development will depend on a range of factors, including the economy and the demand for additional housing and employment land. Staging plans therefore have some flexibility to allow

additional land to be released when required. The staging plan needs to be monitored to ensure that there is not an over or under supply of land. Accelerated land release can be considered should supply and demand factors warrant an earlier release and if satisfactory arrangements are in place to forward fund the appropriate infrastructure.

Creating a liveable community

Greenfield developments areas need to be able to access a range of community facilities and services, open space and recreation areas, health and medical facilities, and educational opportunities in order to function as a healthy community. Development of future Greenfield urban release areas will:

- Facilitate the creation of social hubs that satisfy the needs of the community, including community, cultural, education, health and recreation services and facilities
- Coincide with the provision of community and recreational infrastructure, and not be rezoned until this infrastructure is guaranteed
- Ensure that isolated developments within future urban release areas are not rezoned until such time that adequate public transportation infrastructure can be guaranteed
- Incorporate the principles of the Federal Government's Healthy Spaces and Places; Crime Prevention Through Environmental Design (CPTED); and the Universal Design Principles for Accessible Environments, such as facilitating connected and walkable communities.

Monitor residential supply and demand

In order to respond appropriately to residential supply and demand issues, Council will review the Residential Land Monitor on an annual basis, and review population projections and establish specific anticipated future populations for localities identified by the CCRS. The review will consider areas identified by the NWSSP, and viability of higher densities in areas subject to climate change, particularly sea-level rise. This should contain a demographic profile to ensure the right form of housing is being catered for in long-term landuse planning. In addition, the Community Profile and Population and Household Forecasts will be updated following release of 2011 Census data in mid-2012.

Sustainable housing development

Greenfield and infill development provides an opportunity to implement sustainable construction practices at an early stage. Therefore, Council will incorporate incentives and guidance on energy efficient buildings and subdivision design into the Wyong DCP 2013, with a focus on additional development potential for outstanding design.

What are other Government Authorities currently doing?

Central Coast Regional Strategy (CCRS) and North Wyong Shire Structure Plan (NWSSP)

The NWSSP identifies capacity within the northern part of Wyong LGA for 17,800 new dwellings as part of greenfield residential development, to 2031. These dwellings could

accommodate an additional population of around 43,000 persons over the long term, should all of this land be developed. This land will need to be released as part of precinct level planning investigations, for which more detail can be found in the chapter 'LAND USE STRATEGY'.

The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:

What provisions can be incorporated into our Planning Instruments to ensure planning for OUR GREENFIELD AND INFILL DEVELOPMENT can be met?

Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for Greenfield and infill development:

- SEPP (Major Developments) 2005 and major development areas (Warnervale Town Centre, Wyong Employment Zone, Gwandalan north and Gwandalan south) to be included in Wyong LEP 2013
- Settled model provisions (Part 6 – Urban Release Areas) to be included in Wyong LEP 2013 to ensure satisfactory arrangements and services are in place for new urban release areas

Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for Greenfield and infill development:

- The following Chapters of Wyong DCP 2013 will support Council's planning for Greenfield and Infill development:
 - Revision of Chapter 66 – Subdivision
 - Revision of site specific chapters that relate to residential land where appropriate
 - Revision of Chapter 67 – Engineering Requirements for Development. Chapter 67 will be revised for Wyong DCP 2013 and will now be a Design and Construction Manual attached to Wyong DCP 2013 known as Civil Works - Design and Construction Specification
 - Preparation and implementation of a chapter incorporating incentives and guidance on energy efficient buildings and subdivision design, with a focus on additional development potential for outstanding design.

Key Planning Considerations:

Key Planning Considerations for OUR GREENFIELD AND INFILL DEVELOPMENT:

- *Expansion of Urban Release Areas to occur in an orderly manner and be consistent with the timeframes of the NWSSP and Settlement Strategy.*

- *Urban Release Areas should not be progressed until such time that adequate transportation, utility, community and recreational infrastructure can be guaranteed, including matters for consideration identified in Part 6 of Wyong LEP 2013.*
- *Facilitate the creation of social hubs in new Urban Release Areas that satisfy the needs of the community, including community cultural, education, health and recreation facilities.*
- *Incorporate the principles of Healthy Spaces and Places; Crime Prevention through Environmental Design; and the Universal Design Principles for Accessible Environment into new Urban Release Areas*
- *Provide for appropriate housing choice in new Urban Release Areas. This may be assisted by incorporating the findings of the Affordable Housing study.*

Strategic Actions and Local Initiatives:

GREENFIELD AND INFILL DEVELOPMENT

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH09	Review the Residential Land Monitor annually.	WSC					X	<ul style="list-style-type: none"> ▪ Expanding and supporting programs and activities that encourage and enhance neighbourhood connections. This could include street parties and a “Get to know your Neighbours” Program. It will help improve interaction between different generations and cultures and encourage more neighbourly support of each other. 	<p>4.3 Councils are to facilitate competitive land releases in the Region and to meet, as a minimum, the dwelling capacity targets and distribution by centres provided in this Regional Strategy, Work to be done in conjunction with the Department of Planning and delivered through the timely preparation of LEPs.</p> <p>4.7 The majority of future greenfield development to be concentrated around the Warnervale Town Centre and Wyong Employment Zone, via the NWSSP and associated infrastructure plans for the Area. This work will be undertaken by the Department of Planning in conjunction with Wyong Council.</p> <p>4.11 Urban land releases to contribute to additional regional infrastructure costs in line with adopted government policy regarding infrastructure contributions.</p> <p>4.12 Implement expansion of the NSW Government’s new Land Supply Program for the Central Coast to:</p> <ul style="list-style-type: none"> ▪ monitor housing supply and demand in both greenfield areas and existing areas ▪ include the new Employment Lands Development Program be the principal tool for the coordination and staging of land release for both residential and employment lands ▪ report the Central Coast separately from Sydney. <p>4.21 Councils and the NSW Government are to undertake integrated landuse and transport planning to ensure that opportunities to benefit from infrastructure investment are realised.</p> <p>4.22 Councils are to ensure location of new dwellings improves the Region’s performance against the target for State Plan priority E5 ‘Jobs closer to home – increase the proportion of people living within 30 minutes of a city or major centre by public transport in metropolitan Sydney’.</p> <p>4.24 The Department of Planning and Infrastructure is to assess proposed land release areas against sustainability criteria and implications on infrastructure funding.</p>
SH10	Review population projections and establish a breakdown for localities identified by the CCRS.	WSC					X		
SH11	Incorporate incentives and guidance on energy efficient buildings and subdivision design, with a focus on additional development potential for outstanding design.	WSC				X			

Planning for RURAL RESIDENTIAL DEVELOPMENT

HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR RURAL RESIDENTIAL DEVELOPMENT AREAS?

Note: Refer to the Land Use Strategy chapter of this document for further information about sites nominated as potential rural residential development precincts.

Background to OUR RURAL RESIDENTIAL DEVELOPMENT:

Rural residential development refers to development of rural land for residential rather than agricultural purposes. Rural residential lots are larger than typical residential lots, but are usually too small for agricultural use, permitting some ancillary agricultural uses, however such agriculture is classified as 'hobby farming' and most household income comes from non-agricultural pursuits. Rural residential development is a significant market in Wyong LGA as it provides housing diversity in the higher value property market. The demand for rural lifestyles is likely to increase with time.

The major enclaves of rural residential development within Wyong LGA are located in the 7(c) (Scenic Protection: Small Holdings Zone), with approximately 1,350 allotments. The major areas of rural residential development are found at Glenning Valley, Lower Tumbi Valley and Jilliby, generally consisting of 1-2 ha lots. Smaller areas are located at Mardi and Ourimbah. Under current controls the minimum lot size is 2ha, although when specific criteria are satisfied there is the potential to subdivide down to 1ha.

Issues:

What are the current and foreseeable issues that will impact upon development within OUR RURAL RESIDENTIAL DEVELOPMENT AREAS?

Infrastructure Provision

Residents of rural residential development generally expect access to most services and infrastructure provided in urban settlements. However, given the low density, dispersed nature of rural residential development, provision of infrastructure and services is challenging and costly, and reticulated water supply and sewerage, public transport and waste collection services are often not possible in these areas.

Environmental Costs

Environmental costs associated with rural residential development can be significant, particularly given the low lot yields. In particular, the use of on-site sewage management

systems can cause environmental damage if they fail, releasing dangerous levels of sewage pollution into the environment. Sewage pollution causes contamination of water, which can spread disease and lead to environmental degradation. In addition, the establishment of many new dwelling entitlements as part of a rural residential subdivision inevitably leads to more land clearing which can have negative effects on biodiversity.

Loss and/or Fragmentation of Agricultural Land

Rural residential subdivision can result in the loss of prime agricultural land and agricultural industry. Larger farms tend to be more viable than small farms, however due to population and lifestyle pressures (increased desire for rural living), the subdivision of large farms into smaller farms is increasingly common.

Isolated Development

Rural residential subdivision can result in increased numbers of isolated dwellings that can be subject to natural hazards such as bushfire. The isolated nature of this type of development can also reduce access to emergency services.

Landuse Conflicts

Rural-residential properties within traditional agricultural areas can lead to conflict due to amenity issues associated with noise, odour, farm chemicals, visual amenity, and weed infestation. The issue of agricultural-urban conflict particularly arises when there is no separation between agricultural and residential uses.

Sterilising Use of the Site for Future Land Release

There is potential to sterilise land suitable for future urban release by permitting subdivision of large parcels of land in single ownership to be subdivided into numerous small parcels under a large number of different owners. Consideration needs to be given to the highest and best use of the land, prior to making a decision to permit rural residential subdivision. In this regard, the location and attributes of the land, such as proximity to existing urban development, and slope and environmental characteristics of the land needs to be considered when assessing any proposals for rural residential subdivision, so as not to sterilise this land for more intense development in the future.

Housing Choice

Whilst recognising the negative attributes of rural residential development, this landuse does have a role in providing increased housing choice in Wyong LGA. With the growing population of Wyong LGA in mind, it is important to consider all sectors of the real estate market, and rural-residential development tends to provide for what is commonly referred to as "executive housing", which can have flow-on effects for the local economy. In addition, with adequate controls, rural residential development provides an opportunity to place residential development on steeper land or land with visual significance, without significantly compromising the qualities of these areas. In this case, rural residential development may be the highest and best use of this land.

Planning for our Rural Residential Development:**How do we plan for development within OUR RURAL RESIDENTIAL AREAS?****Minimum Lot Sizes**

The retention of minimum lot sizes is the most effective means of maintaining landscape quality, preserving agricultural potential and limiting population densities in environmentally/physically constrained lands. Council will maintain minimum lot sizes whilst identifying opportunities for rural residential development in appropriate locations.

Wyong Valleys Planning Report and Strategy

The *Wyong Valleys Planning Report and Strategy* (Wyong Shire Council, 1998) identified a limited number of additional rural living opportunities, with 15 different "clusters" identified as warranting more detailed assessment prior to any rezoning. The Strategy seeks to accommodate a range of lot sizes in each cluster area to enable larger lots be created in more visually prominent areas or in areas where it is desirable to retain vegetation; and smaller lots be created in less visually or environmentally sensitive locations. To build on this work, Council will identify supply mechanisms to provide for sustainable rural-residential development, including community title subdivisions to protect environmentally sensitive areas.

The Strategy also recommended that Council prepare a DCP to develop appropriate performance criteria for the development of rural-residential areas. These measures will:

- Ensure that development is consistent with the dominant themes of the rural area
- On sloping sites, pier or pole construction should be used
- Establish criteria for to minimise runoff and ensure water quality is not diminished
- Establish guidelines for dams, constructed wetlands, bunds, and swales.

Council will prepare a chapter in this regard as an amendment to Wyong DCP 2013.

Identify Rural Living Opportunities

There are a number of sites with potential for further rural residential development in Wyong LGA, and Council has received a number of rural residential development enquiries. However, these sites also often coincide with areas of significant environmental value, and it is recommended that a strategic landuse review be conducted to identify possible rural-residential and conservation opportunities. Council has undertaken a landuse review to examine rural-residential opportunities in Wyong LGA. The details of this study are found in the chapter 'Land Use Strategy'.

What are other Government Authorities currently doing?**Central Coast Regional Strategy (CCRS) and North Wyong Shire Structure Plan (NWSSP)**

Under the CCRS, opportunities for new rural residential development will be limited to those already provided in the Region and opportunities, if any, identified as a part of the

NWSSP. However, the NWSSP does not identify any areas as being suitable for additional rural-residential development. The CCRS limits expansion of the urban footprint by protecting land west of the F3 Freeway from further urban residential development during the life of the Strategy (to 2031). It can therefore be intuited that the State Government will rely on Council to identify suitable locations for future rural-residential development options. In relation to areas west of the F3 Freeway, the CCRS continues to limit rural residential development to those already provided in the Central Coast Region, as well as limiting urban residential development to the west of the F3 Freeway. However, areas adjacent to or in close proximity to the F3 Freeway will be considered for rural residential development on their merits subject to strict criteria. See *Wyong Valleys Planning Report and Strategy* discussion above.

The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:**What provisions can be incorporated into our Planning Instruments to ensure planning for OUR RURAL RESIDENTIAL DEVELOPMENT can be met?****Wyong LEP 2013**

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for rural residential development:

- No measures identified.

Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for rural residential development:

- No changes to subdivision requirements on rural lands is proposed with site specific controls for rural areas maintained where relevant for Wyong DCP 2013.
- Additional chapters should be added as amendments to Wyong DCP 2013 where needed to facilitate rural residential development arising out of the recommendations of the *Wyong Valleys Planning Report and Strategy* or other significant proposed rural residential development. For example, a rural lands DCP chapter.

Key Planning Considerations:**Key Planning Considerations for OUR RURAL RESIDENTIAL DEVELOPMENT:**

- *Consider the highest potential of land for future urban release when assessing any proposal for rural residential development, so as not to sterilise the land.*
- *Provide for limited rural-residential opportunities in appropriate locations which do not conflict with environmental, water catchment and urban land release programs.*

Strategic Actions and Local Initiatives:

RURAL RESIDENTIAL DEVELOPMENT

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.			
SH12	Review the Wyong Valleys Planning Report and Strategy including identification of supply mechanisms to provide for sustainable rural-residential development, including community title subdivisions to protect environmentally sensitive areas, productivity requirements and associated infrastructure impacts.	WSC					X	<ul style="list-style-type: none"> No actions. 	<ul style="list-style-type: none"> No actions.
SH13	Undertake a strategic review of environmental and rural land to examine opportunities for the creation of further rural-residential and eco-living development opportunities.	WSC					X		
SH14	Develop a DCP chapter (Rural Lands) to provide appropriate controls for rural-residential areas.	WSC				X			

Planning for RURAL HAMLETS

HOW DO WE SUSTAINABLY CATER FOR WYONG LGA RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR RURAL HAMLETS?

Note: Refer to the Land Use Strategy chapter of this document for further information about sites nominated as potential rural hamlet development precincts.

Background to OUR RURAL HAMLETS:

Hamlets are semi-rural residential clusters situated around existing services and infrastructure. For example, the small semi-rural cluster of dwellings at Yarramalong is classed as a hamlet, and is co-located with a Primary School, General Store and Community Hall. The hamlets of Jilliby and Dooralong have experienced some degree of fragmentation over time and have developed a number of community facilities eg. halls, school, church etc. The nature and character of development in these areas is different from surrounding areas. Clustering opportunities in less environmentally and visually sensitive locations is clearly a more desirable way of providing some limited additional rural living opportunities than other options, such as a wholesale reduction of lot sizes.

Issues:

What are the current and foreseeable issues that will continue to impact upon development within OUR RURAL HAMLETS?

Infrastructure Provision

Given the dispersed nature of hamlets, provision of infrastructure and servicing such as sealed roads and community facilities to rural residential development is challenging, and costly. Reticulated water supply and sewerage, public transport and waste collection services are often not possible in these areas due to these factors.

Environmental Costs

Environmental costs associated with hamlets can be significant due to on-site sewage management systems, and potential land clearing.

Loss and/or Fragmentation of Agricultural Land

Rural hamlet subdivision can result in loss of prime agricultural land and industry.

Isolated Development

Rural hamlet development can result in increased numbers of isolated dwellings subject to threats from natural hazards such as bushfire.

Landuse conflicts

Rural-residential properties within traditional agricultural areas can lead to conflict due to amenity issues associated with noise, odour, farm chemicals, visual amenity, and weed infestation.

Housing Choice

Whilst recognising the negative attributes of rural hamlet development, increasing development within our rural hamlets can provide increased housing choice for existing and future residents of Wyong LGA.

Planning for our Rural Hamlets:

How do we plan for development within OUR RURAL HAMLETS?

Wyong Valleys Planning Report and Strategy

The *Wyong Valleys Report and Strategy* identifies limited opportunities for clustering of hamlet type developments within the Wyong Valleys, due to physical limitations to development such as slope and flooding. An initial constraints analysis has revealed that there is potential for development of hamlet areas in Jilliby and Dooralong, however this constraints analysis has revealed that Wyong Creek is not suitable for hamlet development due to constraints including flooding, slope and the pattern of land fragmentation being too dispersed along Yarramalong Road, which would hinder the formalisation of a hamlet area in this location. In addition, further development in the vicinity of Yarramalong village is not feasible due to development constraints such as flooding. In this regard, undeveloped land within Yarramalong village that is subject to these constraints should be investigated for rezoning to a more suitable zone as part of an amendment to Wyong LEP 2013.

Additional development opportunities created as part of these hamlets is likely to be minor, however such development will provide additional housing choice for those residents wishing to reside in these rural hamlet areas. It could also provide a limited number of smaller lots in order to ensure that ageing residents do not need to leave their community when they decide to sell large properties.

The feasibility of development of these hamlets will depend on the results of more detailed analysis of constraints in these areas, as well as the preparation of sympathetic masterplans to ensure that the rural character of this area is retained. Rural hamlet development may be achieved through distinct zoning provisions within the hamlets which could provide landuse opportunities within these areas which are not permitted in the surrounding rural zones.

The Strategy also recommended that Council prepare a Rural Lands DCP to develop appropriate performance criteria for the development of rural hamlet areas, including generic principles such as:

- Strengthening the rural character of hamlets

- Identifying opportunities for siting new development
- Encouraging new development to be compatible with the scale, siting and arrangement of existing buildings, as well as utilising sympathetic design styles and materials
- Providing a mix of lot sizes which reflect the environmental constraints and visual sensitivity of lands identified for rural hamlet development.

What are other Government Authorities currently doing?

The State Government has not addressed rural hamlets in either the CCRS or the NWSSP.

The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:

What provisions can be incorporated into our Planning Instruments to ensure planning for OUR RURAL HAMLETS can be met?

Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for rural hamlet development:

- No key changes incorporated in Wyong LEP 2013. Any future amendments to Wyong LEP 2013 should rely on directions from the CCRS, NWSSP and Settlement Strategy and a supporting landuse strategy prepared to support any amendment
- In future amendments to Wyong LEP 2013, consider the introduction of an equivalent 1(d) Village zoning (Zone RU5 Village) to improve the pattern of development in the rural hamlets of Dooralong and Jilliby if further investigations indicate that limited rural hamlet development can be adequately accommodated
- Review zoning of existing 1(d) Village lands at Yarramalong that are steep or flood affected and rezone to a suitable zoning that reflects these constraints under a future Wyong LEP 2013 amendment.

Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for rural hamlet development:

- Current site specific controls for rural areas maintained where relevant and carried forward in Wyong DCP 2013.
- Additional chapters should be prepared as amendments to Wyong DCP 2013 where needed to facilitate rural hamlet development arising out of the recommendations of the *Wyong Valleys Planning Report and Strategy* or other significant proposed rural hamlet development. For example, a rural lands DCP chapter.
- Council will establish a range of controls and guidelines to promote an improved standard of urban design within our hamlets, including a development strategy which

is sympathetic with the village and rural atmosphere of the Wyong Valleys, which establishes controls on:

- Building placement and landuse options which reflect environmental constraints and visual sensitivity issues
- A mix of lot sizes
- Setbacks
- Traditional architectural styles and building techniques
- Streetscape improvements.

Key Planning Considerations:

Key Planning Considerations for OUR RURAL HAMLETS:

- *Review the Wyong Valleys Planning Report and Strategy to ensure that new hamlet development occurs in a manner which is sympathetic with the village and rural atmosphere of the Wyong Valleys.*

Strategic Actions and Local Initiatives:
RURAL HAMLETS

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
SH15	Develop a DCP Chapter (Rural Lands) to ensure that any future hamlet development is located and developed in a manner which is sympathetic with the village and rural atmosphere of the Wyong Valleys.	WSC				X		<ul style="list-style-type: none"> No actions. 	<ul style="list-style-type: none"> No actions.
SH16	Undertake detailed investigations to determine capability and suitability of hamlets located at Jilliby and Dooralong to support additional development, including consideration to appropriate minimum lot sizes.	WSC		X		X	X		
SH17	Undeveloped land within Yarramalong Village subject to flood and slope constraints should be investigated for rezoning to a more suitable zone as part of an amendment to Wyong LEP 2013.	WSC		X		X	X		

Planning for AFFORDABLE HOUSING

HOW DO WE SUSTAINABLY CATER FOR WYONG LGA RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR AFFORDABLE HOUSING?

Background to OUR AFFORDABLE HOUSING:

Housing is affordable when households are able to pay their housing costs and still have sufficient income to meet other basic needs such as food, clothing, transport, medical care and education. Affordability has become an issue in Wyong LGA as the value of land and housing has risen in line with a national property boom, strong demand and limited supply of homes on the Central Coast. Combined with lower wages available in the Region compared to Sydney and the large percentage of residents on pensions or other forms of income assistance, this creates affordability challenges for people in the private rental market and those who would like to buy a home in the area.

Affordability issues also create housing stress, calculated by looking at the number of people earning an income below the median for a Region and spending more than 1/3 of that income on housing costs. Housing stress can have negative impacts on the local economy, community life and the healthy functioning of families.

Affordable housing options in Wyong LGA include:

- *Public Housing:* There are 2,612 social housing dwellings including those owned or leased by Housing NSW. Public housing represents around 3% of all housing in Wyong LGA which is below the average of 4.8% for the Greater Metropolitan Region. High demand exists for public housing with 10-12 years waiting lists.
- *Caravans and Manufactured Homes:* There are approximately 3,000 permanent caravan and manufactured housing accommodation sites, comprising 2.1% of all housing. Except for Tweed LGA, Wyong LGA has more residents living permanently in residential parks, than any LGA in NSW. The majority of residents are aged over 55 years and in receipt of a pension or benefit. Although Council is generally opposed to the creation or expansion of non-tourist caravan parks or manufactured home estates, it is acknowledged that these developments have a role in providing affordable housing, as well as the perception of safety and a sense of community for some residents.
- *Supported Accommodation and Assistance Programs (SAAP):* There are eight SAAP funded projects in Wyong LGA, targeted towards young people and women in crisis
- Affordable housing can also include everything from unassisted home ownership to low rental or below market rental through to boarding houses and emergency accommodation.

Issues:

What are the current and foreseeable issues that impact upon OUR AFFORDABLE HOUSING?

Increasing Population

The population of Wyong LGA is expected to increase to 200,015 by 2031 (forecast.id, 2010). This will result in demand for additional dwellings. Local demand is also relatively strong as the LGA is creating significant numbers of new households seeking new dwellings. Although there is adequate land zoned for residential use, much of this land has not yet been released for development. This leads to further affordability issues.

Increasing Land Value

Although land value has reached a plateau over recent years, land values have generally raised in line with national property prices. This leads to further affordability issues.

Ageing Population

In 2009, almost 30% of the population of Wyong LGA was in the 55 and over age group. This group usually lives in households of one or two persons and creates a demand for more dwellings as well as more one and two bedroom dwellings. Also this section of the community is often on fixed incomes so as affordability decreases there are few options to offset the real decrease through increasing income.

Changing Living Arrangements

In addition to population growth, a significant factor is the change in household formation with more single parent families and lone person households. As a result these changes have meant both an increase in the demand for housing alongside a shift in the type of housing required. There is a need for greater provision of housing that can accommodate people at different stages of life.

Loss of Affordable Housing

Loss of affordable housing is a significant issue for Wyong LGA. Over the last 10 years there have been significant increases in median house prices and rental payments within the LGA. This has impacted on the very low, low and moderate income groups where high levels of housing stress are being experienced. These include: young people, key workers (nurses, emergency service workers, teachers and so on), one income families, older residents and indigenous families.

Planning for Affordable Housing:

How do we plan for OUR AFFORDABLE HOUSING?

Ensuring that there is an adequate supply of affordable housing is a challenge for local government. Some of the ways in which Council can address affordability issues include:

Promoting Choice: A Local Affordable Housing Strategy for Wyong Shire

The purpose of *Promoting Choice: A Local Affordable Housing Strategy for Wyong Shire* (Wyong Shire Council. 2008), is to provide a cohesive framework to address the housing choice issues affecting the population. It identifies Council's commitment and role in working towards minimizing the level of housing stress in the LGA by retaining and expanding the provision of diverse housing forms.

The intention of the Strategy is that the principles of housing choice and affordability be included in Council's overall LGA planning and become an integral consideration in planning residential development across the LGA to better reflect current and future demographic profile and to promote, protect and produce affordable housing choice and diversity. Most of the recommendations form part of reviews of Council's policies and landuse controls including the LEP and DCPs.

Affordable Housing Study – Planning Controls to Support Housing Affordability and Choice

As part of the implementation of *Promoting Choice: A Local Affordable Housing Strategy for Wyong Shire*, Council is undertaking an Affordable Housing Study to examine, in more detail, planning controls that will support the provision of housing choice and affordability. This will include preparation of appropriate aims, objectives, local clauses and/or provisions for inclusion in Wyong LEP 2013. In addition, there is also scope to provide additional incentives or development controls within the Wyong DCP 2013. The study will also identify alternative opportunities in Wyong LGA for the provision of diverse affordable housing solutions such as voluntary planning agreements, development bonuses, flexible zonings or land dedications. Appropriate types and suitable locations for affordable housing will be identified. The findings of this study will be included in an amendment to Wyong LEP 2013.

Protect existing Caravan Parks and Manufactured Home Estates

Specific controls may be created in planning instruments to protect existing caravan parks and manufactured home estates. Council needs to investigate what controls can be implemented to protect vulnerable types of affordable housing. Major redevelopments that may threaten the existing supply of affordable housing will be required to undertake a social impact assessment that would assist in deciding if the development should go ahead as planned or if some mitigation plan should be put in place. Council will establish a policy that requires major re-development that may threaten the supply of housing choice and affordable housing to undertake a social impact assessment.

Increase housing density around Town and Village Centres

Increasing densities around Town and Village Centres will enable the provision of smaller dwellings, such as apartments and granny flats in centrally located areas. This will assist in abating the shortage of housing as well as providing appropriate housing forms to assist long term affordability.

Other Methods

Council can investigate other opportunities to encourage affordable housing, as follows:

- An approach that involves negotiations with developers for particular developments which lead to conditions being imposed through planning agreements acceptable to both parties. This may or may not deliver concessions to the developer
- A scheme that offers incentives to developers in DCPs in order to deliver some form of affordable housing or pay an equivalent levy
- Require major developments that may threaten the existing supply of housing choice and affordable housing to undertake a social impact assessment
- Move away from homogenous residential uses in low-density zones if appropriate
- Educate the public on housing needs – remove stigma, and increase community acceptance of dwelling types other than large single dwellings.
- Council is investigating affordable housing options for land at the new Warnervale Town Centre development site.

What are other Government Authorities currently doing?

State Government

State Environmental Policy (Affordable Rental Housing) 2009

SEPP (Affordable Rental Housing) 2009 was introduced to increase the supply and diversity of affordable rental and social housing in NSW. It covers housing types including villas, townhouses and apartments which contain an affordable rental housing component, along with secondary dwellings (also known as granny flats), new generation boarding houses, group homes, social housing and supportive accommodation.

NSW Housing

Traditionally the NSW government has addressed affordable housing, by building and managing low cost homes and units and by providing subsidies for living expenses. Currently, there are 2,612 social housing dwellings in Wyong LGA. It is anticipated that vulnerable groups such as the young, Aboriginal people, the elderly and people with disabilities will rise proportionally in coming years. NSW Housing will be aiming to better align housing stock to projected needs, increasing the numbers of one and two bedroom dwellings and refurbishing or converting older dwellings to reflect contemporary living requirements. NSW Housing initiatives include:

- *Centre for Affordable Housing*: Works with Federal, State and Local Government, non-profit organisations, and private companies to generate creative responses to declining housing affordability.
- *The NSW Housing and Human Services Accord Agreement*: Helps clients with disabilities and/or mental health problems live independently and maintain their tenancies; and assists vulnerable families needing access to secure housing.

- *The Housing and Accommodation Support Initiative:* Facilitates access to long-term housing linked to specialist support for people with mental illness.
- *Housing NSW Temporary Accommodation:* Provides short term accommodation in low cost hotels, motels and caravan parks for people who are experiencing a housing crisis.
- *Housing NSW Safe Start:* Helps women with children escaping domestic violence to move into the private rental market.
- *Boarding House Financial Assistance Program Overview:* Provides grants to developers of 'new generation' boarding houses that provide self contained boarding rooms, whether in new projects or as extensions to existing boarding houses.
- *Local Government Affordable Housing Strategy:* Provides a coordinated approach to working with Local Government on affordable housing issues.

Council recently signed a memorandum of understanding (MOU) with NSW Housing, recognising that there are significant benefits to be gained through the development of a collaborative approach to planning for and delivering appropriate housing and services to the Wyong LGA.

Community Housing Providers

Housing NSW, through the NSW Land and Housing Corporation provides assistance to community housing providers to supply subsidised rental accommodation to people on very low to moderate incomes and people with additional needs in NSW. A target provided in the document *Planning for the Future: New directions for community housing in New South Wales 2007/08 – 2012/13*, is to grow community housing in NSW from 13,000 to 30,000 homes over the next 10 years.

Pacific Link is a community housing provider based in Gosford and manages approximately 900 residential properties between Broken Bay and Port Stephens. Council recently signed an MOU with Pacific Link Community Housing Association. The MOU will assist in creating opportunities to share information or assist in projects that will provide value or benefit to the Wyong Shire community through appropriate housing choice.

Federal Government

Nation Building Economic Stimulus Program

The Federal Government has invested \$1.9 billion as part of its Nation Building Economic Stimulus Plan to deliver around 6,000 social housing homes in NSW. Approximately 268 new properties will be added to Central Coast affordable housing stocks through this program, with approximately 132 of these dwellings provided within Wyong LGA. In addition, 570 public housing dwellings have undergone repairs.

Regional Homelessness Action Plan 2010 – 2014: Central Coast

Prepared as a partnership of State and Federal Government, the Regional Homelessness Actions Plan has been developed to identify effective ways of working locally to respond to local homelessness issues.

National Rental Affordability Scheme (NRAS)

Introduced to increase the supply of affordable rental dwellings nationally by 50,000, the NRAS aims to address the shortage of rental housing and rising rents by offering an incentive to build and rent new dwellings at below market rates. A number of providers that operate in Wyong LGA have received funding under the NRAS.

The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:

What provisions can be incorporated into our Planning Instruments to ensure planning for OUR AFFORDABLE HOUSING can be met?

Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for affordable housing:

- Wyong LEP 2013 should review permissible landuses in existing zones to facilitate, where appropriate, alternative forms of housing (e.g. group homes, dual occupancies, attached dwellings etc).
- Following completion, the recommendations of the Affordable Housing Study should be implemented through an amendment to Wyong LEP 2013.
- Wyong LEP 2013 should consider the appropriateness of locations in which manufactured home estates (MHEs) and/or caravan parks are permissible, in relation to accessibility to essential services. This review should also have regard for protection of existing affordable housing stock. Existing MHEs and caravan parks zoned 7(b)(Scenic Protection Zone) to be zoned for the most part to RE2 Private Recreation, with a small proportion of these sites zoned R1 General Residential, R2 Low Density Residential depending on surrounding landuses.

Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for affordable housing:

- The Affordable Housing Study will provide appropriate development controls or incentives for the provision of housing choice and affordable housing. A DCP Chapter should be developed in this regard, as an amendment to Wyong DCP 2013.

Key Planning Considerations:

Key Planning Considerations for OUR AFFORDABLE HOUSING:

- *Support the delivery of a mix of housing types to assist housing diversity and affordability to better accommodate the housing needs of the community.*
- *Improve protection of affordable housing and investigate opportunities to provide additional affordable housing options.*

Strategic Actions and Local Initiatives:

PLANNING FOR OUR AFFORDABLE HOUSING

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH18	Complete and implement the Affordable Housing Study, and investigate opportunities for Council to use planning powers to encourage affordable housing.	WSC		X		X	X	No CSP actions. 4.13 Consider a range of affordable housing strategies, including forms of low-cost housing, suitable zonings and development controls to improve housing choice, and specific schemes. These strategies must be consistent with relevant State policies. 4.14 State Government will develop options for improving housing affordability, with a focus on affordable housing for particular groups in the community. The Department of Housing and Department of Planning to identify how these initiatives can be applied to the Central Coast. 4.15 Councils are to consider the appropriateness of the locations in which residential parks or caravan parks are permissible during preparation of principal LEPs, including their access to services. This review is also to have regard for protection of existing affordable housing stock.	
SH19	Establish a policy that requires major development that may threaten the supply of housing choice and affordable housing to undertake a social impact assessment.	WSC				X	X		

Planning for AGED HOUSING

HOW DO WE SUSTAINABLY CATER FOR WYONG LGA RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR AGED HOUSING?

Background to OUR AGED HOUSING:

Our population is ageing, with significant growth in the numbers of people aged 55 years and over (almost 30% of the population of Wyong LGA). People's housing needs change over time, and housing for seniors needs to be given consideration when planning for growth within Wyong LGA. In general, people aged over 55 years need:

- *Manageable homes:* Housing that is manageable in terms of cleaning and maintenance.
- *Secure homes:* Housing with a greater sense of security.
- *Lower costs:* Due to a large number of retirees being on fixed incomes, lower housing costs are a significant consideration.
- *Accessible dwellings:* More single level dwellings or dwellings accessible by elevators.
- *Smaller dwellings:* More small and single person households mean more demand for smaller dwellings (1-2 bedrooms).
- *Adaptable housing:* Allowing residents to age in place.

Housing specifically provided for older persons is provided in retirement villages, hostels, and nursing homes. At the time of writing, Council records indicate that within the LGA there are 13 retirement village developments – providing a total of 438 assisted care serviced apartments and 1,540 self-care units. There are also 12 hostels providing a total of 578 beds, and 9 nursing homes providing 752 beds. There are 348 Aged Housing units operated by the Department of Housing at locations across the LGA, consisting entirely of 1 bedroom units with the exception of one 2 bedroom unit. 40 Vietnam Veterans housing units are also provided at Norah Head.

In addition, a significant population aged over 55 years is accommodated in caravan parks and manufactured home estates, indicating a high demand for low cost retirement housing that is not being provided by conventional housing developments. Many elderly residents cannot afford the specific retirement housing products available targeted at the higher end of the market. Therefore, large retirement village developments often attract people from outside the Region, rather than meeting the needs of local aged residents.

Issues:

What are the current and foreseeable issues that impact upon OUR AGED HOUSING?

Increasing Population

The population of Wyong LGA is expected to increase to 200,015 by 2031 (forecast.id, 2010). It is anticipated that people aged over 55 years will constitute a significant proportion of this population growth, due to lifestyle and affordability issues within the Sydney Region resulting in retirees choosing to relocate to the Central Coast Region. This will result in demand for additional dwellings, leading to housing shortages and affordability issues if not planned for ahead of time.

Ageing Population

In 2009, almost 30% of the population of Wyong LGA was in the 55 and over age group. This group usually lives in households of one or two persons and creates a demand for more dwellings as well as more one and two bedroom dwellings. Also this section of the community is often on fixed incomes so as affordability decreases there are few options to offset this by increasing incomes. The percentage of the population aged 55 and over is expected to increase as our population ages, which may create shortages of available housing that is appropriate to the needs of older residents. Therefore, we need to ensure that additional aged housing is provided over the next 20 years.

Loss of Low Cost Housing

Loss of low cost housing is a significant issue for Wyong LGA. Our caravan parks and manufactured home estates play an important role in providing affordable housing for our elderly population. As land values and development pressures increase, our existing caravan parks and manufactured home estates may come under threat. We need to ensure that appropriately located caravan parks and manufactured home estates are retained and protected from development pressures.

Ageing in Place

A trend and preference for "aging in place" has been evident for the last 5-10 years. This enables care provision to match the needs of older people without requiring them to relocate to access different levels of care. Both residential and community care systems have the capacity and opportunity to respond to increasing illness, frailty or disability within a person's home or the Residential Aged Care Facility. Many older people prefer to live independently in their local area. Opportunities exist in the construction of adaptable or universal housing and in adapting houses for the needs of aged persons

Shortfall in Aged Care

There is a higher ratio of self care retirement villages to population in the Region but a lower ratio of residential aged care facilities. Shortfalls have been identified in existing residential aged care provision - low and high care and dementia care – within the Region. The Region is below Federal Government benchmarks. Low level care focuses on personal care services and provides accommodation, support services and some allied health services. High level care usually involved 24-hour nursing care combined with accommodation, support services and allied health services.

Aged and specialist residential care provision (residential and community care places) is controlled by the Federal Government. There is a gap between the ratio of allocated places and the number of operational places for reasons such as shortages of available and appropriate sites. A continuum of aged care in a single location which is able to balance the high cost of high level residential care with the higher profit margin of self care units is preferred. This would allow older residents to remain in a single location throughout the aging process and enables couples with different care needs to remain within close proximity

Planning for Aged Housing:

How do we plan for OUR AGED HOUSING?

Promoting Choice: A Local Affordable Housing Strategy for Wyong Shire (2008)

Discussed previously in 'Planning for Affordable Housing', the purpose of this document is to provide a cohesive framework to address the housing choice issues affecting the LGA population. Whilst not the focus of the strategy, consideration is given to aged housing issues, such as demand for more aged housing units as well as more adaptable housing for people over 55 years of age and disabled residents from low income households. A study is currently being undertaken to examine planning controls and how they can support housing affordability and choice, including the identification of appropriate types and suitable locations. Aged housing needs will be included as a key consideration

Affordable Housing Study – Planning Controls to Support Housing Affordability and Choice

As discussed in 'Planning for AFFORDABLE HOUSING', Council is undertaking an Affordable Housing Study to examine planning controls that will support the provision of housing choice and affordability. This study will also consider appropriate forms of affordable aged housing, and will be included in an amendment to Wyong LEP 2013.

Planning Strategies

Future planning strategies will consider the housing needs of the population aged 55 years and over, to ensure appropriate provision of housing units as well as encouraging adaptable housing units so that residents can age in place. There is a need to ensure that

aged housing is well designed and well located – either close to services and facilities or accessible via public transport. The integration of aged housing into the local area both physically and socially is important.

For example, Council can require that more developments provide at-grade or lift access to dwellings, rather than townhouses and walk ups that can be inappropriate for aged housing. Council could promote villa style development via bonuses or relaxation of floor space ratio and/or open space requirements.

Positive Ageing Strategy

Council's Community Plan (2008) identified aged housing issues such as housing affordability for people on the aged pension; as well as the ability to age in place. A recommendation of the Community Plan is that a Positive Ageing Strategy, be prepared. This will consider a range of factors that are important to older people in the community.

What are other Government Authorities currently doing?

Federal Government

Department of Health and Ageing

Aged and specialist residential care provision (residential and community care places) is controlled by the Federal Government. The Department of Health and Ageing provides assistance to elderly residents to continue living in their homes, with a number of available programs, including Aged Care Assessment Teams (ACATs). ACATs comprise a range of health professionals that undertake assessments of care needs and assist with access to available services for elderly residents that are no longer able to manage at home without assistance. This can also include home modifications and maintenance to ensure the dwelling is appropriate.

State Government

State Environmental Planning Policy (Seniors Living) 2004

The purpose of this Policy is to encourage the provision of housing (including residential care facilities) which meets the needs of seniors or people with a disability, in order to increase the supply of appropriately designed dwellings that meet the needs of seniors or people with a disability. These dwellings must also be appropriately located within close proximity to existing infrastructure and services. The provisions of this policy override the provisions of Council's Local Environmental Plan.

Ageing, Disability and Home Care

Ageing, Disability and Home Care (ADHC) is part of the Department of Family and Community Services. The aim of the Department is to provide better and more integrated services for vulnerable client groups in NSW. Amongst other things, ADHC is responsible for providing services and support to older people, including home modifications to assist elderly residents to remain in their homes rather than move to aged care facilities.

Housing NSW

Housing NSW provides 17 Senior Communities within Wyong LGA. Senior Communities are public housing complexes that house people over 55 years of age, and are generally located in areas with good access to shops, transport and other services.

The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:

What provisions can be incorporated into our Planning Instruments to ensure planning for OUR AGED HOUSING can be met?

Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for aged housing:

- The Standard Instrument mandates additional uses in a range of residential zones such as “respite day care centres” and “seniors housing”. These will be included in Wyong LEP 2013.
- Following completion, the recommendations of the Affordable Housing Study will be implemented through an amendment to Wyong LEP 2013. This should include a review of permissible landuses in existing zones to facilitate aged housing (e.g. group homes, seniors housing, dual occupancies, attached dwellings etc).

Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for aged housing:

- A new chapter for aged care should be included in a future amendment to Wyong DCP 2013.

Key Planning Considerations:

Key Planning Considerations for AGED HOUSING:

- *Provide for a mix of housing types, including housing that will accommodate an ageing population and smaller household sizes.*
- *Ensure aged housing is well designed and located in relation to community facilities and services and public transport.*
- *Require new buildings to be designed to be able to adapt to meet the needs of a changing demographic and, where appropriate, to alternative future uses.*

Strategic Actions and Local Initiatives:

PLANNING FOR AGED HOUSING

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH20	Develop and implement a Positive Ageing Strategy, as identified by the Community Plan, 2008	WSC					X	<ul style="list-style-type: none"> Encourage and value genuine youth and seniors participation in the community. 	<p>4.2 Councils are to provide for a mix of housing types, including housing that will accommodate an ageing population and smaller household sizes through the preparation of LEPs and strategies.</p> <p>4.17 Councils to incorporate provisions into development control plans that require new buildings to be designed to be able to adapt to meet the needs of a changing demographic and, where appropriate, to alternative future uses.</p>
SH21	Examine appropriate guidelines for adaptable housing.	WSC				X			