



PLANNING for LAND USE

Wyong Shire Council

SETTLEMENT GROWTH OPPORTUNITIES

The Central Coast Regional Strategy (CCRS) identifies that by 2031, Wyong LGA needs to accommodate 70,000 more people; 39,500 new homes; and 27,000 new jobs. The previous chapters have described the key issues that will need to be considered as our LGA continues to grow. Consideration has been given to our community, utilities infrastructure, transport, environment, natural hazards, economy & employment, and settlements & housing. A number of the key themes raised throughout these previous chapters have been extracted as primary and secondary constraints to future growth within Wyong LGA. These constraints have been utilised to identify pockets of unconstrained land that may be suitable for future growth opportunities.

Note that land identified for future investigation for urban or rural-residential uses in greenfield areas or development within the infill growth areas for urban, commercial or industrial uses will be subject to detailed investigations to determine land capability.

METHODOLOGY

Primary Constraints

Areas subject to one, some or all of the following primary constraints have been excluded from consideration as future investigation areas for urban and/or rural residential uses:

- 1 **Water Catchments** – Wyong, Porters Creek, Mardi and Ourimbah
- 2 **Protected lands** – National Parks, State Forests, SEPP 14 Wetlands, SEPP 26 Littoral Rainforests, Property Vegetation Plans
- 3 **Endangered Ecological Communities** (EECs)
- 4 **Green Corridors** – Existing and proposed Green Corridors
- 5 **Gradient** – Slopes greater than 15% gradient
- 6 **Flood prone land** – Land subject to the Probable Maximum Flood (PMF), or 1% Annual Exceedance Probability (AEP) flood area where PMF data not yet available. PMF data is available for the Tuggerah Lakes and Porters Creek catchments, with the 1% AEP data utilised in remaining areas.

Secondary Constraints

Areas subject to one, some or all of the following secondary constraints (but no primary constraints) will need to meet strict development criteria in order to permit future growth:

- 1 Mine Subsidence Areas
- 2 Areas of mineral and/or coal resource significance
- 3 Riparian Vegetation and Buffers

- 4 Vegetated Land (regionally over-cleared vegetation types, more than 70% cleared).
- 5 Bushfire Hazard
- 6 Acid sulfate soils
- 7 Agricultural Suitability
- 8 Heritage Items and Cultural/Scenic Landscapes
- 9 Servicing constraints.

Multi-Criteria Analysis

The primary constraints to settlement growth listed above have been used as part of a multi-criteria evaluation. The primary (or absolute) constraints have been mapped and layered as part of a sieve analysis to determine areas of unconstrained land suitable for consideration for future development opportunities. The multi-criteria analysis has revealed relatively few areas throughout Wyong LGA considered free of primary constraints. Land identified as relatively unconstrained (future investigation areas) has been examined having regard to other criteria for settlement growth, including the secondary constraints listed above to broadly determine suitable investigation areas for future settlement.

Note: The accuracy of the available mapping cannot be guaranteed and may need to be determined with supplementary ground-truthing investigations.

PRECINCT-WIDE APPROACH

In order to prevent land release and development in an ad-hoc manner, Council and the DP&I encourage a precinct-wide planning approach. The North Wyong Shire Structure Plan (NWSSP) identifies 20 development precincts to accommodate future residential and employment land, with a total area of almost 1,900ha. This Settlement Strategy also identifies additional future potential fringe rezonings.

URBAN DEVELOPMENT

Existing Zoned Land

There is a significant amount of land within Wyong LGA that is appropriately zoned for residential or employment uses but which is not yet developed. This land is identified on Figure 30. These sites are identified as either 'Significant landholdings currently zoned for residential purposes' or 'Significant landholdings currently zoned for employment purposes'. In relation to areas outside the NWSSP area, there are significant landholdings currently zoned for residential purposes at south Bateau Bay, Tumbi Umbi and Ourimbah.

Wyong Residential Development Strategy (RDS)

Note: Due to the similar objectives of the Wyong RDS to this Settlement Strategy, the RDS will be replaced upon adoption of the Settlement Strategy.

In 2002, Council adopted the RDS to provide a comprehensive strategy to guide residential development in Wyong LGA and to plan for residential development which is environmentally, economically and socially sustainable. The RDS also identified a number of potential future development precincts across the LGA, and applied timeframes for investigation of these areas based on short, medium and long-term priorities.

NWSSP development precincts have superseded the majority of RDS development precincts. However, there are a number of former RDS sites that are not included in a NWSSP development precinct. In order to ensure fairness for landowners within these RDS precincts, and in recognition of the predominant 10(a) (Investigation Precinct Zone) of these sites, it is recommended that these areas be retained as investigation precincts. These sites will be treated in the same manner as the NWSSP “Strategically located, constrained sites”, subject to further investigation and offset strategies to define conservation requirements and development potential.

Note that it in continuing to identify these sites as “Retained Sites” it is not Council’s intention to raise the expectations of landowners that this land will be rezoned to permit urban development. In fact, it is likely that these sites have limited development potential as a large proportion of these sites are identified as future ‘Green Corridors’ in the NWSSP. Any future decisions in relation to these sites will depend on favourable outcomes from landuse investigations to determine the suitability of each site for future development and/or green corridors. Therefore, more detailed investigations will need to be undertaken for these areas. It is recommended that the sites are investigated either:

- 1 As part of a comprehensive study of all remaining 10(a) (Investigation Precinct Zone) land that is not located within a NWSSP precinct. These sites can then be appropriately rezoned for either conservation or development purposes; or
- 2 By incorporation into the study area for the relevant adjoining NWSSP precinct. For example, the area of Wyong RDS Precincts 8B and 8C excluded from NWSSP precincts could be included in the study area for NWSSP Precincts 3A and/or 3B; or
- 3 As part of the investigations involved in preparing the future Green Corridor Plan; or
- 4 As separate rezoning investigations if deemed appropriate.

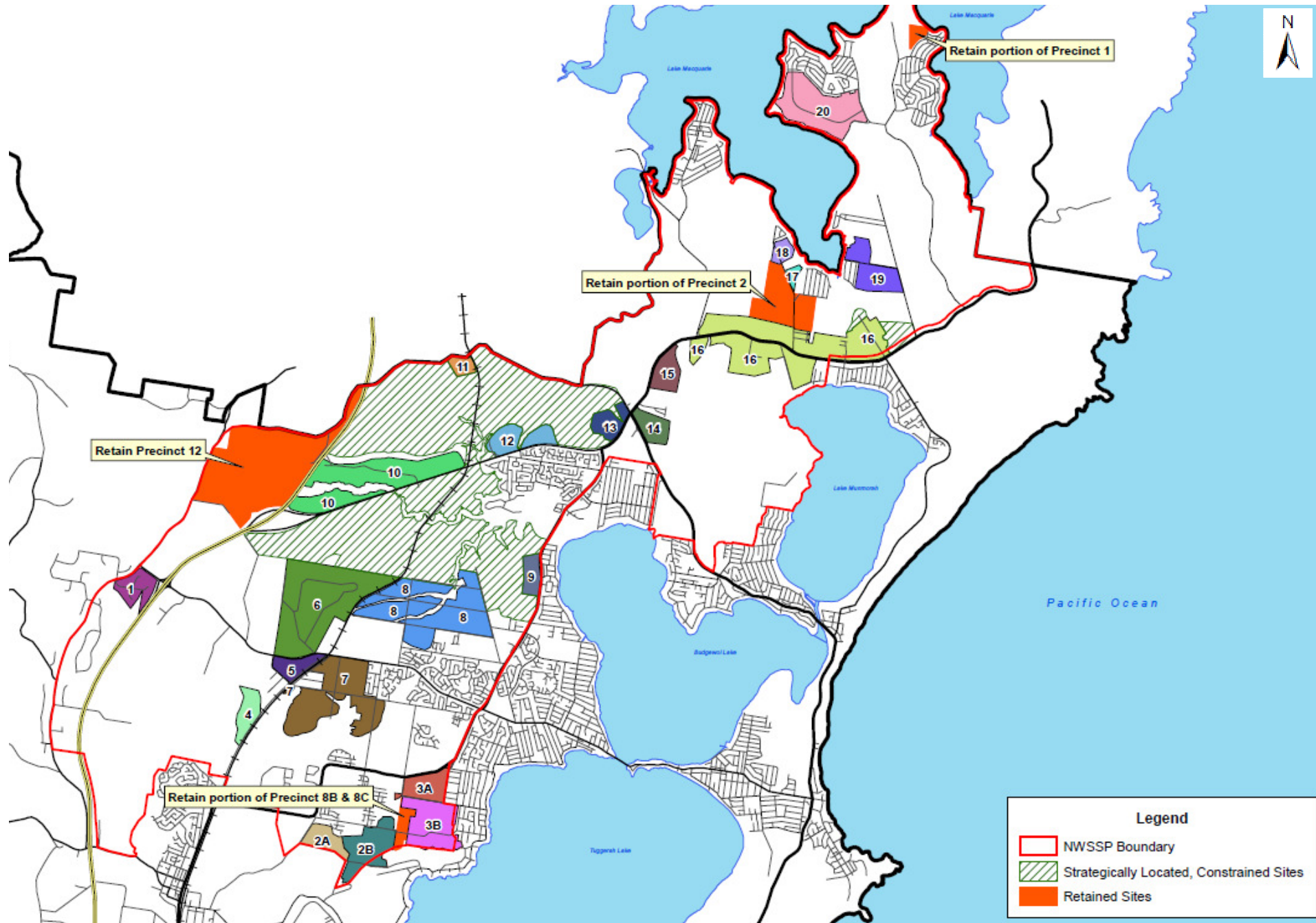
This is considered to be the best approach for the remaining areas of the former RDS sites. A review of the status of RDS sites has been undertaken as part of this Settlement Strategy, which can be found in Table 26. The RDS retained sites are depicted in Figure 28.

#	Location	Priority	%	NWSSP Precinct	Retain?
1	Gwandalan Summerland Pt	Short	70%	No. Only small portion yet to be appropriately zoned.	Yes
2	Chain Valley Bay	Long	0%	Partial – Precincts 16, 17 & 18. Area excluded mainly green corridor.	Yes – Area excluded from NWSSP
3	Doyalson East	Long	0%	Yes – Precincts 14 & 15.	No
4	Doyalson	Medium	0%	Yes – Precincts 12, 13 & strategically located, constrained site.	No
5	Blue Haven	Short	100%	No.	No – Completed.
6A	Woongarra – East	Medium	0%	Yes – Precinct 8.	No
6B	Charmhaven Industrial *	Long	0%	Yes – Strategically located, constrained site.	No
6C	Woongarra – West	Medium	0%	Yes – Precinct 8 & small portion in Warnervale Town Centre.	No
7A	Warnervale South	Medium	0%	Yes – Precinct 4, 5 and 7	No
7B	Warnervale East	Short	100%	No.	No – Completed.
8A	Wadalba North-West	Short	50%	No. Only small portion yet to be appropriately zoned.	No – Completed.
8B	Wadalba East	Medium	0%	Partial – Precincts 3A & 3B. Large area excluded (mainly green corridor).	Yes - Area excluded from NWSSP
8C	Wadalba South	Long	0%	Partial – Precincts 3A & 3B. Area excluded mainly green corridor.	Yes - Area excluded from NWSSP
9	Kanwal	Short	100%	No.	No – Completed.
10	Bruce Crescent	Long	0%	Yes – Precinct 6.	No
11	Warnervale West Industrial *	Medium	0%	No – Zoned as Wyong Employment Zone (WEZ) State Significant Site.	No
12	Kiar	Long	0%	No.	Yes
13	Halloran Industrial*	Medium	0%	No – WEZ.	No
14	Jiliby Industrial*	Medium	0%	No – WEZ.	No
16	Mardi	Short	100%	No. Appropriately zoned.	No

* Proposed Employment Lands. All Precincts are proposed residential land with the exception of those sites marked with an asterisk.

Table 25: Residential Development Strategy Sites

Figure 28: Residential Development Strategy: Retained Sites



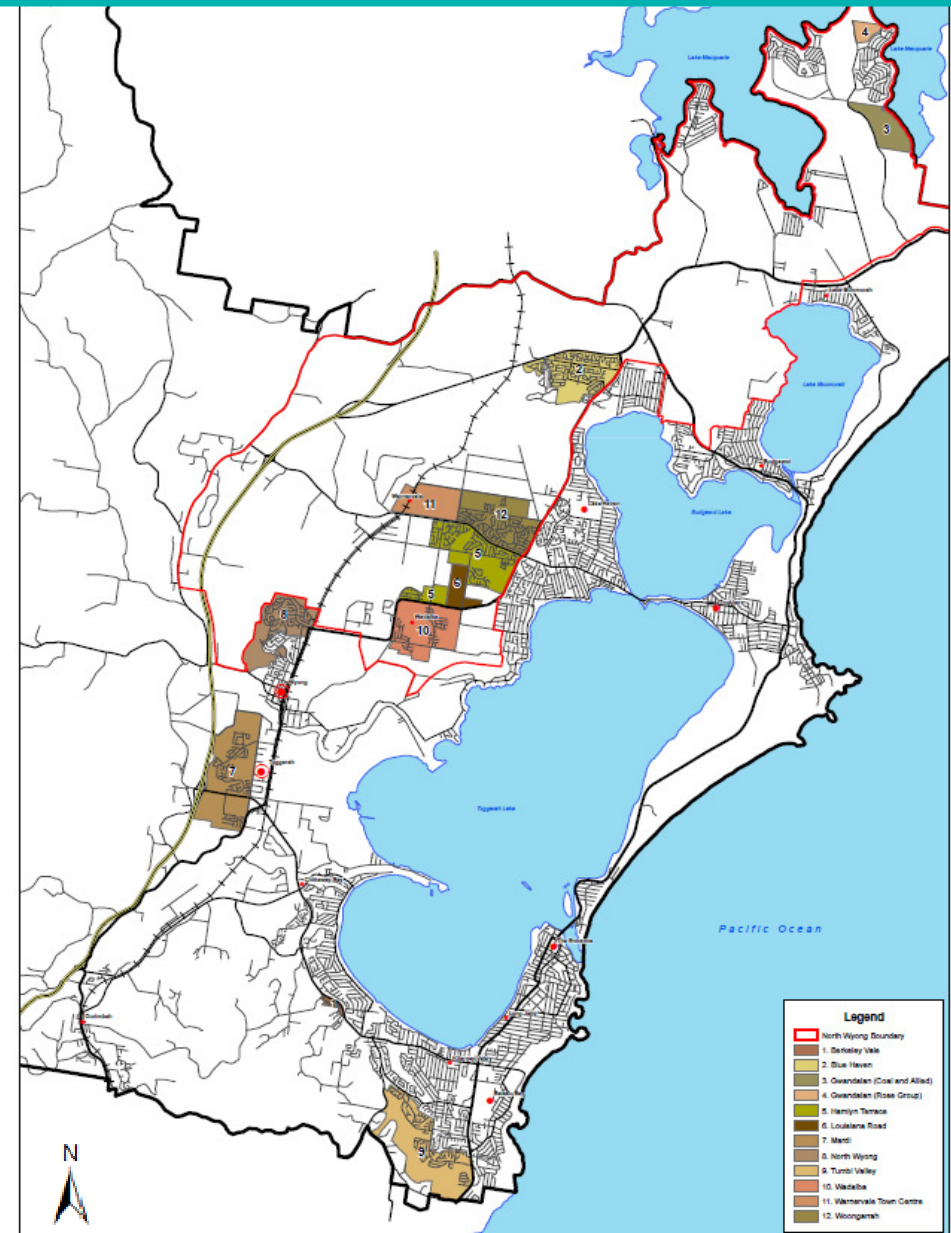
Metropolitan Development Program (MDP)

The State Government maintained Metropolitan Development Program (MDP) coordinates the planning and servicing of new residential land in identified urban release areas and major infill sites in existing urban areas. A review of MDP sites can be found in Table 27 (below) and mapped in Figure 29 (right):

#	Location	Description of Proposal	% Complete
1	Berkeley Vale	Not zoned nor serviced	100%
2	Blue Haven	Zoned with Lead in Infrastructure	90%
3	Gwandalan (South)	Zoned (small portion with trunk infrastructure)	0%
4	Gwandalan (North)	Zoned (small portion with trunk infrastructure)	0%
5	Hamlyn Terrace	Zoned with Lead in Infrastructure	90%
6	Louisiana Road	Zoned with Lead in Infrastructure	20%
7	Mardi	Zoned with Lead in Infrastructure	60%
8	North Wyong	Zoned with Lead in Infrastructure	75%
9	Tumbi Valley	Zoned with Lead in Infrastructure	70%
10	Wadalba	Zoned with Lead in Infrastructure	90%
11	Warnervale Town Centre	Zoned (small portion with trunk infrastructure)	0%
12	Woongarah	Zoned with Lead in Infrastructure	90%
13	Summerland Point	Zoned with Lead in Infrastructure	90%

Table 26: MDP Sites – Wyong LGA

Figure 29: MDP Development Precincts



Greenfield and Infill Development Opportunities – NWSSP

The NWSSP identifies the vast majority of future greenfield and infill development opportunities within the north of Wyong LGA, with an additional 16,682 greenfield residential dwellings to be provided by 2031. These dwellings could accommodate an additional population of around 42,000 persons. The NWSSP has mapped broad-scale constraints for Wyong LGA, and used this to determine areas suitable for future residential, commercial, or industrial growth. Potential development precincts identified in the NWSSP can be viewed as part of Figure 30.

Strategically Located, Constrained Sites

The NWSSP identifies large areas of land as "Strategically located, constrained sites subject to further investigation and offset strategies to define conservation requirements and development potential". This area contains indicative green corridors, and valuable vegetated areas containing EEC's and habitat for a large number of threatened species. Parts of Bushells Ridge and Wallarah also contain significant clay resources beneath them. Strategically located, constrained sites are identified on Figure 30.

There may be the potential for some of this land to be developed in the future. However, until environmental offset strategies have been developed it is not known how much land within this category will be developable. Therefore, more detailed investigations will need to be undertaken for these areas. It is recommended that the sites are investigated either:

- 1 As part of a strategic landuse review to fully examine environmental, clay mining, infrastructure and development issues within land identified as "Strategic land subject to further investigation" before any further land is rezoned within this area. This study will engage all stakeholders, including State Government agencies; or
- 2 By incorporation into the study area for the relevant adjoining NWSSP precinct; or
- 3 As part of the investigations involved in preparing the future Green Corridor Plan; or
- 4 As separate rezoning investigations if deemed appropriate.

Green Corridors - NWSSP

As discussed in the 'Planning for ENVIRONMENT' chapter of this document, one of the key measures identified to improve or maintain biodiversity levels is through the creation of Green Corridors. The NWSSP identifies the general layout of our proposed Green Corridor network. However, the level of detail required to appropriately implement the Green Corridor network is beyond the scope of the NWSSP and/or this Settlement Strategy. The draft Central Coast Regional Conservation Plan (CCRCP) will also not provide detailed information to enable implementation of the network by way of appropriate zoning and other planning controls.

There are a number of options available to assist with the implementation of our Green Corridor network. It is recommended that the Green Corridor network is investigated and

implemented by way of preparation of a Green Corridors Plan that will identify the locations of and the minimum width and length required for our Green Corridors.

This option is favoured over a piecemeal approach whereby the Green Corridor is investigated and implemented during development precinct investigations subject to the NWSSP. This may result in ad-hoc implementation of the Green Corridor network, with long delays in linking the network. These delays could lead to degradation of these future Green Corridors, decreasing the viability of these areas as Green Corridors as well as increasing regeneration and maintenance costs. There will also be areas of proposed Green Corridor that are located outside the investigation precinct areas and these sites need to be dealt with appropriately.

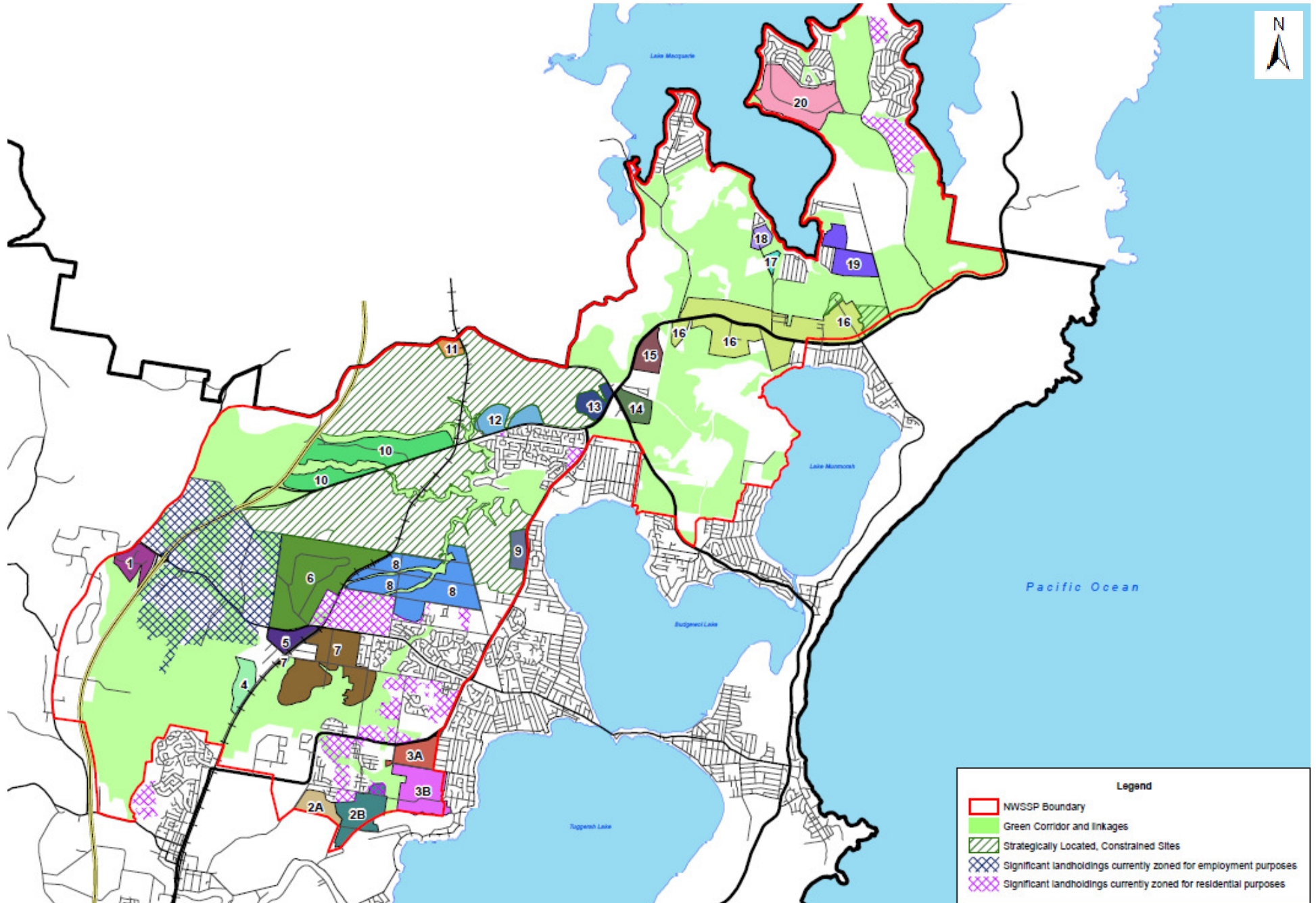
Resolution of these issues can only be reached through a co-ordinated strategic planning approach involving the landowners, DP&I, Council and other relevant Government agencies such as the OEH. Council will prepare a Green Corridors Plan that will identify the locations of and the minimum width and length required for our Green Corridors. This plan will require detailed ecological investigations with a focus on:

- The location, nature and conservation value of the vegetated land including any threatened species listed under State and Federal legislation
- The role of this land in creating a possible Green Corridor
- The preferred pathway or pathways for the Green Corridor
- The location of local corridors, including riparian areas, and links to planned corridors outside the NWSSP area (e.g. Wyee Planning Strategy Corridors)
- The extent of potential biodiversity losses from development and the need for and extent of off-sets.

There are several areas within the possible Green Corridor network that present significant land use planning issues, such as the sites mentioned above in the categories 'Strategically Located, Constrained Sites' and 'Retained Sites - RDS' such as the retained RDS Precinct 12 at Kiar. These sites require more detailed investigation to determine their environmental values, development potential, and appropriate zoning and development controls. The key objective for these sites will be to achieve a balance between development and biodiversity conservation, within the broader context of the NWSSP, Settlement Strategy, and draft CCRCP. Note that the location of the Green Corridor network is likely to significantly reduce the development potential of these sites.

A plan detailing the location of the proposed Green Corridor network is located in Figure 30.

Figure 30: North Wyoing Shire Structure Plan – Development Precincts & Green Corridors



Greenfield and Infill Development Opportunities – Other Opportunities

Council has carried out a multi-criteria constraints analysis of areas outside the NWSSP area and determined that a number of sites have potential merit for development opportunities. However, note that land within the NWSSP area has not been separately investigated as part of this Settlement Strategy, as the Department of Planning & Infrastructure (DP&I) recently completed a thorough analysis of this area as part of the supporting studies involved in the preparation of the NWSSP. Therefore, future investigation areas identified in the NWSSP have been incorporated into this Settlement Strategy in accordance with the NWSSP.

The methodology utilised in identifying potential additional greenfield and infill development opportunities is described in the Methodology section, above. In addition, land ownership was taken into consideration in identifying suitable infill development sites. The multi-criteria analysis procedure indicated that there are limited sites capable of supporting additional greenfield and infill development opportunities in Wyong LGA, as extensive areas of land are affected by primary constraints such as water catchments, flooding, steep slopes or are of high environmental value.

This initial multi-criteria analysis identified a number of precincts warranting further investigation. The number of suitable precincts was reduced to seven when evaluated against further land suitability considerations that were weighted as follows:

- **Location:** Proximity to public transport, schools, community services etc (20%)
- **Adjoining Landuses:** Potential for conflict with existing/future landuses (20%)
- **Flooding:** Flood Free Access (20%)
- **Scenic Value:** Visual Prominence (20%)
- **Environmental Value:** Vegetated Land (more than 50%) (20%).

The results of the land suitability analysis are contained in Table 28 (following page) and potential investigation areas are shown in the potential future greenfield and infill development sites map. The overall potential of each investigation area was assigned an overall potential rating as follows:

- **High:** High suitability for potential future settlement due to the minimal influence of “land suitability” considerations
- **Medium:** Moderate suitability to support future settlement due to the effect of a range of “land suitability” considerations
- **Low:** Limited suitability for future settlement as these areas are affected by a range of serious “land suitability” considerations.

Those areas which achieved a high or medium rating will be given a priority for closer examination of their potential to support greenfield or infill development. Areas of land which received a low suitability rating will be given a lower priority. The sites that are considered to be the most capable and suitable for greenfield or infill development are

located at McPherson Road, Mardi; Geoffrey Road, Chittaway Point; and Berkeley Road, Berkeley Vale.

However, development options for these sites will be subject to further investigations being conducted in these areas. Areas identified as having the potential to support additional greenfield or infill development opportunities will not be rezoned as part of Wyong LEP 2013. Further investigations including detailed studies on environmental and development constraints will need to be undertaken to determine whether these areas are capable and suitable for greenfield or infill development opportunities.

It should be noted that by identifying these sites that may be potentially suitable for development, Council is not aiming to raise the expectations of landowners that this land will at some stage be rezoned to permit subdivision for greenfield or infill development. Instead, the aim is to identify sites that may be suitable for future greenfield or infill development, should there be sufficient demand for this type of development in the future.

Table 28 details the evaluation criteria utilised to determine the overall suitability rating for each potential infill development site. Figure 31 depicts the sites identified as potential future infill development precincts:

Employment Land Opportunities

The NWSSP has identified the majority of future employment land development opportunities within the Wyong LGA. One additional employment land development opportunity has been identified as part of this Settlement Strategy, located within the Precinct 7A investigation area (NWSSP Precinct 4). The PEP, previously known as Country Music Park, is discussed in the chapter “Planning for ECONOMY & EMPLOYMENT”. Issues associated with physical and environmental constraints together with servicing affect a number of the existing employment land precincts, these issues should be examined in more detail as part of the Employment Lands Study.

Other Opportunities

There are likely to be other minor opportunities for rezoning investigations for additional land not identified in the NWSSP, MDP, or Settlement Strategy. While these will not add significantly to the total housing or employment land supply in the LGA, they will need to be assessed within a framework of social, economic and environmental criteria, and must also satisfy the Sustainability Criteria outlined in the CCRS.

Conclusion

A combined map depicting all NWSSP development precincts; strategically located, constrained sites; proposed green corridors; retained RDS sites; and existing zoned residential and employment land can be found at Figure 32.

Site	Proximity to public transport, schools, community services	Conflict with Existing / Future Land Uses	Flood Free Access	Visual Prominence	>50% Vegetated	Overall Suitability Rating
1 Norah Head (Barton St)	Schools: Catholic = 1.75km; Public = 2.5km; High School - Public = 8.5km; Shops: Norah Head neighbourhood centre = 300m; Toukley Local Centre = 3.5km; Community services: Toukley Local Centre = 3.5km; Public Transport: Bus service.	No – No anticipated conflict with existing or future land uses. Residential use considered highest and best use of the site.	Yes	No – Not highly visible due to topography of the site.	Yes	Medium
2 Norah Head (Soldiers Point Dr / Victoria St)	Schools: Primary schools - Catholic = 2km; Public = 2.75km; High School - Public = 2km; Shops: Norah Head neighbourhood centre = 600m; Toukley Local Centre = 3.75km; Community services: Toukley Local Centre = 3.75km; Public Transport: Bus service.	Yes – May conflict with use of the area as a visual buffer and natural bushland area between the Norah Head residential area and Soldiers Beach.	Yes	Yes – Visually prominent site which currently acts as a buffer between the residential area of Norah Head and the Soldiers Beach area.	Yes	Low
3 Berkeley Rd, Berkeley Vale	Schools: Primary School - Public = 2.75km; High School - Public = 1.4km; Shops: Chittaway Bay Local Centre = 1.75km; Community services: Chittaway Bay Local Centre = 1.75km; Tuggerah Local Centre = 4.5km; Public Transport: Bus service.	No – Backs on to industrial land, however there is no demand to expand the industrial zone in this direction, and due to slope the site is better suited to residential than industrial development.	Yes	Partial – Western side of site visible from Enterprise Drive. Design of any future development needs to be sensitive to visual prominence of site.	Yes	Medium
4 Geoffrey Rd, Chittaway Point	Schools: Primary School - Public = 1km; High School - Public = 2.8km; Shops: Chittaway Bay Local Centre = 800m; Community services: Chittaway Bay Local Centre = 800m; Tuggerah Major Centre = 2.5km; Public Transport: Bus service.	No – No anticipated conflict with existing or future land uses. Residential use considered highest and best use of the site.	Yes	No – Not highly visible due to topography of the site.	No	High
5 Elizabeth Bay Dr, Lake Munmorah	Schools: Primary School – Catholic = 2.5km; Public = 2.5km; High School - Public = 2.5km; Shops: Lake Munmorah Local Centre = 4km (proposed); Community services: Lake Munmorah Local Centre = 4km (proposed); Lake Haven Local Centre = 10km; Public Transport: Wye Station = 15km	Yes – Adjacent to Munmorah State Conservation Area (SCA). May conflict with use of area as a natural bushland and visual buffer between Lake Munmorah residential area and the SCA.	Yes	Yes – Visually prominent site currently acts as a buffer between the residential area of Lake Munmorah and the Munmorah State Conservation area.	Yes	Low
6 McPherson Road, Mardi	Schools: Primary School – Catholic = 2km; Public = 3.5km; High School - Public = 3.1km; Shops: Tuggerah Local Centre = 2km; Community services: Tuggerah Major Centre = 2km; Public Transport: Tuggerah Station = 3km	No anticipated conflict with existing or future land uses. Residential use considered highest and best use of the site. NOTE: Site in MDP area – see below.	Yes	Not highly visible due to topography of the site.	No	High
7 Cobbs Road, Mardi	Schools: Primary School – Public = 2.6km; High School - Public = 6km; Catholic = 3.5km; Shops: Tuggerah Major Centre = 1.6km; Community services: Tuggerah Major Centre = 1.6km; Public Transport: Tuggerah Station = 2.5km	Yes – Site located adjacent to F3 interchange, and may be more appropriate for future employment land. Also subject to safety considerations due to Mardi Dam proximity.	Yes	Yes – Visually prominent site adjacent to F3 interchange. Design of any future development needs to be sensitive to visual prominence of site.	No	Low
8 39 Baileys Road, Ourimbah	Schools: Primary School – Public = 800m; High School - Public = 1.6km; Shops: Lisarow Neighbourhood Centre = 1.6km; Community services: Gosford Regional Centre = 8km; Public Transport: Lisarow Station = 1km	No – No anticipated conflict with existing or future land uses. Residential use considered highest and best use of the site.	Yes	Partial – Visually prominent site adjacent to Pacific Highway. Design of any future development needs to be sensitive.	No	Medium

Table 27: Potential additional greenfield or infill development sites

Figure 31: Potential Infill Development Precincts

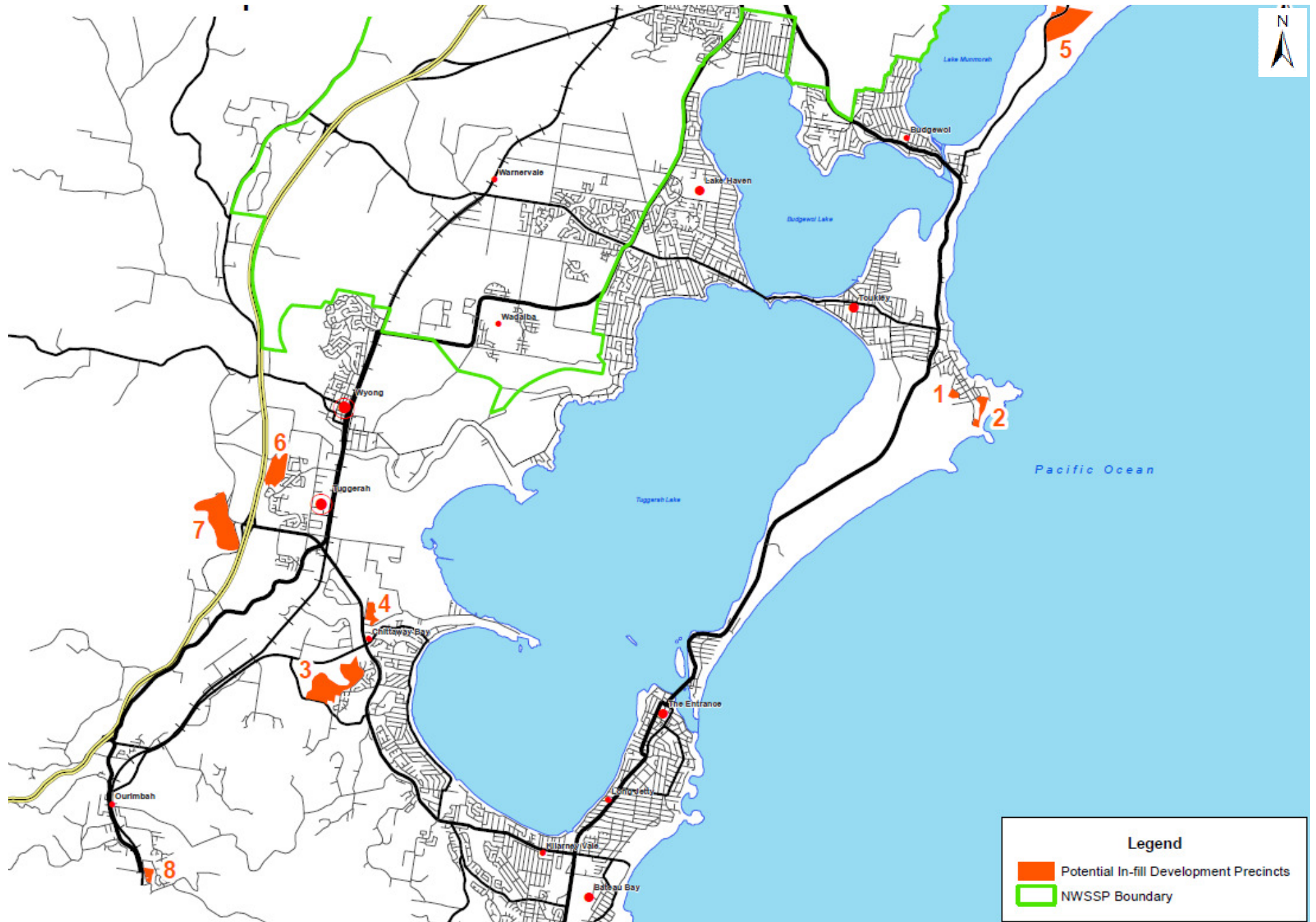
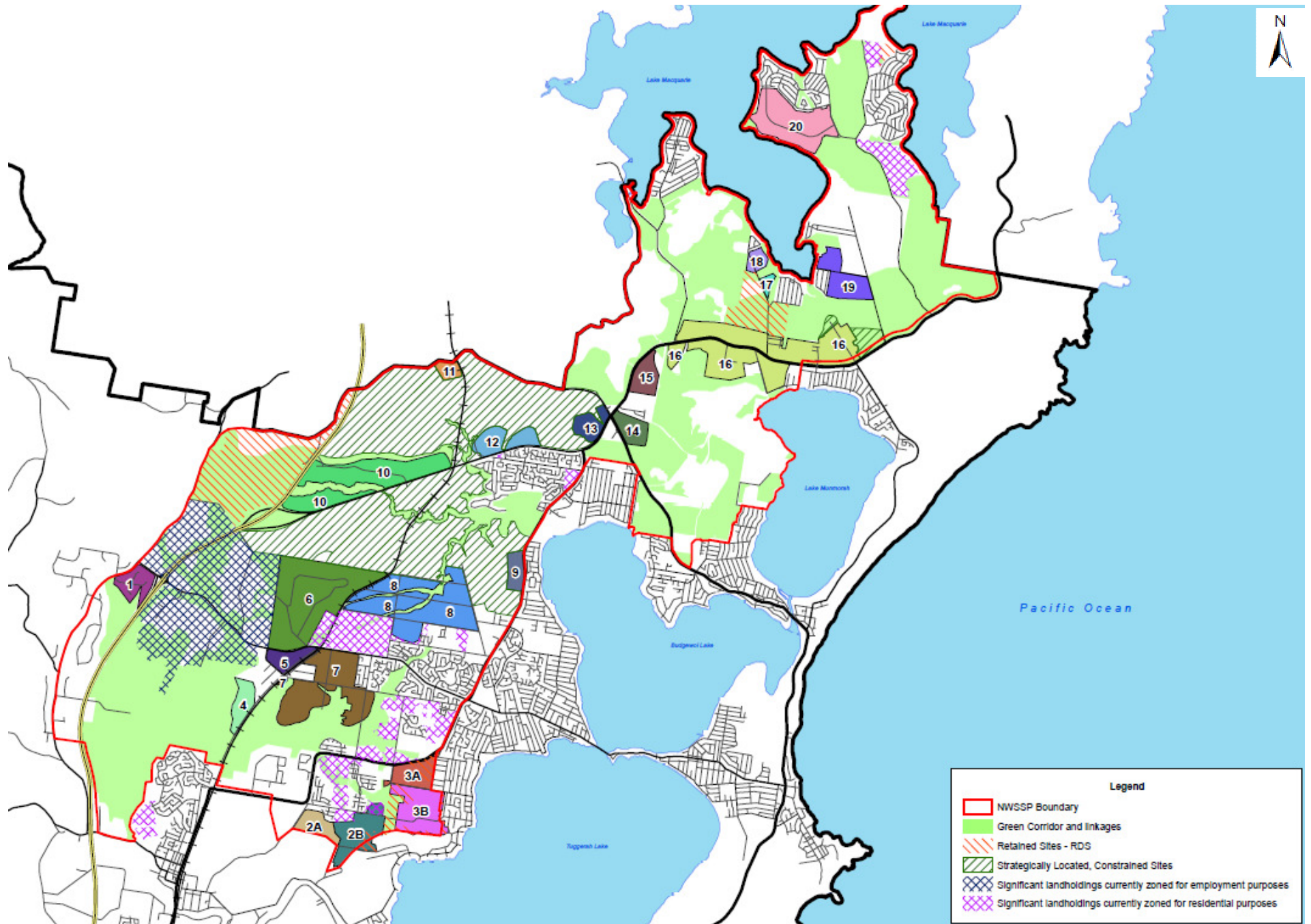


Figure 32: Combined Map



RURAL DEVELOPMENT

Rural-Residential Opportunities

There is a limited supply of rural-residential land within Wyong LGA. Interim Development Order No. 100, gazetted approximately 30 years ago, directly addressed the supply of large rural-residential lots within Wyong LGA. However, since this time there has only been a limited number of additional rezonings to provide for rural-residential subdivision and lands zoned for rural-residential purposes are now almost fully developed, with a preliminary review of all 7(c) (Scenic Protection Zone) land indicating that there is potential for only 200 additional lots if all landowners chose to subdivide. The last review of rural residential development was undertaken in the *Wyong Valleys Planning Report and Strategy* (Wyong Shire Council, 1998). As a result, it has been determined that the issue of rural-residential development should be revisited as part of this strategy.

The methodology utilised in identifying potential rural-residential opportunities is described in the Methodology section, above. The multi-criteria analysis procedure indicated that there are limited sites capable of supporting additional rural-residential development, as extensive areas of land are affected by constraints such as flooding, steep slopes, and EEC's. Beyond the primary constraints listed at the beginning of this chapter, investigation areas for rural-residential development are restricted to land within 5km of existing settlements, recognising that this will not only reduce the need to provide additional facilities within these areas, but also that the greatest demand for rural-residential living will be where travel times to urban services and transport are shorter.

The initial multi-criteria analysis identified nine precincts warranting further investigation, which were evaluated against further land suitability considerations, weighted as follows:

- **Agricultural Potential:** Level of agricultural potential assessed (20%);
- **Location:** Whether the site is within a water catchment or not (20%)
- **Adjoining Landuses:** Potential for conflict with existing/future landuses (20%)
- **Flooding:** Flood Free Access (20%)
- **Scenic Value:** Visual Prominence (10%)
- **Environmental Value:** Vegetated Land (more than 50%) (10%).

The overall potential of each investigation area was assigned an overall potential rating as follows:

- **High:** High suitability for rural-residential settlement due to the minimal influence of "land suitability" considerations.
- **Medium:** Moderate suitability to support rural-residential settlement due to the effect of a range of "land suitability" considerations.
- **Low:** These areas have limited suitability to rural-residential settlement as these areas are affected by a range of serious "land suitability" considerations.

Those areas which achieved a high or medium rating will be given priority for investigation as to potential to support closer rural settlement patterns. The sites that are considered most capable and suitable for closer rural settlement are located at Mardi, lower Jilliby, Kangy Angy and upper and lower Alison. As Kangy Angy and Mardi are not located within the water catchment, it is anticipated that development within these two sites can be carried out in a more intensive manner than the other three locations. It is envisaged that closer rural settlement patterns for the three sites within the water catchment will be permitted to achieve an average lot size of 4ha.

Detailed studies on environmental and development constraints will need to be conducted to confirm the feasibility of subdivision and these will need to be funded by individual landowners. It should be noted that by identifying these sites that may be potentially suitable for rural-residential development, Council is not aiming to raise the expectations of landowners that this land will at some stage be rezoned to permit subdivision for rural residential development. Instead, the aim is to identify sites that may be suitable for future rural-residential development, should there be sufficient demand for this type of development in the future, AND should the issues associated with this type of development be able to be overcome.

Rural Hamlet Opportunities

The multi-criteria analysis has identified two sites capable of further investigation for rural hamlet opportunities. These sites are located at Dooralong and Little Jilliby (see the Potential Future Rural Residential Living Opportunities map). Wyong Creek has not been included for future hamlet opportunities due to various constraints such as flooding and slope reducing the overall suitability for future hamlet-style development. Yarramalong is already developed as a village and therefore has not been identified for further development. However, detailed planning will need to occur before any decisions are made on the overall suitability of these areas for such development, as well as the final density and pattern of development in these areas.

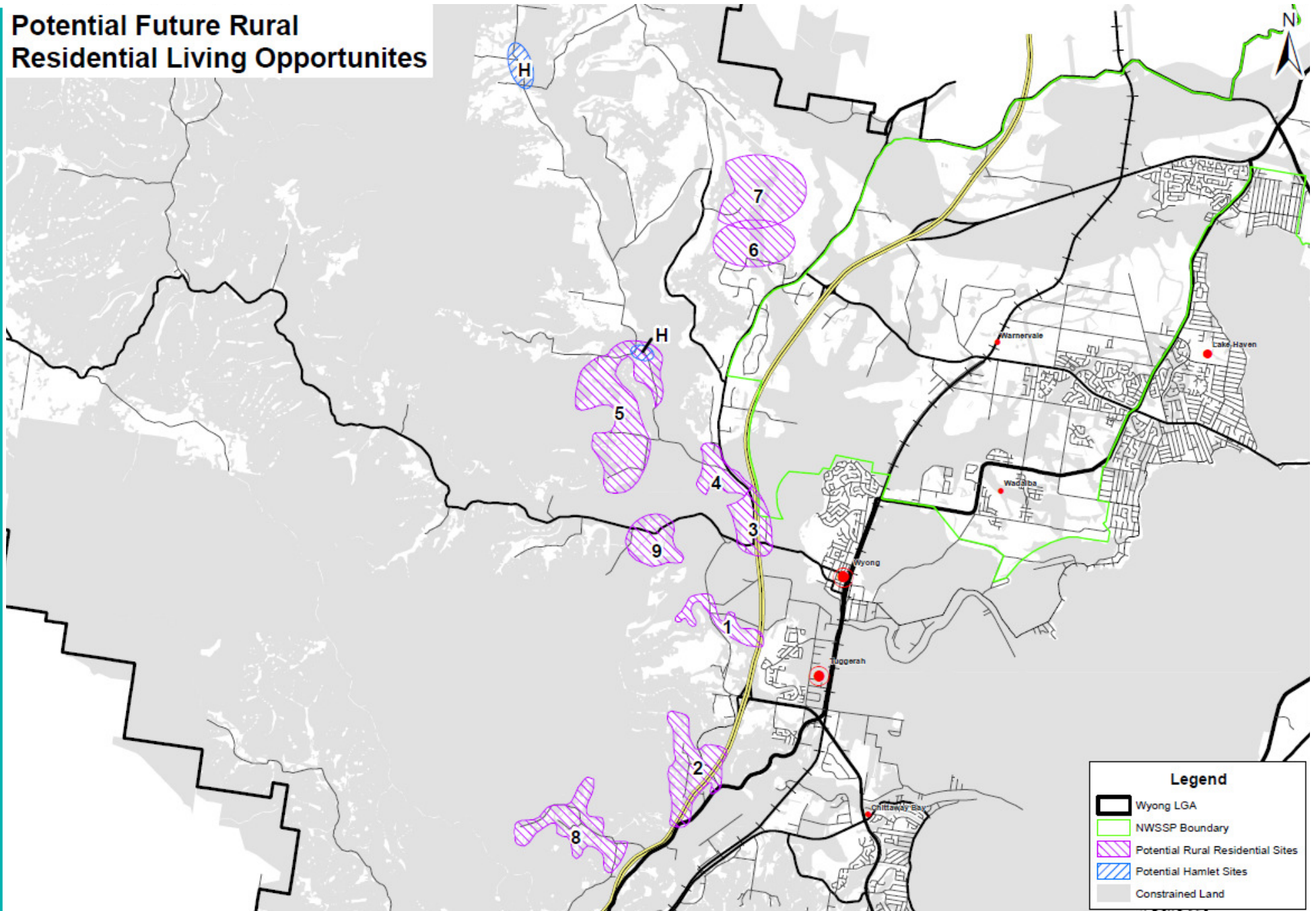
Table 29 details the evaluation criteria utilised to determine the overall suitability rating for each potential rural residential development site. Figure 33 depicts the sites identified as potential future rural residential development precincts.

Site	Agricultural Potential	Water Catchment	Landscape Quality / Visual Prominence	Conflict with Existing / Future Land Uses?	Soil Landscape Issues	Standard of Road Construction and Access	>50% Vegetated	Overall Suitability Rating
1 Mardi	Class 3/4 Agricultural Land	No	Not highly visible due to enclosure in a small valley	F3 Freeway: Possible noise, visual impacts. Eastern part of site may be better suited to employment uses.	Seasonal water logging, foundation hazard	Access roads would connect to Old Maitland Rd – surfaced and flood free	No	Medium
2 Kangy Angy	Class 3/4 Agricultural Land	No	High landscape quality and some areas of low visual sensitivity occur in area	Possible noise and visual impacts from F3 Freeway	Localised mass movement hazard, high soil erosion hazard, localised foundation hazard and water logging on footslopes	Surfaced road/ flood free access	No	Medium
3 Alison South	Class 3 Agricultural Land	Yes	High landscape quality and highly exposed location to passing traffic	Water catchment likely to preclude future urban land use. Underground mining	Seasonal water logging, foundation hazard	Surfaced road/flood free access.	No	Medium
4 Alison North	Class 2 Agricultural Land	Yes	Moderate landscape quality and not highly visible from major roads in the Wyong Valleys	Underground mining.	Very high erosion hazard, localised foundation hazard, seasonal waterlogging, hard setting stoniness.	Surfaced road/flood free access.	No	Medium
5 Little Jilliby	Class 3 Agricultural Land	Yes	Some areas visible from Jilliby Rd. A number of good sites exist which are not highly visible	Underground mining.	Very high erosion hazard, localised foundation hazard, seasonal waterlogging, hard setting stoniness	Gravel access road/road sometimes cut in major flood events in lower part of Dooralong Valley	No	Medium
6 Jilliby 2 South	Class 3 Agricultural Land	Yes	Moderate landscape quality and not highly visible from major roads in the Wyong Valleys	Possible - Industrial area, waste management facility. Underground mining	Very high erosion hazard, localised foundation hazard, seasonal waterlogging, hard setting stoniness	Low standard of road construction, flood free access possible from areas to the east of the study area	No	Low
7 Jilliby 2 North	Class 3 Agricultural Land	Yes	Moderate landscape quality and not highly visible from major roads in the Wyong Valleys	Possible - Industrial area, waste management facility. Underground mining	Very high erosion hazard, localised foundation hazard, seasonal waterlogging, hard setting stoniness	Low standard of road construction, flood free access possible from areas to the east of the study area	Yes	Low
8 Palm dale	Class 2 Agricultural Land	No	High landscape quality and highly exposed location to passing traffic	No	Localised mass movement hazard, high soil erosion hazard, localised foundation hazard and water logging on footslopes	Surfaced road, no flood free access	No	Low
9 Turf farm	Class 3 Agricultural Land	Yes	Area to north of Yarramalong Rd highly visible, however, the area to the south of Yarramalong Rd not highly visible.	Turf farms in area	Extreme erosion hazard, high foundation hazard, seasonal water logging and low wet bearing strengths	Access roads join Yarramalong Rd which is surfaced and has sufficient spare capacity to support additional development	No	Low

Table 28: Potential Rural Residential Development Sites

Potential Future Rural Residential Living Opportunities

Figure 33: Potential Future Rural Residential Living Opportunities



POPULATION TARGETS

Existing Zoned Land

The average lot production in Wyong LGA between 2000–2011 was 467 lots per year. Based on this figure, there is sufficient land already zoned for residential development to accommodate this level of lot production until approximately 2026. In order to accommodate the 16,000 new greenfield development allotments as set by the CCRS, 842 lots are required to be produced per year. If this rate of production is achieved, there is sufficient land already zoned for residential development to accommodate this level of lot production until approximately 2020.

Infill Development Precincts

As can be seen in Table 30, the Settlement Strategy has not identified land capable of sustaining an additional 5,000 infill dwellings, as set by the CCRS. Council’s infill development precincts may be capable of sustaining approximately 3,880 dwellings, with approximately 9,739 new residents. The additional dwelling capacity identified in the NWSSP will ensure that, in total, Wyong LGA will still be able to achieve the dwelling and population targets set by the CCRS. However, this does not take into account the significant increase in density that will result from increased dual occupancy and townhouse-style development in existing urban areas. Also note that there are likely to be additional infill development opportunities identified in the future which will further contribute to our dwelling and population targets.

Site	Gross Area ha	Estimated NDA ha*	Dwellings 15 /ha	Population Target 2.51/dwelling
1 Norah Head (Barton St)	3	2.1	31.5	79.07
2 Norah Head (Soldiers Point)	8	5.6	84.0	210.84
3 Berkeley Rd, Berkeley Vale	50	35.0	525.0	1,317.75
4 Geoffrey Rd, Chittaway	17	11.9	178.5	448.04
5 Elizabeth Bay Dr, Lake	39	27.3	409.5	1,027.85
6 McPherson Road, Mardi	22	15.4	231.0	579.81
7 Cobbs Road, Mardi	56	39.2	588.0	1,475.88
8 Baileys Road, Ourimbah	41	28.7	430.5	1,080.55
<i>Existing zoned areas - Not subdivided**</i>	74	51.8	777.0	1,950.27
<i>Existing zoned areas – Subdivided vacant lots**</i>			625.0	1,568.75
ESTIMATED TOTAL DEVELOPMENT YIELD:	310 ha	217 ha	3,880	9,738.81

* NDA (Net Developable Area) calculation is based on an estimate that 70% of each development precinct will be available for development following the detailed precinct planning and investigation process.
 ** These areas include areas zoned for residential development but are not yet developed.

Table 29: Proposed development precincts & estimated development yield for infill areas

NWSSP Development Precincts

Table 31 (following page) provides a detailed breakdown of the population and employment capacity targets with the potential to be achieved by way of those opportunities identified in the NWSSP. The NWSSP has identified capacity for 16,682 new greenfield development dwellings in the period to 2031.

This land is capable of sustaining 682 more dwellings than the CCRS target of 16,000 dwellings by 2031. This will enable additional land to be made available if demand is higher than expected and may provide for growth beyond 2031. The extra capacity is also useful in providing a future land reserve if detailed local planning shows that the estimated capacity targets cannot be achieved. This additional capacity, in combination with the increasing densities in the existing centres of The Entrance, Toukley and Wyong (discussed in the “Centres” section, below), as well as a small number of additional infill development areas identified within this document, will assist Council in achieving our required CCRS targets as well as ensuring capacity for the future beyond 2031.

Precinct No.	Area name	Land Use	Gross Area	Estimated NDA	Dwellings	Population Target	Gross Area	Estimated NDA	Jobs	
			(ha)	(ha)*	15/ha	2.51/dwelling	(ha)	(ha)*	10/ha	20/ha
1	Hue Hue Road	Employment	-	-	-	-	36	25	252	504
2A	Wadalba South	Residential	32	22	336	843	-	-	-	-
2B	Wadalba South	Residential	67	47	704	1,766	-	-	-	-
3A	Wadalba East	Residential & Employment	57	40	551	1,383	-	-	32	63
3B	Wadalba East	Residential	69	48	725	1,818	-	-	-	-
4	Warnervale South West	Employment	-	-	-	-	39	27	273	546
5	Warnervale South West	Residential	36	25	378	949	-	-	-	-
6	Warnervale North West	Residential & Employment	168	118	1,764	4,428	86	60	602	1,204
7	Warnervale South East	Residential	140	98	1,470	3,690	-	-	-	-
8	Warnervale North East	Residential & Employment	168	118	1,764	4,428	53	37	371	742
9	Charmhaven West	Residential	26	18	273	685	-	-	-	-
10	Bushells Ridge South	Employment	-	-	-	-	180	126	1,260	2,520
11	Bushells Ridge North East	Employment	-	-	-	-	16	11	112	224
12	Doyalson South West	Employment	-	-	-	-	52	36	364	728
13	Doyalson West	Employment	-	-	-	-	34	24	238	476
14	Doyalson East	Employment	-	-	-	-	34	24	238	476
15	Doyalson North East	Employment	-	-	-	-	37	26	259	518
16	Lake Munmorah	Residential & Employment	158	110	1,670	4,192	135	95	945	1,890
17	Chain Valley Bay West	Residential	8	6	84	211	-	-	-	-
18	Chain Valley Bay North West	Residential	16	11	168	422	-	-	-	-
19	Chain Valley Bay East	Residential	68	48	714	1,792	-	-	-	-
20	Summerland Point South	Residential	142	99	1,491	3,742	-	-	-	-
	Wyang Employment Zone**	<i>Employment</i>	-	-	-	-	-	-	6,000	6,000
	Warnervale Town Centre***	<i>Residential, Retail, Commercial</i>	-	-	1,650	4,142	-	-	1,200	1,200
	Existing zoned areas ****	<i>Residential</i>	-	-	2,940	7,379	-	-	-	-
ESTIMATED TOTAL DEVELOPMENT YIELD			1,115	808	16,682	41,869	702	491	12,146	17,091

* NDA (Net Developable Area) calculation based on an estimate that 70% of each development precinct will be available for development following detailed precinct planning and investigation process.

** Wyong Employment Zone has been zoned for a total employment capacity of 6,000 jobs.

*** The Warnervale Town Centre has been zoned for a range of landuses, including both residential and retail/commercial development, with a total capacity of 1,650 dwellings and 1,200 jobs.

**** These areas include areas zoned for residential development but are not yet developed (e.g. parts of Wadalba and Hamlyn Terrace etc.)

Table 30: Proposed development precincts & estimated development yield of NWSSP area (Source – DP&I)

Existing Centres

Note: These figures are dependent on the assumed occupancy rate.

Wyong-Tuggerah

The Wyong Town Centre study presented a number of dwelling and population targets as part of four different development scenarios. As it is not possible to predict which of these development scenarios will eventuate, an average of the development scenario figures has been determined, with approximately 1,030 additional dwellings and 2,060 additional residents to be accommodated within the Wyong Town Centre. The additional population has been estimated utilising an occupancy rate of 2.0/dwelling, due to location-specific factors which results in a smaller than average household size.

Three development scenarios have been envisaged for the Tuggerah State Significant Site (SSS), currently under assessment by the DP&I (Macroplan, 2010). As it is not possible to predict which development scenario will eventuate, an average of the scenario figures has been determined, with approximately 2,097 additional dwellings and 4,656 additional residents to be accommodated within the SSS area. The additional population has been estimated utilising an occupancy rate of 2.22/dwelling, due to location-specific factors.

Toukley

The Toukley Planning Study provides for an estimated potential increase of 3,850 dwellings, with a potential population increase of 8,100, utilising an occupancy rate of 2.1 persons per dwelling due to location-specific factors which results in a smaller than average household size.

The Entrance Peninsula

The Entrance Peninsula Planning Strategy (TEPPS) provides for an estimated potential increase of 7,958 dwellings throughout the study area. This figure was arrived at by utilising dwelling numbers from the 2006 Census undertaken by the Australian Bureau of Statistics, and therefore the total dwelling figure may be subject to change. Utilising an occupancy rate of 2.1 persons per dwelling, this will equate to a potential population increase of 16,712. An occupancy rate of 2.1/dwelling has been utilised due to location-specific factors which results in a smaller than average household size.

Other Centres

Whilst strategic planning investigations have not been undertaken for other Centres within Wyong LGA as yet, there are a number of Centres with potential to increase in density and/or expand to accommodate additional dwellings and therefore additional residents. Centres that will be investigated in the shorter term include Ourimbah and Lake Haven. Budgewoi centre has also been mooted for strategic planning investigation in the longer term. As the strategic planning investigations have not been undertaken as yet, an approximate dwelling and population yield has been estimated for these centres at 3,000 additional dwellings and 5,653 additional residents, assuming an occupancy rate of 2.1/dwelling.

Combined Residential Density Targets

The residential density targets for our Major Centre; Town, Village and Neighbourhood Centres; Infill and Greenfield Development areas (including land already zoned for residential or employment uses) as discussed in the preceding pages, have been combined into Table 32:

Centre Type	Dwellings - CCRS Target	Dwellings - Actual Projected Target	Population - CCRS Target	Population - Actual Projected Target
Tuggerah – Wyong Major Centre				
- Wyong:				
- Option 1 (Low Res/High Com):	-	608	-	1,216*
- Option 2 (High Res/Moderate Com):	-	1,122	-	2,244*
- Option 3 (Population Forecast):	-	1,267	-	2,534*
- Option 4 (Option 2 & 3 Combination - PREFERRED):	-	1,122	-	2,244*
- Average:		1,030		2,060*
- Tuggerah State Significant Site:				
- Scenario A:	-	529	-	1,174***
- Scenario B:	-	643	-	1,427***
- Scenario C:	-	5,120	-	11,366***
- Average:		2,097		4,656***
- Subtotal:	4,000	3,965	7,000	6,716
Centres (Town Centres, Village)				
- Toukley	-	3,850	-	8,100**
- The Entrance	-	7,958	-	16,712**
- Other centres (Ourimbah etc)	-	3,000^	-	5,653^**
- Subtotal:	14,500	14,808	25,900	30,465
Infill (non-NWSSP area)				
- Subtotal:	5,000	3,880	9,100	9,739^^
Greenfield (NWSSP area)				
- Subtotal:	16,000	16,682	28,000	43,041****
ESTIMATED TOTAL DEVELOPMENT YIELD:	39,500	38,497	70,000	89,961

*At 2.0/dwelling; **At 2.1/dwelling; ***At 2.22/dwelling; ****At 2.51/dwelling; ^Other centres yet to be studied; ^^Does not include density increases from dual occupancy and townhouse development.

Table 31: Estimated development yield – Shire-

As can be seen in Table 32, there is sufficient land identified in this Strategy to accommodate 38,497 new dwellings, which is 97% of the CCRS target of 39,500 new dwellings by 2031. In terms of population capacity, this Strategy identifies sufficient land and/or increased density opportunities to accommodate an additional 89,961 residents, which is significantly higher than the CCRS target of 70,000 new residents by 2031. This additional capacity has been identified mainly in the NWSSP area, which traditionally comprises larger households than the average, as well as our Town, Village and Neighbourhood Centres. This additional capacity offsets the minor shortfalls within the Tuggerah-Wyong Major Centre and infill development areas identified in this Strategy.

EMPLOYMENT TARGETS

The CCRS employment target for the Wyong LGA is 27,000 jobs, with 10,500 of these jobs to be located in the NWSSP area; 2,000 jobs in employment lands outside the NWSSP area; 5,500 jobs in the Tuggerah-Wyong major centre; and 9,000 jobs in other centres.

Retail/Commercial Sector – Existing

Wyong LGA's retail/commercial sector has been reviewed, and is summarised below:

	Retail Area	Non-Retail Area*	Vacant Area	Jobs**	
				Total	Vacant
Neighbourhood Centres:	(m²)	(m²)	(m²)		
Bateau Bay (Bard & Coleridge)	77	77	153	6	8
Bateau Bay (Bateau Bay Rd)	234	276	0	21	0
Bateau Bay (Parkside)	290	180	0	21	0
Bateau Bay (Sir Joseph Banks)	1726	0	0	86	0
Bateau Bay (Helen Street)	100	0	0	5	0
Berkley Vale (Kerry & Emerald)	289	101	108	18	5
Berkley Vale (Lakedge & Bluebell)	536	158	45	32	2
Berkley Vale (Shannon & Lakedge)	153	290	34	17	2
Budgewoi East	1505	546	343	93	17
Buff Point	788	0	0	39	0
Chain Valley Bay	449	0	0	22	0
Charmhaven	687	176	0	40	0
Gorokan	860	1423	169	90	8
Gwandalan (Gamban)	582	124	0	33	0
Gwandalan (Orana)	390	441	0	34	0

Table 32: Estimated Retail /Commercial Floor Space and Employment Capacity - Existing

	Retail Area	Non-Retail Area*	Vacant Area	Jobs**	
				Total	Vacant
Kanwal	2202	122	54	114	3
Killarney Vale (Robertson)	164	132	116	13	6
Manning Park	581	209	51	36	3
Norah Head	542	591	176	47	9
Norville East	86	0	23	4	1
San Remo	248	0	383	12	19
Summerland Point	825	209	39	48	2
The Entrance North	0	0	81	0	4
Toowoan Bay	1232	68	183	64	9
Tuggerawong	152	0	101	8	5
Tumbi Umbi	479	435	27	38	1
Warnervale (Precinct 7A)	178	0	0	9	0
Watanobbi	1062	0	123	53	6
West Toukley	424	804	26	48	1
Wyongah	138	0	0	7	0
Local Centre:	(m²)	(m²)	(m²)		
Wadalba	1700	0	0	85	0
Lake Munmorah	5050	500	0	252.5	0
San Remo (Northlakes)	3953	279	159	197.65	8
Budgewoi West	5242	2165	834	262.1	42
Killarney Vale	2428	1255	36	121.4	2
Long Jetty	7234	11269	3432	361.7	172
Ourimbah	650	433	158	32.5	8
Chittaway Point	3000	1537	0	150	0
East Toukley	3220	3066	205	161	10
Town Centres:	(m²)	(m²)	(m²)		
Toukley	7859	8332	2552	392.95	128
Lake Haven	32571	5330	0	1628.55	0
The Entrance	14109	6065	5921	705.45	296
Bateau Bay (Bay Village)	28992	2374	0	1449.6	0
Major Centre:	(m²)	(m²)	(m²)		
Wyong	7981	7468	2487	399.05	124
Tuggerah	79487	7675	0	3974.35	0
Combined Total:	215,861	63,860	18,019	12,922	901

*Non-retail floorspace includes local and regional services such as banks, medical providers, real estate agencies, solicitors, accountants etc. Note - No Government offices included in calculation of non-retail floorspace. ** Retail jobs calculated at 20 jobs per m²; Non-retail jobs calculated at 30 jobs per m².

Table 32: Estimated Retail/Commercial Floor Space and Employment Capacity – Existing (ctd.)

Retail/Commercial Sector – Future

There are a number of anticipated future expansions to the LGA’s retail sector, summarised below:

	Retail Area (m ²)	Non-Retail Area* (m ²)	Total Floor Area (m ²)	Jobs**
Neighbourhood Centres:				
East Wadalba	2000	0	2000	100
Gwandalan	2000	0	2000	100
Warnervale	2000	0	2000	100
Local Centres:				
Lake Munmorah	5050	500	0	269
Long Jetty	5000	0	5000	250
Ourimbah	2500	0	2500	125
Wadalba	2000	0	2000	100
Town Centres:				
Bateau Bay	0	5000	5000	167
Marine Pde, The Entrance	2400	0	2400	120
Klumper Key Site	7050	448	7498	367
Lake Haven	20000	18000	25000	1083
Toukley	5000	0	5000	250
Warnervale	45000	0	45000	2250
Major Centre:				
Tuggerah	43000	41000	84000	3517
Tuggerah Supa Centa	0	17000	17000	567
Wyong (Aldi)	1500	0	1500	75
Combined Total:	144,500	81,948	226,448	9,957

*Non-retail floorspace includes local and regional services such as banks, medical providers, real estate agencies, solicitors, accountants etc. Note - No Government offices included in calculation of non-retail floorspace. ** Retail jobs calculated at 20 jobs per m²; Non-retail jobs calculated at 30 jobs per m².

Table 33: Estimated Retail/Commercial Floor Space and Employment Capacity – Proposed Centres or expansion to existing Centres

Overall, there is capacity for an additional 10,858 new retail/commercial jobs (approximately) when taking into account the following additional job capacities:

- Existing vacant retail floor space – 901 jobs
- Expansion to existing retail areas, such as proposed expansion to the Westfield at Tuggerah; and new retail areas, such as those proposed for the Warnervale Town Centre, East Wadalba and Gwandalan – 9,957 jobs.

Employment Lands – Existing

Wyong LGA’s employment lands have recently been reviewed, and are summarised below:

	Area (ha)	Floor space (m ²)	Low jobs*	High jobs**
Existing zoned industrial land - Utilised	564.2		5642	11284
Existing zoned industrial land - Vacant	388.6		3886	7772
Existing zoned industrial land - Vacant floor space		15647.3	391***	391***
Combined Total:	953	15647	9919	19447

* Low Jobs calculated at a rate of 10 jobs per hectare of land.
 ** High Jobs calculated at a rate of 20 jobs per hectare of land.
 *** Jobs calculated at a rate of 1 job per 40m² of land.

Table 34: Estimated Employment Lands Capacity – Existing

Employment Lands – Future

There are a number of anticipated future additions to the LGA’s employment lands, summarised below:

	Area (ha)	Floor space (m ²)	Low jobs*	High jobs**
Potential future industrial precincts (unconstrained land only)	706.5		7065	14130
Combined Total:	707	0	7065	14130

* Low Jobs calculated at a rate of 10 jobs per hectare of land.
 ** High Jobs calculated at a rate of 20 jobs per hectare of land.
 *** Jobs calculated at a rate of 1 job per 40m² of land.

Table 35: Estimated Employment Lands Capacity – Future

Overall, there is capacity for an additional 11,342 or 22,293 new industrial jobs (approximately) when taking into account the following additional job capacities:

- Existing vacant industrial floor space – 391 jobs
- New or expanded industrial areas, such as those proposed for the Wyong Employment Zone – 7,065 jobs (low rate) or 14,130 jobs (high rate).

Employment Capacity – Combined

Overall, the analysis of future employment capacity has resulted in a figure of 22,200 jobs (using the low employment rate for industrial land); or 33,151 (using the high employment rate for industrial land). Note that the CCRS target of 27,000 new jobs represents the

period from 2006-2031, therefore it is likely that more jobs have been created since 2006 that are not currently counted towards the total target of 27,000 jobs. Also note that with our ageing population, growth in service related sectors such as aged care, health and community services are also likely to increase employment opportunities in areas outside the traditional business and employment lands (and therefore not included in these calculations). Once these factors are taken into account, even with the low assumed employment rate for industrial land, Wyong LGA has demonstrated capacity to achieve the figure of 27,000 new jobs for the period 2006-2031.

THE WAY FORWARD

Areas identified as having the potential to support additional greenfield, infill, or rural-residential living opportunities will not be rezoned to accommodate development as an immediate consequence of this strategy. Identified sites will need to be rezoned through future amendments to Wyong LEP 2013 as part of precinct level planning investigations in the sequence recommended by the Settlement Strategy and the NWSSP (discussed below under 'Timeframes'). Potential proponents are advised to discuss precinct planning options with Council's Development and Rezoning Assessments unit prior to formulating a Planning Proposal.

TIMEFRAMES

North Wyong Shire Structure Plan

The NWSSP provides a precinct staging strategy for future investigation areas, based on water and sewer servicing schedules; existence of coal and/or mineral resources that are potentially viable for future extraction; and the need to support the establishment of the The staging strategy consists of short, medium and long term release areas, as follows:

- **Short term** – Land already zoned and serviced which is expected to begin to develop in the coming years.
- **Medium term** – Land that is expected to be zoned in the next 15 years. These areas will support the establishment of the greater Warnervale/Wadalba release areas, the new Warnervale Town Centre and the Tuggerah-Wyong major centre
- **Long term** – Land that will not be zoned before 15 years, the timing of which will be impacted by future coal extraction potential, future use of the power station sites and access to services and employment opportunities.

Table 37 provides timeframes for proposed development precincts in the NWSSP area:

Precinct No.	Area name	Land Use	Priority
1	Hue Hue Road	Employment	Long
2A	Wadalba South	Residential	Medium
2B	Wadalba South	Residential	Medium
3A	Wadalba East	Residential	Medium
3B	Wadalba East	Residential	Medium
4	Warnervale South West	Employment	Medium
5	Warnervale South West	Residential	Medium
6	Warnervale North West	Residential and Employment	Medium/Long
7	Warnervale South East	Residential	Medium
8	Warnervale North East	Residential and Employment	Medium
9	Charmhaven West	Residential	Medium
10	Bushells Ridge South	Employment	Short
11	Bushells Ridge North East	Employment	Long
12	Doyalson South West	Employment	Long
13	Doyalson West	Employment	Long
14	Doyalson East	Employment	Long
15	Doyalson North East	Employment	Long
16	Lake Munmorah	Residential and Employment	Long
17	Chain Valley Bay West	Residential	Long
18	Chain Valley Bay North West	Residential	Long
19	Chain Valley Bay East	Residential	Long
20	Summerland Point South	Residential	Long
	<i>Wyong Employment Zone</i>	<i>Employment</i>	<i>Short</i>
	<i>Warnervale Town Centre</i>	<i>Residential/Retail/Commercial</i>	<i>Short</i>
	<i>Other existing zoned areas</i>	<i>Residential</i>	<i>Short</i>

Table 36: NWSSP Timeframes

The planning and release of development precincts will be an ongoing process, in line with the adopted NWSSP Staging Plan. This will include detailed investigation of precincts to identify the location of infrastructure, roads and schools, parks, local biodiversity conservation areas and riparian corridors. The staging plan of the NWSSP should be reviewed regularly and can be adjusted if deemed necessary.

The Settlement Strategy proposes a further refinement of the staging for the Precincts identified in the NWSSP. This is particularly the case in relation to those Precincts identified as Medium Term. There are a considerable number of Precincts in this category

and it is not practicable that all simultaneously commence investigations to support rezoning immediately. Therefore the Settlement Strategy proposes that the development precincts identified as Medium Term release in the NWSSP be divided into five priority categories. It is considered preferable to prioritise the precincts rather than assigning a refined timeframe, given uncertainty over short term demand and viability of land development and housing.

The priority categories should not be considered as permanently fixed, and circumstances may arise where certain precincts are deferred and others brought forward. The key factors determining the assigned priority include the following:

- Consistency with NWSSP priorities
- Level of servicing and infrastructure availability
- Extent of supporting information and studies required
- Availability of Council staff resources to manage studies and rezoning process
- Whether the precinct includes employment generating development.

Infill Development Precincts

Infill development precincts (if deemed suitable for development) will be subject to a precinct staging strategy similar to the NWSSP precincts, based on water and sewer servicing schedules as follows:

- Short term** – Land already zoned and serviced which is expected to begin to develop in the coming years.
- Medium term** – Land that is expected to be zoned in the next 15 years. These areas will support the establishment of the greater Warnervale/Wadalba release areas, the new Warnervale Town Centre and the Tuggerah-Wyong major centre
- Long term** – Land that will not be zoned before 15 years, the timing of which will be impacted by future coal extraction potential, future use of the power station sites and access to services and employment opportunities.

Precinct No.	Area name	Land Use	Priority
1	Norah Head (Barton St)	Residential	Long
2	Norah Head (Soldiers Point Dr / Victoria St)	Residential	Long
3	Berkeley Rd, Berkeley Vale	Residential	Medium
4	Geoffrey Rd, Chittaway Point	Residential	Medium
5	Elizabeth Bay Dr, Lake Munmorah	Residential	Long
6	McPherson Rd, Mardi	Residential	Medium
7	Cobbs Road, Mardi	Residential	Medium
8	Baileys Road, Ourimbah	Residential	Medium

Table 37: Priority for investigation of Infill Development Precincts

Wyong Residential Development Strategy (RDS) – Retained Sites

Wyong RDS sites recommended for retention in the Settlement Strategy will be subject to the following precinct staging strategy for future investigation areas:

Precinct No.	Area name	Land Use	Priority
1	Gwandalan / Summerland Pt	Residential	Short
2	Chain Valley Bay	Limited development potential –Future green corridor.	Long
8B	Wadalba East	Limited development potential –Future green corridor.	Medium
8C	Wadalba South	Limited development potential –Future green corridor.	Medium
12	Kiar	Limited development potential –Future green corridor.	Long

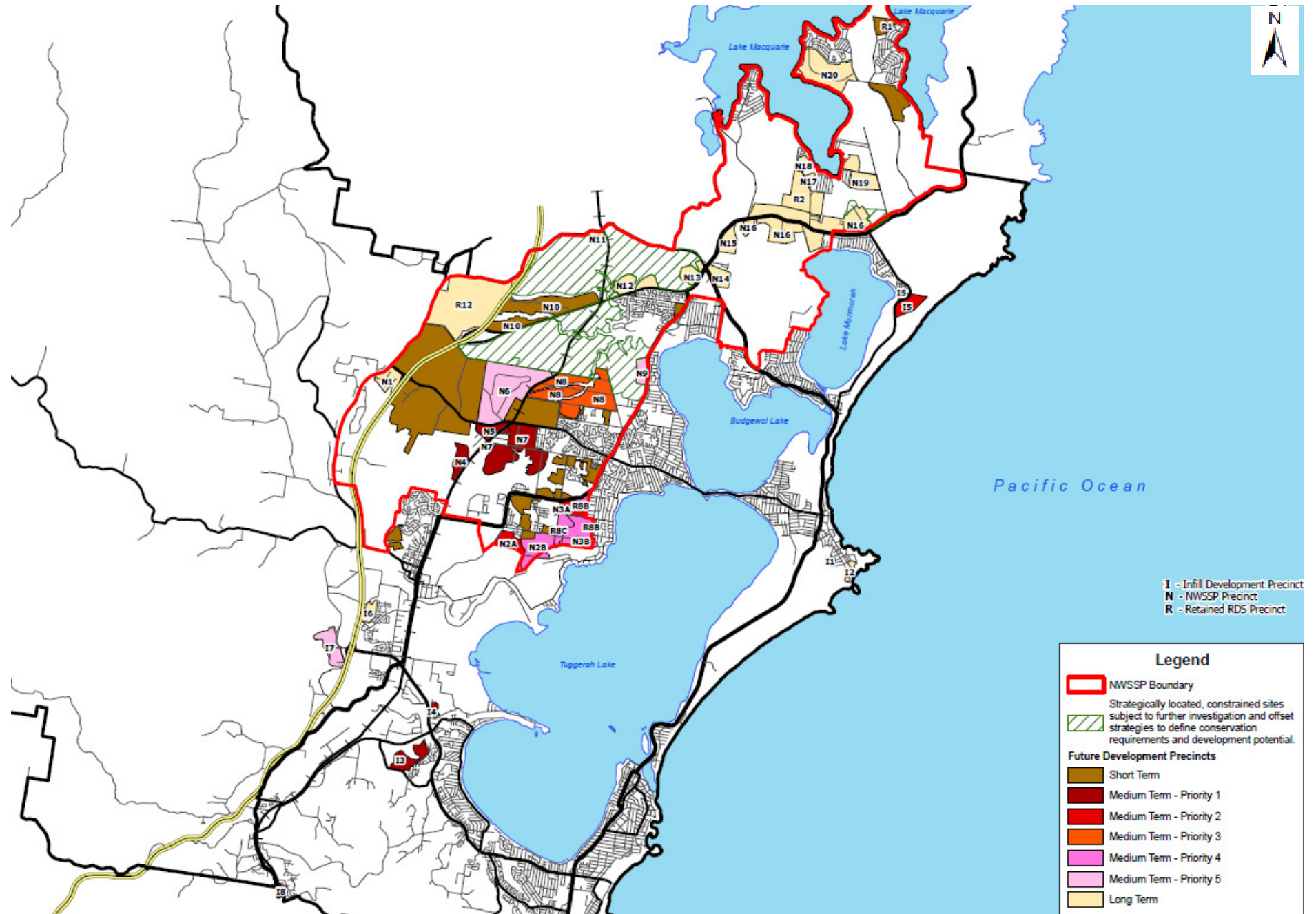
Table 38: Wyong RDS – Retained Sites – Timeframes

Strategically Located, Constrained Sites

There may be potential for some of this land to be developed in the future. Until environmental offset strategies have been developed it is not known how much land falling within this category will be developable. A strategic landuse review should be conducted to fully examine environmental, clay mining, infrastructure and development issues within land identified as "Strategic land subject to further investigation" before any further land is rezoned within this area. This study shall engage all stakeholders.

Figure 34 combines all potential future development precincts including the Short, Medium and Long Term categories, together with a priority ranking for Medium Term precincts.

Figure 34: Timeframes – NWSSP Precincts and Rural-Residential Precincts



CENTRES

Higher Density Residential Centres Opportunities

As discussed in 'Planning for SETTLEMENTS & HOUSING', whilst it is acknowledged that there is significant potential greenfield urban release areas within Wyong LGA, higher density developments will be required around our town centres and targeted village centres. Opportunities exist to capitalise on the location advantages of areas surrounding key transport nodes (Ourimbah, Wyong and Tuggerah) and the high amenity coastal town centres (The Entrance, Long Jetty and Toukley). Transport nodes comprise a concentration of various uses including human services, retail and commercial development, tourism, employment and major transport routes. Areas within 800m of these nodes will be considered for more intensive development. This distance is generally accepted as a 10 minute walkable distance for residents.

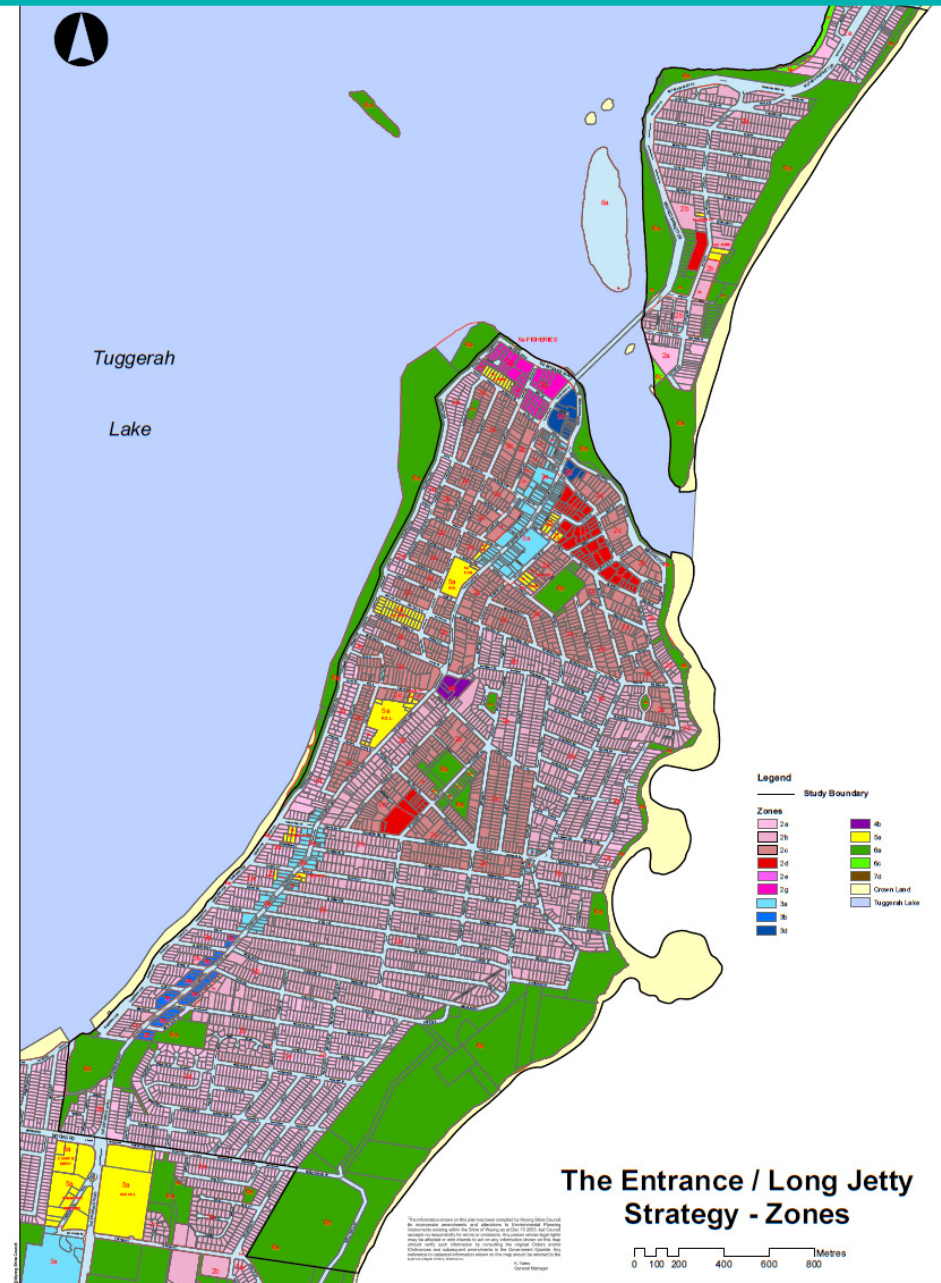
Such development could include residential flat buildings and shop top housing in commercial areas, medium to high density unit development, and dual occupancy development around the commercial centre periphery. Mixed use developments are also encouraged as a way to revitalise and contribute to the economic 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, the commercial and retail uses are located on the lower levels of a mixed use building, with residential apartments situated above.

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 Peninsula

The Entrance Peninsula Planning Strategy (TEPPS) covers The Entrance North, The Entrance, Blue Bay, Toowoan Bay, Long Jetty and Shelly Beach. Figure 35 shows the Strategy study area boundary in addition to the existing zones under Wyong LEP 1991. This strategy provides broad direction to accomplish the main objective of making the peninsula more attractive to all stakeholders.

Figure 35: The Entrance / Long Jetty Strategy Area



The strategy provides broad solutions to issues and is flexible for change when necessary. In terms of land use and primary planning controls the TEPPS provides the following recommendations, which are expressed in Wyong LEP 1991 terms:

TEPPS Zoning Changes

- In The Entrance North, expand 3(a)(Business Centre zone) (B1 Neighbourhood Centre subject to Wyong LEP 2013) on the south side of Hargraves St between Hutton Rd and opposite Dennis Rd. This provides for future expansion of the Neighbourhood Centre to improve integration of the centre with surrounding land uses, better cater for local and visitor needs, and assist amenity, function and connection to the beach and lake.
- Rezone the Dunleith Tourist Park Site from 2(a)(Residential Zone)/6(c)(Open Space and Recreation Zone) to 3(d)(Tourist Business Zone) (converted to B4 Mixed Use Zone subject to Wyong LEP 2013), to facilitate high quality tourist development.
- Rezone land surrounded by Denning St, Theatre Ln, Bayview Ave and Short St from 5(a)(Special Uses Zone - Car Park) to 3(a)(Business Centre Zone) (converted to B2 Local Centre Zone subject to Wyong LEP 2013). This will provide flexibility in building standards, as no development standards are provided for in the 5(a)(Special Use Zone). The current zoning and car park designation of the site limits its development potential, even though the site is located in The Entrance Town Centre.
- Rezone the land bound by The Entrance Rd, Thompson St, Tuggerah Pde and Pacific St from 2(a)(Residential Zone) to 3(a)(Business Centre Zone) (B2 Local Centre Zone subject to Wyong LEP 2013) to provide for expansion of Long Jetty retail/commercial area to accommodate an additional 5,000m² of retail floor space.
- Rezone properties at 30 Taylor St, 8A Warrigal St and 25 Park Rd from 2(b)(Multiple Dwelling Residential Zone) to 5(a)(Special Uses Zone–Club) (converted to RE2 Public Recreation Zone subject to Wyong LEP 2013) to facilitate cohesive and viable redevelopment of The Entrance Bowling Club.
- Rezone the former Entrance Infant School site from 5(a)(Special Uses Zone–School) to part 2(c)(Medium Density Residential Zone) and part 6(a)(Open Space and Recreation Zone) (R3 Medium Density Residential and RE1 Public Recreation zones subject to Wyong LEP 2013).
- Rezone Tuggerah Lakes Golf Club site to 5(a)(Special Uses Zone–Club) (converted to RE1 Public Recreation zone subject to Wyong LEP 2013) with additional permitted uses under Schedule 1, to accommodate a high quality mixed use development, including golf club facilities, hotel/tourist accommodation, restaurants, conference centres, recreational centres.

TEPPS Building Height Changes

- For Dunleith Tourist Park, incorporate a height limit of 2 storeys (9.5 metres) adjacent to The Entrance Channel, stepping up to 4 storeys (16 metres) adjacent to Hutton Rd, in order to achieve an appropriate scale of development on the waterfront.
- From Picnic Point to Memorial Park Tourist District, raise the maximum height limits envelope for the area surrounded by Bent St, Oakland Ave, Coral St and Wilfred Barrett Dr, from 18 metres to 24 metres. Insert maximum height limits of 24 metres on the carpark lands. Insert a requirement that the specified heights can only be achieved on a parcel, or parcels, of land greater than 1,800m², to improve the transition between the waterfront and The Entrance Town Centre, and provide more incentive for redevelopment of this area.
- For the existing high density residential zones east of The Entrance Town Centre, amend planning controls by inserting height limits of 24 metres and 18 metres. Also insert a requirement that the specified height can only be achieved on a parcel, or parcels, of land greater than 1800m². This will assist in maintaining the coastal character of The Entrance by maintaining an appropriate scale of development, a logical transition between The Entrance Town Centre and foreshore areas, accommodate view sharing, and provide sufficient permanent residential densities.
- In The Entrance Town Centre, include a maximum height of 24 metres on the car park site between Short Street and Theatre.
- Introduce a maximum height for the Diggers and The Entrance Community Centre.
- Introduce height controls for business zoned land in Long Jetty.
- Permit additional residential properties up to 12 metres high fronting Taylor Park, on land parcels greater than 1,800m².
- Introduce height controls of up to 11.7 metres high on the bowling club site, east of Park Rd to promote high quality medium density housing surrounding the Taylor and Shore Parks.
- For the Toowoona Bay Neighbourhood Centre, introduce height controls that permit development up to 8.0 metres to maintain an attractive neighbourhood centre ensuring an appropriate scale of development.
- For Tuggerah Lakes Golf Club and Crown Land, include height controls that limit development to a maximum height of 11.0 metres (approximately 3 storeys) in order to achieve an appropriate scale of development for the site.

TEPPS Floor Space Ratio (FSR) Changes

- For The Entrance Town Centre the existing FSR control in 3(a)(Business Centre Zone) of 0.5:1 is excessively low and limits the variety of retail/commercial development in the area. This has been reviewed and varying FSRs are proposed in the Town Centre.
- For the Long Jetty Village Centre to Saltwater Creek area, insert new FSR controls for the 3(a)(Business Centre Zone) and 3(b)(Centre Support Zone) in Long Jetty. The existing FSR 0.5:1 control is considered excessively low.

- For Taylor/Shore Park Residential Transition precinct, increase FSR from 0.9:1 to 1.0:1 for all 5(a)(Special Uses Zone-Club) and 2(c)(Medium Density Residential Zone) sites.
- For The Entrance Rd corridor increase the FSR from 0.5:1 in the 3(a)(Business Centre Zone) and introduce a FSR in the 3(b)(Centre Support Zone).

TEPPS - Conversion to Standard Instrument (SI)

The abovementioned zoning and planning controls for The Entrance Peninsula that implement The Entrance Peninsula Planning Strategy (TEPPS) should be included in Wyong LEP 2013. The recommendations comprise land use zones which “translate” elements of Wyong LEP 1991 consistent with the SI with some of the recommended zones requiring the addition of two or more permitted uses in order to provide the most direct translation of activities currently permitted by Wyong LEP 1991. However, the primary approach adopted for recommendations has been to minimise the addition of 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.

Wyong LEP 2013 provisions include “maximum building heights” which apply to the tallest point on any building. However the definition for height and storey differs under Wyong LEP 1991 includes the vertical distance from ground to the underside of the topmost storey or underside of the eaves, whichever is higher. This definition generally excludes the roof form and any roof-top structures such as plant rooms and lift over-runs. The definition under the SI includes the vertical distance, expressed in terms of metres, from ground to the top-most part of the roof. Therefore the roof form and roof-top structures are being included in the calculation of building height.

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. As a result of the different definitions, building heights have been converted to the SI format for the purpose of Wyong LEP 2013.

FSRs are recommended for a range of areas 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. A local clause is recommended for Wyong LEP 2013 in order to accommodate current height bonuses which 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 Central Business District (CBD)

Wyong LEP 2013 should incorporate a combination of existing and proposed planning controls for Wyong CBD. Wyong LEP 1991 (Amendment No. 178) has already

implemented the first phase of landuse planning changes to part of Wyong CBD. Other parts of the Wyong CBD (Baker Park and Active River Foreshore Precincts) were not part of this amendment, therefore desired future building height and FSR were not resolved through this process. However the Active River Foreshore and Baker Park Precinct Masterplan (Wyong Shire Council, 2009) outlined more detail in relation to these sites.

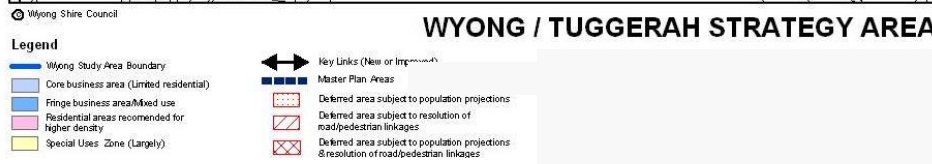
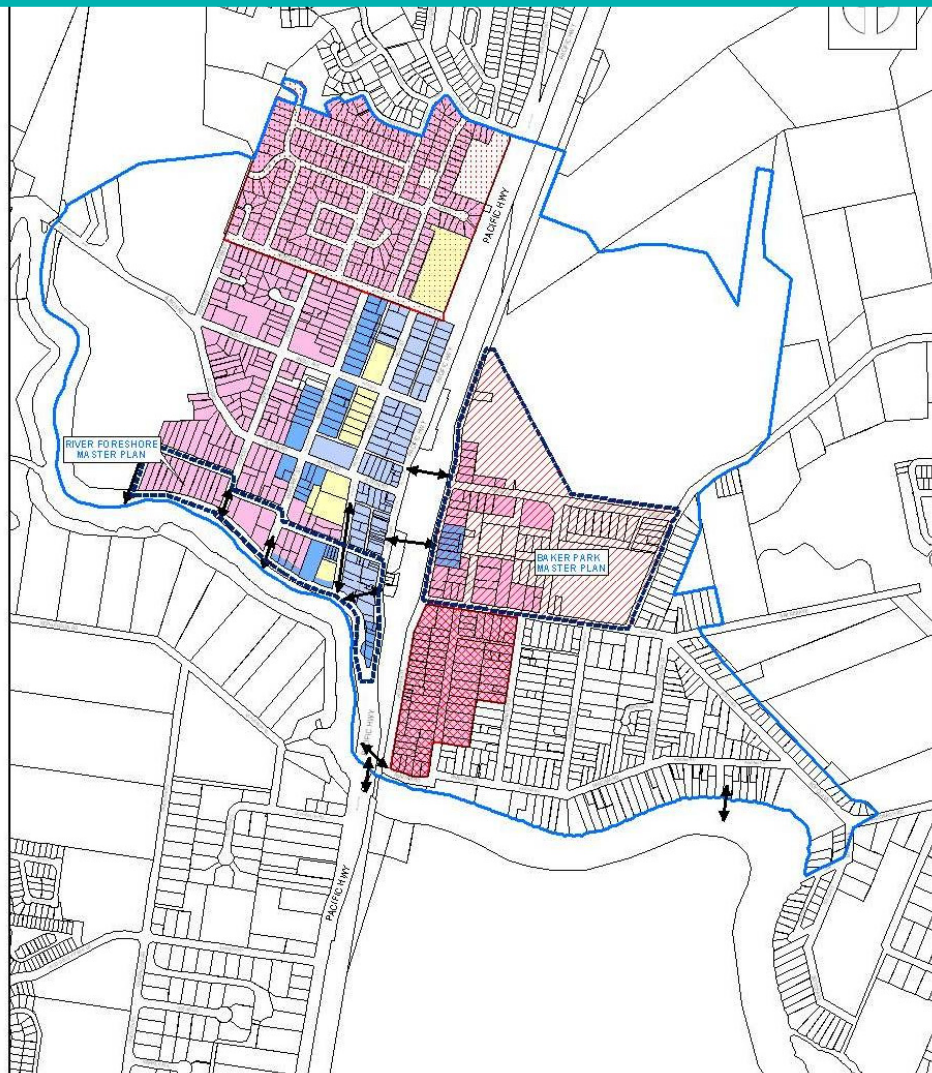
The remaining planning provisions for the Wyong CBD area have been informed by the Wyong-Tuggerah Planning Strategy, existing planning provisions in Wyong LEP 1991, DCP 2005 and the SI. In addition, *Planning Controls for The Entrance Peninsula* (Newbold Consulting, 2011) has been referenced for equivalent zones, heights and FSR for Wyong. The following recommendations are proposed for inclusion in Wyong LEP 2013:

Wyong CBD Zoning Changes

- In general terms, the majority of the existing and recently gazetted 3(a)(Business Centre Zone) land within the CBD is recommended to convert to a B3 Commercial Core Zone, consistent with the Retail Centres Strategy and the hierarchy adopted therein. It also proposed to rezone the former courthouse building to the B3 Commercial Core zone to be consistent with the adjoining post office site.
- There are two notable exceptions to the B3 Commercial Core zone in the Wyong CBD. Firstly, land located on the northern fringe of the CBD, bound by Margaret St, North Rd and Hely St, the B4 Mixed Use Zone has been proposed. Secondly, land located in the Active River Foreshore area is proposed as a B4 Mixed Use zone .
- The former Wyong Public School site and the Wyong Town Park should convert from 5(a)(Special Uses Zone) to RE1 Public Recreation zone.
- The existing 6(a)(Open Space and Recreation Zone) and 6(c)(Proposed Open Space and Recreation Zone) should convert to the RE1 Public Recreation zone.
- The Bowling Club and adjoining RSL carpark is recommended to be rezoned from 5(a)(Special Uses Zone-Club) to the RE2 Private Recreation zone.
- Area between Hargrave St/Church St and River Rd are recommended to be rezoned to R3 Medium Density Residential zone to accommodate residential flat buildings up to four storeys in height consistent with the Active River Foreshore Masterplan.
- Properties fronting Wyong River and River Rd were identified for increased residential density under the Strategy and Masterplan. These are currently zoned 2(b)(Multiple Dwelling Zone). However, the properties located between Jennings Rd and the Wyong River together with one parcel on the corner of River Rd, Hope St and Hargrave St are identified as affected by flooding under climate change scenario in the *Lower Wyong River Floodplain Risk Management Plan* (Paterson Consulting, 2010). Therefore it is not prudent to increase residential densities for these properties and accordingly the equivalent R2 General Residential zone is recommended.

Figure 36 shows the Development Strategy from the Wyong Tuggerah Planning Strategy.

Figure 36: Wyong CBD Study Area



Wyong CBD Building Height Changes

Similar to the TEPPS, the Wyong CBD strategy recommendations in relation to building height are expressed in terms of number of storeys. As a result of the different definitions, building heights have been converted to the SI format for Wyong LEP 2013.

- The building heights and FSRs applicable to the 2(c)(Medium Density Residential Zone) under Wyong DCP 2005 - Chapter 64 should be reflected in Wyong LEP 2013 on the respective Building Heights Map and Floor Space Ratio Map. The exception to this is the existing 2(c) zone located on the north-eastern corner of Church and Margaret Streets where, due to slope and the adjoining heritage item, a height equivalent of two storeys and FSR of 0.5:1 are proposed.
- Some of the existing 2(c)(Medium Density Residential Zone) land located on the eastern side of the railway is identified under the masterplans for development up to six storeys. The Strategy identified these areas by hatching until resolution of population projections associated with the CCRS and road/pedestrian linkages, across the railway corridor, to the rest of the town centre (Rose Street overpass) are resolved. The population projections have largely been resolved with the release of the CCRS. However the road/pedestrian overpass matter has not yet been resolved. This matter will be largely subject to plans the Roads & Maritime Service has for widening the Pacific Highway through the CBD. Therefore for the purposes of Wyong LEP 2013 the proposed residential zones and associated building heights and FSRs are largely a direct conversion. The exception relates to several properties fronting Howarth St that were identified in the Strategy for 'fringe commercial/mixed use'. For these sites, a B4 Mixed Use zone is recommended, although the height is limited to three storeys and FSR to 1:1, generally consistent with the existing controls.
- A Building Heights Map was gazetted as part of Wyong LEP 1991 (Amendment No. 178) with building heights expressed under the Wyong LEP 1991 definition. This warranted a review of the heights recommended based upon the definition contained in the SI and consideration of the typical floor to ceiling height information provided in *Planning Controls for The Entrance Peninsula* (Newbold Consulting, 2011). With regard to the latter it is acknowledged that the contrasting building design character between the coastal areas of The Entrance to that of heritage 'themed' Wyong CBD could lead to different roof design and therefore varied height figures.
- Wyong LEP 1991 (Amendment No. 178) identified a section of streetscape fronting the Pacific Hwy and Alison Rd where it is recommended that the front 5 metres of buildings be limited to 7 metres in height (10 metres under the SI definition). This aimed to retain a two-storey façade in this precinct to maintain a pedestrian scale and assist in maintaining the heritage theme. This requirement was expressed via Clause 42I(3) in Wyong LEP 1991. The aim of this control remains relevant, therefore it is recommended to translate it to Wyong LEP 2013. This requirement is recommended to be included as a hatched area on the Building Heights Map and referenced under Clause 4.3 – Height of Buildings of Wyong LEP 2013.

- Wyong LEP 1991 (Amendment No. 178) identified a number of 3(a)(Business Centre Zone) areas with a numeric height of 13 metres to facilitate four-storey development. Analysis to translate these figures to the SI definition has been undertaken together with consideration of topography and land use. In order to accommodate roof form and rooftop plant rooms an additional 3 metres has been applied and consideration for the topography resulting in a recommended building height of 16 metres.
 - Wyong LEP 1991 (Amendment No. 178) identified other 3(a)(Business Centre Zone) areas with a numeric height of 19 metres or 20 metres to facilitate six-storey development. Analysis to translate these figures to the new SI definition has been undertaken with consideration of topography, flooding and land use. In order to accommodate roof form and rooftop plant rooms an approximate additional 3-4 metres has been applied. A building height of 23 metres is therefore recommended.
 - Within the proposed B4 Mixed Use zone on the northern fringe of the CBD, a height of 16 metres is recommended to facilitate up to four-storey development.
 - For the B3 Commercial Core zone areas on the western side of the Pacific Hwy, Wyong LEP 1991 (Amendment No. 178) identified this area as having a 7 metre height limit to encourage two-storey presentation to the highway entrance to the CBD and acknowledging the constrained nature of these sites due to future road widening and lot size. The topography of these sites ranges from moderate to steep therefore a 1.5 metre contingency is proposed to accommodate basement carparking and stepping of buildings across the fall of land. Therefore a height of 11 metre is recommended.
 - The Pacific Hwy east railway square shops area is currently heritage listed under the Wyong LEP 1991 and is recommended to be included as a heritage item in Wyong LEP 2013 by the Shirewide Heritage Review. A height limit of two-storeys is recommended to allow some sympathetic redevelopment to occur at the rear of the existing shopfronts. A building height of 10 metres is proposed to accommodate this.
 - Wyong LEP 1991 (Amendment No. 178) did not apply to the River Rd/Rankens Ct/Church St area. The Active River Foreshore Masterplan proposed a mixed use development with a building height of four-storeys for this location. This area is relatively steep, and building height contingency is required to allow for significant fall from Church St to River Rd. Therefore, a height of 17 metres is recommended.
 - Wyong LEP 1991 (Amendment No. 178) did not apply to the area fronting River Rd. However, the Active River Foreshore Masterplan proposed medium density residential development with a building height of four-storeys for this location. The topography is moderate to steep, so a building height of 16 metres is recommended.
 - The recommended R1 Residential zone area on Jennings Rd is proposed to accommodate building heights up to two-storeys on moderately sloping properties. A numerical height of 10.5 metres is recommended to facilitate this.
 - For the former Wyong Public School Site and Wyong Town Park, and adjoining R3 Medium Density Residential zoned area, a building height of 11 metres is proposed to accommodate two-storey structures, traditional roof pitches and allow for the sloping topography.
 - A building height of 11 metres is proposed for the Post Office and former Court House area to accommodate two-storey structures and provide for basement carparking and the topography.
 - For the Bowling Club/RSL land on the north-side of Anzac Ave, a building height of 13 metres is recommended to accommodate club uses at ground level with two levels of residential/seniors accommodation above.
 - The topography varies in the R3 Medium Density Residential zoned areas. The maximum recommended height varies to reflect topography, 12 metres for flat to gentle slopes; and 13 metres for moderate to steep slopes.
- Wyong CBD FSR Changes*
- FSR is established for much of the Wyong CBD by Wyong LEP 1991 (Amendment No. 178). For those residential areas not included in this amendment, FSR controls contained in Wyong DCP 2005 – Chapter 64 have been reviewed and considered generally appropriate. Areas where no relevant FSR control is current include the four-storey residential areas fronting River Rd, the B4 Mixed Use zone area on Howarth St and the commercial/retail area adjacent to the railway station (railway square shops). FSR for these areas have been developed referencing analysis for other similar uses in locations such as Toukley and The Entrance. The following FSRs are proposed:
- A FSR of 2:1 is proposed for the B2 Local Centre/ B3 Commercial Core zoned areas where a height of approximately four-storeys is proposed.
 - A FSR of 3:1 is proposed for B2 Local Centre/ B3 Commercial Core zoned areas where a height of approximately six-storeys is proposed.
 - A FSR of 1:1 is proposed for B2 Local Centre/ B3 Commercial Core zoned areas where a height of approximately two-storeys is proposed.
 - A FSR of 2:1 is proposed for the B4 Mixed Use zoned area located on the northern fringe of the CBD, where a height of approximately four storeys is proposed.
 - A FSR of 1.5:1 is proposed for the B4 Mixed Use zoned River Rd/Rankens Ct/Church St area where a height of approximately four-storeys is proposed, consistent with the Active River Foreshore Masterplan. This analysis has considered the steep topography, in addition to the proposed mixed uses with commercial related uses likely on ground level with residential uses above.
 - A FSR of 1:1 is proposed for the B4 Mixed Use zoned area on Howarth St where a height of up to three-storeys is proposed. This is close to the FSR proposed for adjoining Zone R3 Medium Density Residential where 0.9:1 is proposed. This is

consistent with the Strategy to resolve the road/pedestrian linkages prior to increased height and density.

- A FSR of 0.5:1 is proposed for the RE1 Public Recreation zoned former Wyong Public School site and Wyong Town Park area where a height of approximately two-storeys is proposed. This recognises that the former public school is a heritage item and the need to respect its scale, significant vegetation and landscaped setting.
- A FSR of 0.9:1 is proposed for the Bowling Club/RSL land on the north-side of Anzac Ave where a height of approximately three-storeys is proposed. This FSR is consistent with the proposed R3 Medium Density Residential zoned land to the immediate north of the site.
- A FSR of 0.9:1 is proposed for the R3 Medium Density Residential zone where a height of generally three-storeys is proposed consistent with the controls relating to FSR for medium density residential development under DCP 2005 Chapter 64.
- A FSR of 1:1 is proposed for the R3 Medium Density Residential zoned land fronting River Rd. The Active River Foreshore Masterplan proposed four-storey building form in this location, so a higher FSR is appropriate compared to the three-storey area of the same zone. However, topography constraints on the site mean that the proposed FSR of 1:1 is only slightly higher than the 0.9:1 FSR applicable to three-storey areas.

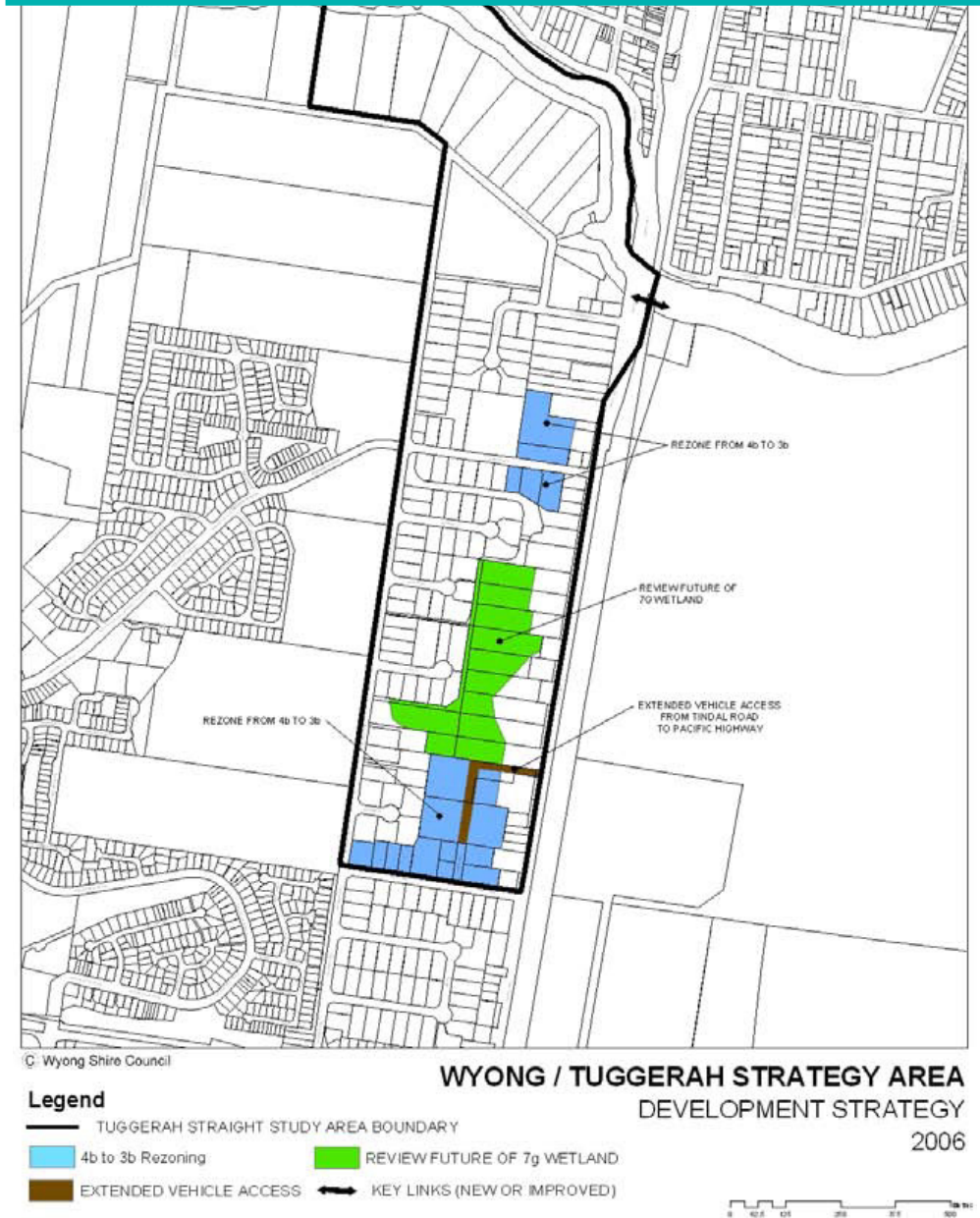
Wyong-Tuggerah Planning Strategy (2007)

The *Wyong-Tuggerah Planning Strategy* (Wyong Shire Council, 2007) outlines the way in which the Wyong, Tuggerah Straight and Tuggerah area might develop over the next 20 years, with attention to desirable height and form for future development. The strategy proposes stronger links between Wyong and Tuggerah, encouraging the revitalisation of Wyong CBD and opportunities for retail and business growth throughout the area.

The Wyong CBD component of the *Wyong-Tuggerah Planning Strategy* has been considered as part of the recent Wyong CBD planning studies and is addressed in the 'Wyong Central Business District' section, above. Those parts of the study area in the Tuggerah State Significant Site (SSS) study area are discussed on the following page. Remaining recommendations in the *Wyong-Tuggerah Planning Strategy* have been implemented as part of Wyong LEP 2013 as follows:

- Zone changes on the eastern side of Bryant Drive, Tuggerah from 4(b) Light Industrial Zone to B5 Business Development zone for employment generating purposes.
- Zone changes along Tuggerah Straight, for the most part incorporating more 3(b)(Centre Support Zone) land (converted to B6 Enterprise Corridor under the SI) in accordance with Figure 37:

Figure 37: Tuggerah Straight Study Area



Toukley

Planning provisions for the Toukley area have been informed by the *Toukley Planning Strategy* (Wyong Shire Council, 2010.), existing planning provisions in Wyong LEP 1991, Wyong DCP 2005 and the SI. The report, *Planning Controls for The Entrance Peninsula* (Newbold, Consulting, 2011), has also been referenced for equivalent zones, heights and FSRs for Toukley. Similar to TEPPS and Wyong studies, the *Toukley Planning Strategy* recommendations generally refer to Wyong LEP 1991 rather than the SI, although there is reference to the likely equivalent SI zones. The map on the following page shows the Toukley Planning Strategy study area boundary, together with the recommended land use zones expressed in Wyong LEP 1991 terms. 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. The following zoning, height and FSR recommendations are proposed for inclusion in Wyong LEP 2013:

Toukley Zoning Changes

The *Toukley Planning Strategy* recommends the following zoning changes:

- Toukley is identified as a Town Centre under the CCRS and as a District Centre under the Retail Centres Strategy. The recommended zoning consistent with other Town Centres in the LGA and is proposed to be Zone B2 Local Centre.
- There are two sites to the west and to the south of the Town Centre recommended to be zoned B4 Mixed Use zone. The site to the west was identified for a 2(g)(Residential Tourist Zone) under Wyong LEP 1991. The range of uses under a B4 Mixed Use zone is relatively close to the 2(g) zone and is appropriate given it adjoins the Town Centre. A number of properties to the south of the Town Centre were identified as 5(a)(Special Uses Zone) for a Senior Citizens Centre or Carparking. It is not considered appropriate that these sites take either the R3 Medium Density Residential or B2 Local Centre zones. The former does not reflect existing and likely future use. The latter would result in an expansion of the Town Centre rather than allowing for uses that would compliment the Town Centre function. The B4 Mixed Use zone provides for existing and likely future uses particularly given that this site has been identified as part of a Key Site under the Key (Iconic) Development Site (KIDS) process.
- East Toukley is currently zoned 3(a)(Business Centre zone) and is proposed to be zoned B2 Local Centre reflecting its size including one 'half-line' supermarket.
- Norah Head shops are currently zoned 3(a)(Business Centre zone) and it is proposed to rezone these to B1 Neighbourhood Centre zone to reflect their scale. Land on the southern side of Mitchell Street is identified to be rezoned to a 3(d)(Tourist Business Zone). The most appropriate equivalent zone in this instance is considered B4 Mixed Use zone given the range of land uses and the location adjoining the existing Neighbourhood Centre.

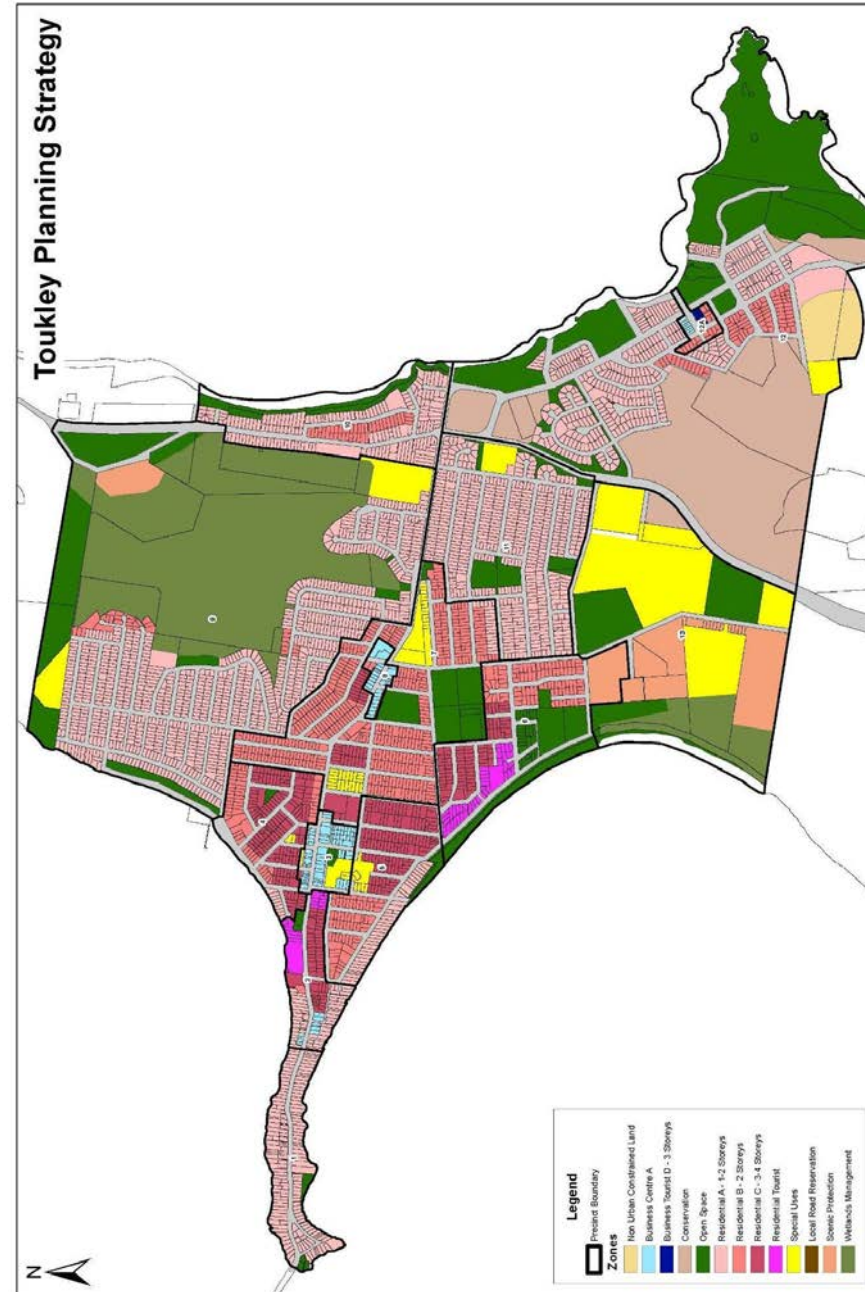


Figure 38: Toukley Planning Strategy Study Area

- Other 3(a)(Business Centre Zone) lands located at West Toukley and adjacent to Pandora Pde are very small in size and therefore are appropriate to be zoned to B1 Neighbourhood Centre zone.
- Land at Canton Beach fronting Beach Pde, between Crossingham St and Bellbowrie St to be rezoned to 2(g)(Residential Tourist Zone.) The most appropriate equivalent zone is SP3 Tourist zone. This will enable a suitable range of landuses. This zone is considered more appropriate than the B4 Mixed Use zone as the location is 'out of centre' and the intent of the Strategy is to create a Tourist Precinct. Consideration was given to potential future flood impacts as a result of climate change and associated lake level rise prior to any change to the existing zonings. The results of the *Tuggerah Lakes Floodplain Risk Management Study* indicate that parts of the eastern portion of this site is located within the existing floodplain (the PMF area). Almost all of the area is located outside of the existing 1% AEP flood extent generally been used to define the flood planning level. The eastern section of the area adjacent to Beach Pde is impacted by potential sea level rise of 0.9 metres. The flood water depth in this area is no greater than 0.8 metres and is defined as 'Low Hazard' under the climate change scenario in the 100 Year ARI in 2100. The rezoning of these areas to the SP3 Tourist zone is supported by Council's Hydrology Unit as long as there is no increase in residential densities within the floodplain. This needs to take into account the existing as well as the future floodplain, up to and including those areas potentially impacted by a sea level rise of 0.9 metres.
- Land at and adjacent to the Beachcomber Hotel identified to be rezoned to a 2(g)(Residential Tourist Zone). The most appropriate equivalent zone considering the out of centre location and likely range of land uses is the SP3 Tourist zone.
- The Toukley RSL Club and Toukley Golf Club are both currently zoned 5(a)(Special Uses). The RE2 Private Recreation zone is considered the appropriate equivalent. Camp Toukley on Evans Road, Canton Beach is recommended to convert from 5(a)(Special Uses) to the RE2 zone.

Toukley Building Height Changes

Similar to the TEPPS and Wyong CBD studies, recommendations in relation to building height are expressed in terms of number of storeys. As a result of the different definitions, building heights have been converted to the SI format for Wyong LEP 2013. The *Toukley Planning Strategy* recommends the following building heights:

- Generally five-storeys with retail/commercial at ground level (and possibly on the second storey) and residential uses above for Toukley Town Centre, with basement carparking and/or 'sleeved' parking; and rooftop plant room/lift over-run. This translates to a building height of either 20 or 21 metres depending on slope and whether large scale retail uses are likely at ground level.
- Up to three-storeys or a fourth as a 'room-in-roof', with retail and/or commercial on the ground floor with residential above for East Toukley. Lift over-run and plant room

if provided shall be combined within the roof form with any 'in-roof' fourth floor. This translates to a height of 13 metres.

- Up to three-storeys for Norah Head village with retail/commercial/tourist located on the ground floor and residential and/or tourist accommodation above. This equates to 12 metres.
- Up to two-storey low scale development for the business zones of West Toukley and Pandora Pde, which equates to 8.5 metres.
- The SP3 Tourist zoned 'Rustrum Site' is identified as a KIDS and therefore height bonus provisions will be possible under Clause 7.10 – Key Sites. However, a baseline height of 16 metres is proposed to accommodate development up to four-storeys.
- SP3 Tourist zoned land at Canton Beach, includes two KIDS in addition to other land not included in the KIDS process. A baseline height of 16 metres is proposed to accommodate four-storey development.
- Toukley RSL is identified as a KIDS. A baseline height of four storeys is considered appropriate given the likely future scale of the adjoining R3 Medium Density Residential zoned land. This is likely to translate to 17 metres to accommodate commercial/club uses with the balance of levels likely to accommodate residential accommodation, seniors housing or the like.
- Within R3 Medium Density Residential zones a general building height of 12 metres is proposed, catering for three storeys, pitched roof and up to 0.4 metre basement projection and flat to gentle sloping topography. Where slope is steeper, a 13 metre height is proposed for this zone.
- Within the R1 General Residential zone a building height of 9.5 metres is recommended. This generally caters for two storeys, pitched roof and up to 1 metre basement projection and gentle to moderate slopes. Where slope is greater, a 10 metre height is proposed for this zone.
- Within the R2 Low Density Residential zone, a building height of 8.5 metres is generally recommended. This accommodates two-storeys, roof pitch and allows some flexibility for gentle to moderate slopes. For moderate slopes to steep slopes a height of 9.5 metres is proposed.

Toukley FSR Changes

- Within the B2 Local Centre zone component of the Town Centre, future development configuration is likely to involve commercial/retail and servicing and potentially some carparking located at ground level and up to four-storeys of residential accommodation above. It is possible that the second level could include commercial/retail uses rather than residential. The building form will see a zero front setback for up to the first two levels, with the levels above set further back to maintain a pedestrian scale. Basement carparking may be provided although due to economic viability it is quite conceivable that some required carparking would be

- provided in new development at ground level – ‘sleeved’ behind shopfronts; or ‘sleeved’/screened on a second storey. This approach would result in lower gross floor area (GFA). A series of development scenarios have been tested for shop top housing development considering likely future FSR controls and *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development* design controls. On this basis an FSR of 2:1 is recommended.
- Due to the small native lot size and depth in much of the Toukley town centre, a bonus FSR is proposed to encourage lot amalgamation. This is on a graduated scale with a maximum bonus of 20%. This recommended bonus provision also has been tested against a number of scenarios in the Town Centre.
 - The proposed B4 Mixed Use zone areas to the south and west of the Town Centre, are expected to accommodate mixed use development up to five-storeys. A lower FSR of 1.5:1 is proposed for these sites reflecting the transition of land use intensity from the Town Centre to surrounding residential areas. The bonus provision is appropriate for these locations to encourage better design outcomes and reduce the chance of lot isolation.
 - For East Toukley, future development will incorporate ground floor commercial/retail and servicing; potentially some carparking located at ground level; and up to three levels of residential accommodation above. The building form will see a zero front setback for up to the first two levels with the levels above set further back to maintain an appropriate pedestrian scale. An FSR of 1.25:1 is recommended.
 - The business centres located at West Toukley and Pandora Parade are proposed to be rezoned B1 Neighbourhood Centre zone in line with their small scale. Accordingly a FSR of 0.5:1 is proposed for these centres, with the exception of the land parcels that are part of KIDS No 13, where a FSR of 1:1 is proposed to align it with the 0.9:1 FSR that will apply for the rest of this R3 Medium Density Residential zone.
 - The SP3 Tourist zoned on the southern foreshore of Lake Budgewoi (Beachcomber/Rustrum sites) has a building height of four storeys with tourist related uses likely at ground level and residential and/or tourist accommodation above. A base FSR of 1.5:1 is proposed with a bonus provision to encourage lot amalgamation and better design outcomes.
 - The SP3 Tourist zoned Canton Beach foreshore is anticipated to develop as a tourist precinct with development up to four-storeys. Tourist/retail development is proposed to front Beach Pde with residential/tourist accommodation levels above set further back. There is likely to be some required carparking ‘sleeved’ behind retail/tourist use façade due to watertable and potential acid sulfate soil considerations, which may place limitations on basement parking. As a result of these considerations a slightly lower FSR of 1.25:1 is proposed compared to the Beachcomber/Rustrum area. Bonus provisions are proposed to encourage lot amalgamation and better design outcomes.
- The existing residential density is benchmarked by the existing FSR for the 2(b) Zone being 0.6:1. Accordingly the FSR for the residential (permanent) land use component under any new zoning necessarily must be limited to 0.6:1. The SI allows the FSR to be broken up for different land uses within a building. Therefore it is proposed to limit the FSR for any permissible permanent residential land use or combination to be limited to a maximum of 0.6:1. In this manner the residential density within this area will not be increased.
 - The Strategy identifies an FSR of 0.6:1 for the R1 General Residential zone between 0.9:1 and 1:1 with the possibility of higher FSR being linked to performance measures such as lot amalgamation and adaptable housing and affordable housing objectives for the R3 Medium Density Residential zone.
 - Currently FSRs are addressed via the DCP 2005 Chapter 64 including bonus’s connected to lot amalgamation. The existing FSR controls and ‘bonus provisions’ under the DCP are considered suitable for the R1 and R3 Zones. If Wyong LEP 2013 does not include FSR and building height controls for the R1 and R3 zones it is recommended that Wyong DCP 2013 provide for these controls.

Bonus Clauses

As outlined above, the various strategy recommendations have been incorporated within the land use tables, objectives and specific clauses of Wyong LEP 2013. In particular Clause 4.3 – Height of Buildings should apply to The Entrance Peninsula and Wyong Town Centre; and Clause 4.4 – Floor Space Ratio should apply to Wyong Town Centre and certain localities in Toukley and Canton Beach. These clauses aim to facilitate key strategy bonus recommendations in the following manner:

4.3 Height of buildings

(1) *The objectives of this clause are as follows:*

- (a) *to establish a maximum height of buildings to enable appropriate development density to be achieved, and*
- (b) *to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,*
- (c) *to ensure the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.*

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

(2A) *Despite subclause (2), the maximum height of a building on land shown edged by a thick blue line on the Height Map is not to exceed the following height:*

- (a) *for land identified as Area 1 on that Map and the actual site area is 1800 square metres or more —20 metres,*
- (b) *for land identified as Area 2 on that Map and the actual site area is 1800 square metres or more —26 metres,*
- (c) *for land identified as Area 3 on that Map and any part of a building is within 5m of any lot boundary that has frontage to Alison Road or the Pacific Highway —10 metres.*

4.4 Floor space ratio

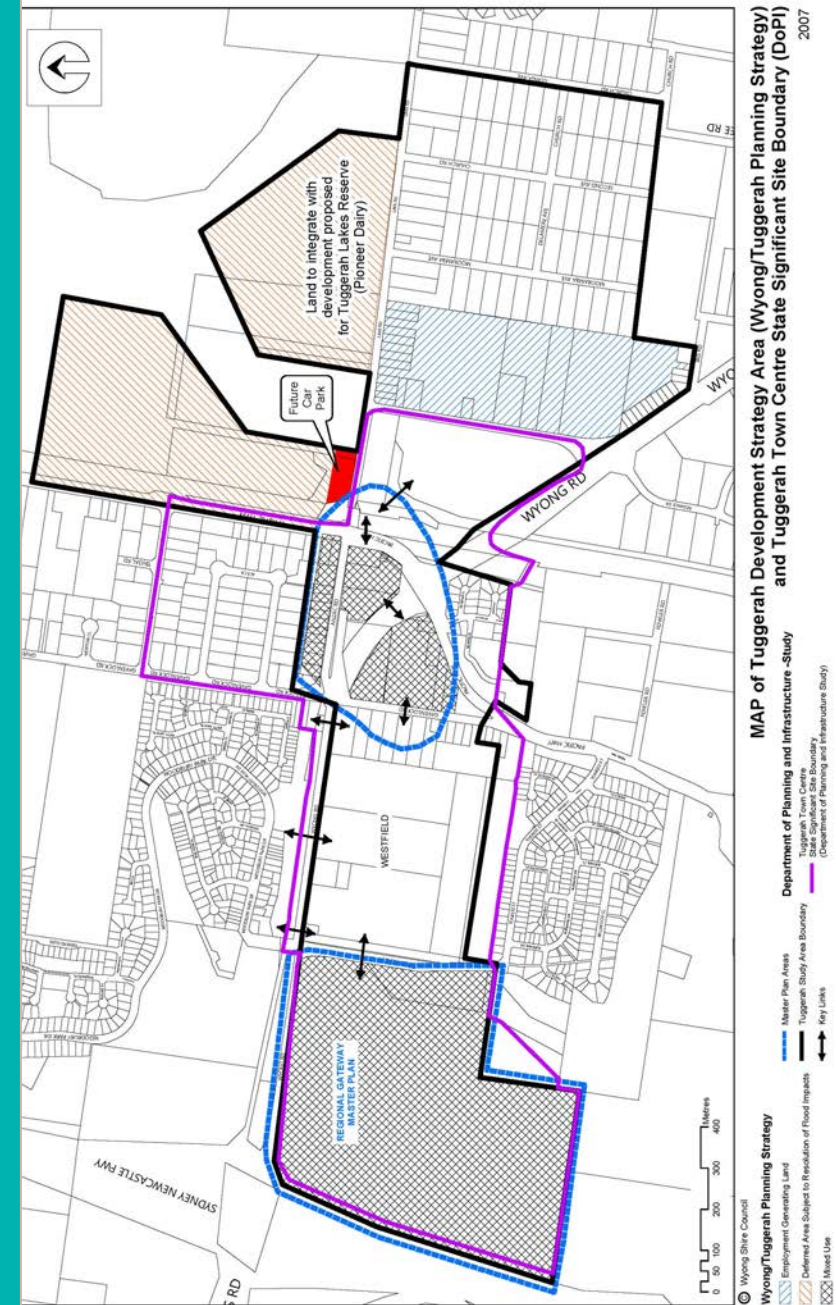
- (1) The objectives of this clause are as follows:
 - (a) to ensure that the density, bulk and scale of development is appropriate for a site,
 - (b) to ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located, and
 - (c) to facilitate development in certain areas that contributes to the economic growth of the shire.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- (2A) Despite subclause (2) the floor space ratio of a building on land shown edged by a thick blue line on the Floor Space Ratio Map and identified as either Area 1 in Wyong or Area 2 in Toukley on that map may be exceeded by the following percentages:
 - (a) if the actual site area is 1,500 square metres or more, but is less than 2000 square metres — 7.5% increase to the site area,
 - (b) if the actual site area is 2,000 square metres or more, but is less than 2500 square metres — 10% increase to the site area,
 - if the actual site area is 2,500 square metres or more, but is less than 3000 square metres — 12.5% increase to the site area ,
 - if the actual site area is 3,000 square metres or more, but is less than 4000 square metres — 15% increase to the site area,
 - if the actual site area is 4,000 square metres or more — 20% increase to the site area.

Tuggerah State Significant Site Study

In 2009, the then Minister for Planning gave official notice of a proposal to amend Schedule 3 of then *State Environmental Planning Policy (Major Projects) 2005* to include the Tuggerah Town Centre as a State Significant Site (SSS). The Tuggerah Town Centre covers approximately 120ha, including land adjacent to Tuggerah Rail Station and the F3 freeway, as well as Westfield Ltd land holdings. On 1 May 2009, the Minister agreed to Westfield Ltd lodging a concept plan under Part 3A of the *Environmental Planning and Assessment Act, 1979* for a proposal involving residential, retail, community and employment generating uses within the Tuggerah Town Centre SSS area.

The Westfield Ltd concept plan will be informed by and align with the Tuggerah Town Centre SSS study currently being undertaken by the DP&I. DP&I will masterplan the Tuggerah Town Centre to enable a review of the strategic direction for the area and establish planning parameters to guide its redevelopment, as recommended by Council's Wyong-Tuggerah Planning Strategy and in line with the CCRS. See Figure 39.

Figure 39: Tuggerah SSS Study Area



SEPP (Major Developments) 2005 Amendments

The Warnervale Town Centre, Wyong Employment Zone and South Wallarah Peninsula (Gwandalan) have been rezoned through the State Significant Site process as part of *State Environmental Planning Policy (Major Developments) 2005*. The Warnervale Town Centre will provide a broad range of dwelling types, with higher housing densities than those traditionally delivered in Wyong LGA. The Wyong Employment Zone (WEZ) is 744ha in size and will provide an area that promotes economic development within Wyong LGA. The South Wallarah Peninsula (Gwandalan) reflects a more traditional residential urban release development area. In addition, in April 2012, an additional site at Gwandalan was rezoned by the State Government via Wyong LEP 1991, which also reflects a more traditional residential urban release area. The provisions of *SEPP (Major Developments) 2005* and the recent amendment to Wyong LEP 1991 have been incorporated into Wyong LEP 2013, in accordance with advice received from the DP&I.

Key (Iconic) Development Sites (KIDS)

Council is facilitating the development of a number of KIDS throughout the LGA, identifying 28 sites (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. It is recommended that a Local Provision (Clause 7.10 – Key Sites) be included in Wyong LEP 2013.

The objectives of such a clause should include objectives such as to deliver a very high standard of design excellence for KIDS within Wyong LGA, to encourage the amalgamation of sites to provide opportunities for the expansion of, or improvements to, the public domain, and be guided by a site-specific DCP which has been prepared for the land prior to approval of any development application which proposes a height bonus.

REVIEW OF LAND USE ZONES

Land use zoning is the principal method for controlling the use of land within NSW, utilising a legally enforceable LEP and its accompanying maps. As part of an LEP, land is designated for a principle use (such as residential, commercial or industrial use) and land uses considered to be incompatible with this principle use or amenity of the area are therefore prohibited. Zoning can also be used to identify the major objective for existing as well as future development in an area.

As part of the Comprehensive LEP process, all current zonings under Wyong LEP 1991 were required to be converted into appropriate standard zones under the SI. The zones to be considered in the new LEP are as follows:

- RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU5 Village, RU6 Transition

- R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R5 Large Lot Residential
- B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure, SP3 Tourist
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Parks and Nature Reserves, E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living
- W1 Natural Waterways, W2 Recreational Waterways

This new zoning regime required an extensive review of all current land use zoning and the results of this investigation for each zone is discussed in detail below.

Rural Zones

For the translation of both the rural and environmental zones, an Eastern and Western Area of the LGA was identified to recognise the different land use pressures that exist in these two areas. The Eastern Area contains the areas of existing and future urban development and urban fringe areas that experience development pressure for urban related uses. The Western Area contains the more general rural areas of the LGA where there is much less development pressure due to the distance from developed urban areas and consequently, development controls and environmental protection are more focused on natural resource management and managing land use conflicts between a broad range of rural based activities. Rural zones were therefore converted in accordance with the Table 40:

Wyong LEP 1991	Standard Instrument Template
1(a) Rural Zone	RU1 Primary Production
1(c) Non Urban Constrained Lands Zone	E3 Environmental Management
	Exceptions:
	E1 National Parks and Nature Reserves
	E2 Environmental Conservation
	RU6 Transition
	RE1 Public Recreation
	RE2 Private Recreation
	SP2 Infrastructure
	R1 General Residential
	R2 Low Density Residential
	B2 Local Centre
	IN2 Light Industrial
1(d) Village Zone	RU5 Village
1(f) Forestry Zone	RU3 Forestry

Table 39
Rural Zone Conversion

RU1 Primary Production

- The existing 1(a)(Rural Zone) under Wyong LEP 1991 was directly translated into the RU1 Primary Production Zone.
- It was intended to only apply the RU1 zone to good quality agricultural land (Classes 1 and 2), however, after consultation with the Department of Primary Industry, it was concluded there is no comprehensive mapping of agricultural land classification for the LGA that was suitable to confidently apply zone boundaries.

RU2 Rural Landscape

- The existing 7(b)(Scenic Protection Zone) under Wyong LEP 1991, in the western area of the LGA, was directly translated into the RU2 Rural Landscape Zone.

RU3 Forestry

- The existing 1(f)(Forestry Zone) under Wyong LEP 1991 was directly translated into the RU3 Forestry Zone, except where areas of State Forests had been dedicated as National Parks since 1991. These areas were translated to the E1 National Parks and Nature Reserve zone.

RU5 Village

- The existing 1(d)(Village Zone) under Wyong LEP 1991 was translated directly into the RU5 Village Zone. The only area of RU5 is the village of Yarramalong.

RU6 Transition

- The existing 10(a)(Investigation Precinct Zone) was translated into the RU6 Transition zone. The RU6 Transition zone was originally designed as a “separation” zone between rural and urban areas.

Wyong LEP 1991	Standard Instrument Template
10(a) Investigation Precinct Zone	RU6 Transition
	Exceptions:
	E2 Environmental Conservation
	RE1 Public Recreation
	RE2 Private Recreation
	R2 Low Density Residential

Table 40:
Investigation Zone Conversion

- There is no “investigation” zone or “holding” zone in the SI. The RU6 zone has been used as a holding zone in Wyong LEP 2013 but because it was not set up for this purpose, there are a number of outcomes that are contrary to the purpose of a “holding” zone. These are listed as follows:
 - The RU6 zone is a rural zone. The *Native Vegetation Act* (NVA) applies to the land and the SI specifies that any clearing permitted without consent under the NVA within RU6 cannot be controlled under the LEP. Significant vegetation communities regrown since 1990 may be able to be cleared without consent.
 - The RU6 Zone is a prescribed zone under the Infrastructure SEPP for a number of land uses that may be unsuitable in future urban release areas including correctional centres, educational establishments and health services facilities.

Residential Zones

The majority of residential zones have readily converted from WLEP 1991 to Wyong LEP 2013. Exceptions include the 2(d)(High Density Residential zone), 2(e)(Urban Release Area Zone), and 2(b)(Multiple Dwelling Residential Zone) within The Entrance North.

Wyong LEP 1991	Standard Instrument Template
2(a) Residential Zone	R2 Low Density Residential
2(b) Multiple Dwelling Residential Zone	R1 General Residential
2(c) Medium Density Residential Zone	R3 Medium Density Residential
2(d) High Density Residential Zone	R3 Medium Density Residential
2(e) Urban Release Area Zone	R2 Low Density Residential
2(g) Residential Tourist Zone	SP3 Tourist

Table 41:
Residential Zone Conversion

R4 High Density Residential Zone

The DP&I has indicated non-support for the use of the R4 High Density Residential zone for Wyong LGA, given that Wyong LGA has no true high density residential areas when

considered on a State-wide basis. In this regard the 2(d)(High Density Residential zone) as part of Wyong LEP 1991 should be converted to the R3 Medium Density Residential zone within Wyong LEP 2013, with the retention of development opportunities and controls from the previous 2(d)(High Density Residential zone). As such this zone conversion would not result in a “down-zoning”.

2(e) (Urban Release Area Zone)

The 2(e)(Urban Release Area zone) should be converted to the R2 Low Density Residential zone, which permits dual occupancy subdivision (not permissible under WLEP 1991), although does not permit multi-unit housing (currently permitted as residential flat buildings). This recommendation is on the basis that the areas currently covered by the 2(e)(Urban Release Area zone) are primarily developed for detached single dwelling houses. The change also addresses potential land use conflicts between dwelling houses and the more intense land use of residential flat buildings.

The Entrance North

The Entrance North is rated 'high [flood] risk' in the draft 'Tuggerah Lakes Floodplain Risk Management Plan' and is significantly impacted by future climate change. An area within The Entrance North bounded by Wilfred Barrett Dr to the north and west, the Pacific Ocean to the east, and Hargraves St to the south, is currently zoned 2(b)(Multiple Dwelling Residential zone) which is now considered to be inappropriate given the flood hazard within this area. The equivalent zone to 2(b)(Multiple Dwelling Residential zone) under the SI is the R1 General Residential zone, which permits residential flat buildings and other higher residential density uses. These uses are no longer considered appropriate given the flood hazard. As a result, Wyong LEP 2013 should rezone this area of The Entrance North to the lowest density Residential Zone (R2 Low Density Residential zone). This should also include other areas where there is no flood free access to suitable high ground in the 100 year ARI event plus 0.9m sea level rise.

R5 Large Lot Residential

The existing 7(c)(Scenic Protection Small Holdings Zone) under Wyong LEP 1991, in the Western Area was translated into the R5 Large Lot Residential Zone. The 7(c)(Scenic Protection Small Holdings Zone) in the Western Area is located in areas at Jilliby, Mardi and Kangy Angy and is considered to be large lot residential in character, and scenic value is linked to landscape character.

Commercial Zones

Wyong LEP 1991 includes most retail/commercial centres within one zone, the 3(a)(General Business zone), with controls relating to the retail hierarchy contained within Wyong DCP 2005 provisions. This has presented a number of difficulties during the conversion process in applying the SI zone hierarchy, which provides for a greater number of business zones, in particular the B1 Neighbourhood Centre, B2 Local Centre and B3 Commercial Core zones.

Given the State-wide basis of the SI, Wyong LGA has no true commercial core areas when compared to more heavily populated areas of NSW, and the DP&I has not supported the use of the B3 Commercial Core zone for Wyong LGA. In this regard, Wyong CBD is the only commercial precinct that is proposed to be rezoned to B3 Commercial Core zone as part of Wyong LEP 2013. Wyong CBD has been proposed to be rezoned to B3 Commercial Core zone in order to reinforce its role as part of the Wyong-Tuggerah major centre as determined by the CCRS. Therefore for the most part the 3(a)(General Business zone) was converted to either B1 Neighbourhood Centre or B2 Local Centre zone.

Wyong LEP 1991	Standard Instrument Template
3(a) Business Centre Zone	B1 Neighbourhood Centre B2 Local Centre B3 Commercial Core
3(b) Centre Support Zone	B5 Business Development B6 Enterprise Corridor
3(d) Tourist Business Zone	B2 Local Centre
4(e) Business Park	B7 Business Park

Table 42:
Commercial
Zone
Conversion

As a general rule Neighbourhood Centres are those with convenience shops and a small supermarket of up to 1500m2 (a half line supermarket), with Local Centres including those centres throughout the LGA that comprise a full line supermarket and shops providing a wider range of goods and services than those provided within Neighbourhood Centres. Existing commercial and retail centres have been converted into the following zones:

B1 - Neighbourhood Centre

- | | |
|---|----------------------------------|
| Cresthaven Ave, Bateau Bay | Walker Av, Kanwal |
| Coleridge Rd, Bateau Bay | Robertson Rd, Killarney Vale |
| Bateau Bay Rd, Bateau Bay (Village Lane) | Anita Avenue, Lake Munmorah |
| Bateau Bay Rd, Bateau Bay (Helen Street) | Vales Rd, Mannering Park |
| Bateau Bay Rd, Bateau Bay (The Entrance Rd) | Mingara commercial precinct |
| Lakedge Ave, Berkeley Vale (Bluebell Ave) | Mitchell Street, Norah Head |
| Lakedge Ave, Berkeley Vale (Shannon Pde) | Pandora Pde, Noraville East |
| Emerald Pl, Berkeley Vale | Liamena Ave, San Remo |
| Budgewoi Rd, Budgewoi (Budgewoi Cir) | Cams Blvd, Summerland Point |
| Bruce Rd, Buff Point | Hargraves St, The Entrance North |
| Lloyd Ave, Chain Valley Bay | Bay Rd, Toowoon Bay |
| Pacific Highway, Charmhaven | Tuggerawong Rd, Tuggerawong |
| Wallarah Rd, Gorokan | Wyong Rd, Tumbi Umbi |
| Gamban Rd, Gwandalan | Cutler Dr, Wyong |
| Orana Rd, Gwandalan | Tuggerawong Rd, Wyongah |

B2 – Local Centre

- | | |
|---|---------------------------------------|
| Bay Village Shopping Centre, Bateau Bay | The Entrance Rd, Long Jetty (part of) |
|---|---------------------------------------|

Scenic Dr, Budgewoi
 Chittaway Rd, Chittaway Bay
 Main Rd, East Toukley
 Wyong Rd, Killarney Vale
 Lake Haven Shopping Centre, Lake Haven
 Pacific Highway, Lake Munmorah
 Figtree Blvd, Wadalba

Pacific Highway, Ourimbah
 Pacific Highway, San Remo
 The Entrance Town Centre
 Toukley Town Centre
 Tuggerah Westfield
 Warnervale Town Centre

B3 – Commercial Core

Wyong Town Centre

B4 – Mixed Use

Mitchell St, Norah Head
 Area bound by Tuggerah Pde, The Entrance Rd,
 Manning Rd, Wilfred Barrett Dr, The Entrance
 Area bound by River Rd, Rankens Court and
 Church St, Wyong
 Howarth St, Wyong

Hutton Rd, The Entrance North
 Area bound by Yaralla St,
 Beachcomber Pde, Main Rd, Toukley
 Area bound by Yaralla St, Hargraves
 St, Pearce St, Toukley

B5 – Business Development

Adjoining Bay Village, Bateau Bay
 Lake Haven bulky goods, Lake Haven

Tuggerah Supa Centa, Tuggerah

B6 – Enterprise Corridor

The Entrance Rd, Long Jetty
 Pacific Highway, Tuggerah

Pacific Highway, Watanobbi

B7 – Business Park

Tuggerah Business Park

As discussed above, the Tuggerah area is currently being investigated as a State Significant Site, and this is likely to result in further zone changes once completed. However, currently the proposed zones within the Tuggerah area are either a direct conversion or a result of the outcomes of the Wyong Tuggerah Planning Strategy (2007).

Industrial Zones

Industrial zones have readily converted from Wyong LEP 1991 to Wyong LEP 2013:

Wyong LEP 1991	Standard Instrument
4(a) General Industrial Zone	IN1 General Industrial
4(b) Light Industrial Zone	IN2 Light Industrial
4(c) Business Park Zone	B7 Business Park
4(e) Regional Industrial and Employment Development Zone	IN1 General Industrial

Table 43:
Industrial Zone Conversion

Special Use Zones

SP1 Special Activities

- University of Newcastle (Ourimbah Campus)

SP2 Infrastructure

- A range of sites in accordance with DP&I Practice Note PN 10-001.

SP3 Tourist

- Kooindah Waters, Wyong and Magenta Shores, Magenta
- Canton Beach fronting Beach Parade, between Crossingham and Bellbowrie St
- Land at and adjacent to the Beachcomber Hotel

Waterways Zones

Waterways were unzoned under Wyong LEP 1991. These areas can now be zoned depending on the anticipated use and environmental characteristics. The LGA's rivers and creeks are to be zoned W1 Natural Waterways, whilst our lakes are to be zoned W2 Recreational Waterways.

Wyong LEP 1991	Standard Instrument Template
Waterways unzoned	W1 Natural Waterways W2 Recreational Waterways

Table 44:
Waterways Zone Conversion

Recreation Zones

Recreation zones have readily converted from Wyong LEP 1991 to Wyong LEP 2013.

Wyong LEP 1991	Standard Instrument Template
6(a) Open Space and Recreation Zone	RE1 Public Recreation RE2 Private Recreation E2 Environmental Conservation
6(b) Regional Open Space and Recreation Zone	RE1 Public Recreation RE2 Private Recreation E2 Environmental Conservation
6(c) Proposed Open Space and Recreation Zone	RE1 Public Recreation E2 Environmental Conservation Adjoining land use zone

Table 45:
Recreational Zone Conversion

Environmental Zones

E1 National Parks and Nature Reserves

- The existing 8(a)(National Parks Zone) under Wyong LEP 1991 was translated into the E1 National Parks and Nature Reserves Zone. New areas of National Parks, dedicated since 1991, were also included in the E1 Zone.

E2 Environmental Conservation

- The E2 Environmental Conservation Zone applies only to the most environmentally valuable land, including SEPP 14 Coastal Wetlands, SEPP 26 Littoral rainforests, and land subject to conservation agreements or property vegetation plans, or land acquired by Council for conservation purposes.
- The E2 Zone has also been applied to mapped areas of EEC using the mapping undertaken by Bell (2002 and 2008), but only in the Eastern Area, in recognition of the development pressures in the Eastern Area. In the Western Area it is considered the conservation incentives available to farmers and rural landholders through the Native Vegetation Act and the Property Vegetation Plan process provide the most suitable mechanism for the protection of conservation values.

E3 Environmental Management

- The E3 Zone has been used as the most suitable translation of the following LEP 1991 zones: Zone 1(c)(Non Urban Constrained Lands Zone), 7(a)(Conservation Zone), 7(b)(Scenic Protection Zone) in the Eastern Area, 7(e)(Coastal Land Acquisition Zone), 7(f)(Environmental Protection Zone), and 7(g)(Wetlands Management Zone). The E2 Zone takes precedence where identified as described above.

E4 Environmental Living

- The 7(c)(Scenic Protection Small Holdings Zone) under Wyong LEP 1991, in the Eastern Area was translated into the E4 Environmental Living Zone.
- The 7(c) Zone in the Eastern Area is predominately located in the southern hills of Fountaindale, Glenning Valley and Tumby Umbi. These areas provide a scenic backdrop to the adjoining urban areas.

For further information in relation to the conversion of the environmental zones, please refer to the Environmental Management Framework.

Wyong LEP 1991	Standard Instrument Template
8(a) National Parks Zone	E1 National Parks and Nature Reserves E3 Environmental Management Exceptions:
7(a) Conservation Zone	E2 Environmental Conservation B1 Neighbourhood Centre RE2 Private Recreation RU2 Rural Landscape (west of Freeway) E3 Environmental Management (east of Freeway) Exceptions:
7(b) Scenic Protection Zone	E1 National Parks and Nature Reserves E2 Environmental Conservation RE2 Private Recreation R1 General Residential R2 Low Density Residential R5 Large Lot Residential (west of Freeway) E4 Environmental Living (east of Freeway)
7(c) Scenic Protection Small Holdings	Exceptions: E1 National Parks and Nature Reserves SP2 Infrastructure
7(d) Coastal Lands Protection Zone	RE1 Public Recreation
7(e) Coastal Lands Acquisition	E2 Environmental Conservation E3 Environmental Management
7(f) Environmental Protection Zone	Exceptions: E2 Environmental Conservation R2 Low Density Residential E3 Environmental Management Exceptions:
7(g) Wetlands Management Zone	E1 National Parks and Nature Reserves E2 Environmental Conservation B5 Business Development RE1 Public Recreation

Table 46:
Environmental Zone
Conversion

MINIMUM LOT SIZES

The following tables provide details of the recommended minimum lot sizes recommended for each zone that should be included in Wyong LEP 2013.

Component	Zone	Minimum Lot Size	Comments
Rural Zones			
Primary Production	RU1	20 Ha	Conversion of 1(a) zone
Rural Landscape	RU2	20 Ha	Conversion of 7(b) zone west of the Freeway
Forestry	RU3	40 Ha	Conversion of 1(f)
Primary Production Small Lots	RU4	n/a	NOT USED
Village	RU5	n/a	Conversion of 1(d)
Transition	RU6	40 Ha	Conversion of 10(a). Subdivision not permitted in 10(a). This lot size was chosen to prevent subdivision – based on a review of existing lots zoned 10(a).
Residential			
General Residential	R1	n/a	Conversion of 2(b) zone
Low Density Residential	R2	450 sq m	Conversion of 2(a) General Residential and 2(e) Urban Release zones
Medium Density Residential	R3	n/a	Conversion of 2(c) and 2(d) zones. Mapped only in the centres (Wyong, The Entrance and Toukley)
High Density Residential	R4	n/a	NOT USED
Large Lot Residential	R5	2 Ha	Conversion of 7(c) zone

Table 47: Minimum Lot Sizes – Rural and Residential Zones

Component	Zone	Minimum Lot Size	Comments
Business			
Neighbourhood Centre	B1	n/a	
Local Centre	B2	n/a	Mapped only in the centres (Wyong, The Entrance and Toukley)
Commercial Core	B3		NOT USED
Mixed Use	B4	n/a	Mapped only in the centres (Wyong, The Entrance and Toukley)
Business Development	B5	n/a	
Enterprise Corridor	B6	n/a	
Business Park	B7	n/a	
Industrial			
General Industrial	IN1	n/a	Conversion of 4(a) General Industrial and 4(e) Regional Industrial and Employment Development
Light Industrial	IN2	n/a	Conversion of 4(b)
Environmental			
National Parks and Nature Reserves	E1	n/a	Conversion of 8(a)
Environmental Conservation	E2	40 Ha	Conversion of 7(a), 7(d), 7(e), 7(f) and 7(g) zone
Environmental Management	E3	20 / 40 Ha	Conversion of 7(a), 7(b), 7(f) and 7(g) zone
Environmental Living	E4	2 Ha	Conversion of 7(c) zone

Table 48: Minimum Lot Sizes – Business, Industrial and Environmental Zones

BUILDING HEIGHT AND FLOOR SPACE RATIO

Building height and floor space ratios that should be included in Wyong LEP 2013 are based on recommendations contained in the local planning strategies prepared for Wyong Tuggerah, The Entrance Peninsula and Toukley. These are discussed under the Higher Density Residential Centres Opportunities section of this chapter.