



# SETTLEMENT strategy

Wyong Shire Council

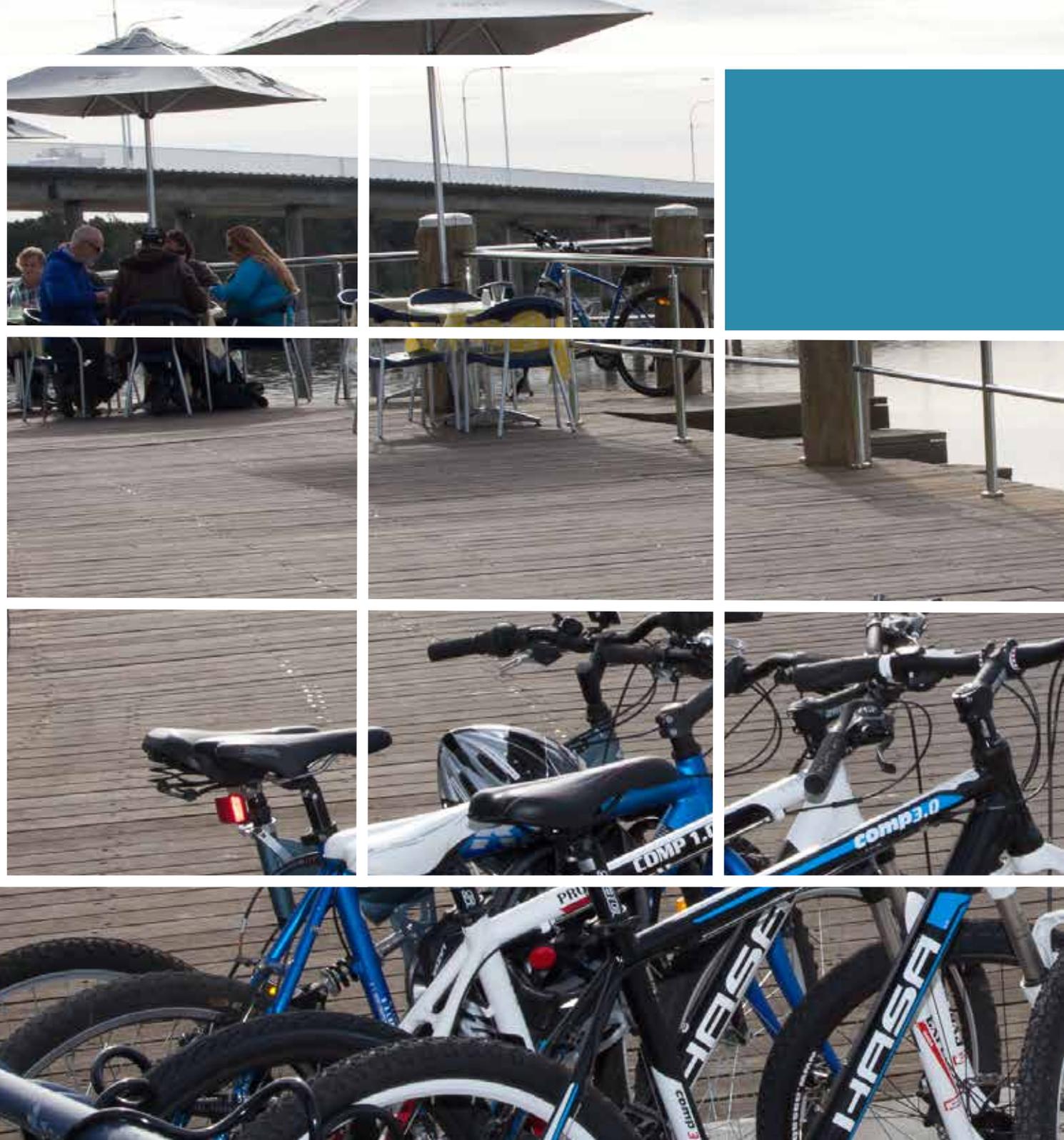
# SETTLEMENT strategy

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Wyong  
Shire  
Council  
CENTRAL COAST

Gazetted statement:



# SETTLEMENT strategy

## Overview of this strategy

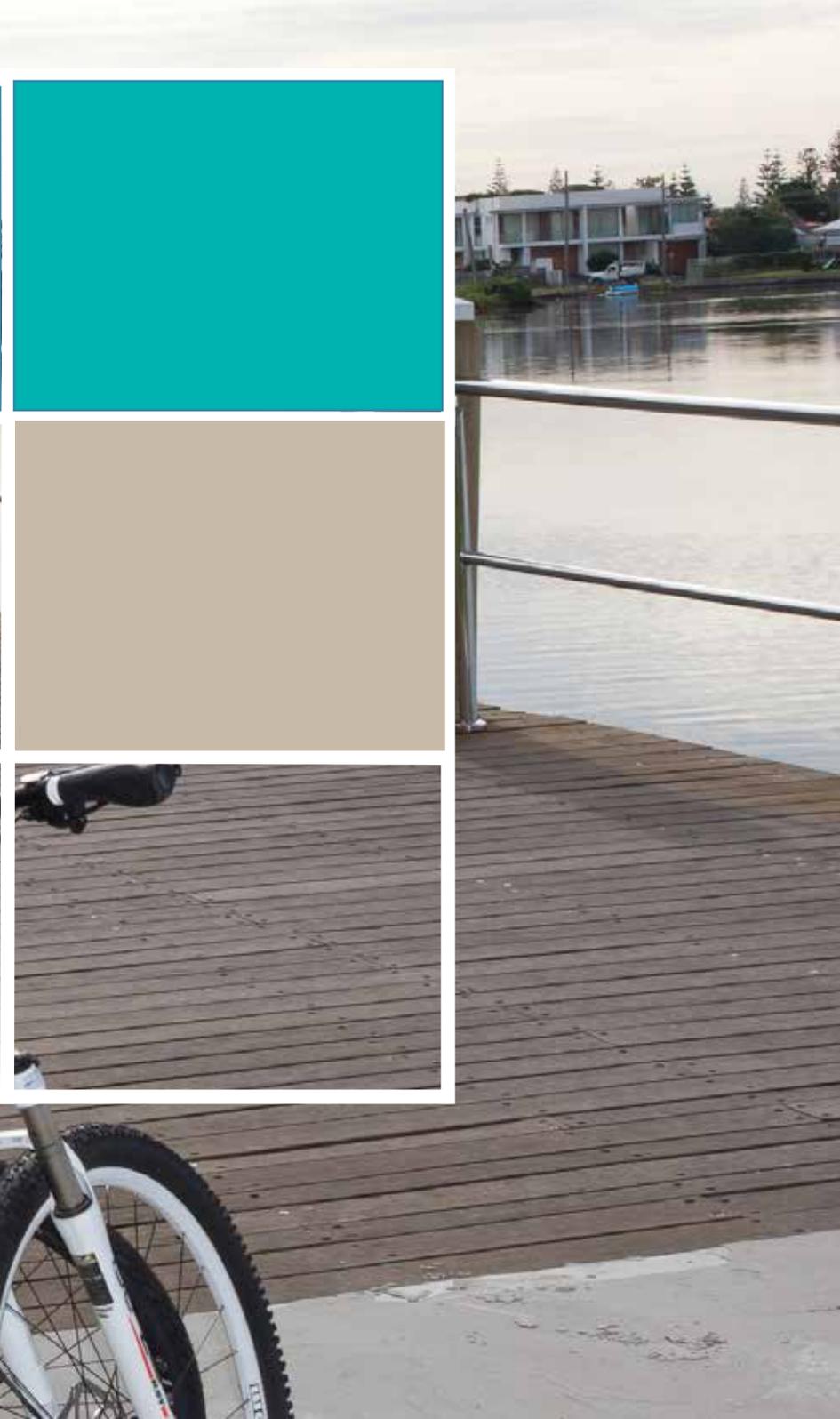
The Wyong Local Government Area (LGA), situated on the Central Coast of NSW, has seen rapid population growth over the last 30 years. In fact it was the 10<sup>th</sup> fastest growing LGA in Australia, reflecting the area's attractive living environments, relatively affordable housing and location within easy commuting distance to Newcastle and Sydney.

That growth is expected to continue at above the NSW average through to 2031, with the Central Coast Regional Strategy 2008 (CCRS) predicting that 70,000 people will move to the area in the next 18 years, needing 39,500 new homes and 27,000 new jobs.

It's important that we plan for and manage this future urban growth strategically so that current and future residents are able to lead a liveable lifestyle. We need to protect our much-loved natural environment, local biodiversity and natural resources, whilst planning for the living spaces, amenities, local services and employment this increased future population will need.

A balance must be struck between new urban release areas, urban consolidation (increasing densities within existing urban areas) and nurturing the local heritage, coastal and rural areas, diverse ecosystems and natural resources. This Strategy takes into account how the area is today and the character we want the area to have in the future. It considers existing land uses and infrastructure, environmental values, social and economic aspects and natural hazards like flooding and bushfires.

This Wyong Shire Settlement Strategy lays out the strategic direction and framework for land use and development activities in the Wyong LGA, taking into account State, regional and local planning objectives. It complements the Central Coast Regional Strategy and the North Wyong Shire Structure Plan (NWSSP) both of which cover the period to 2031.



## Aims & Objectives

- Support the objectives of the NWSSP and CCRS;
- Provide overall strategic direction for the LGA;
- Direct future growth to the most appropriate locations based on an understanding of constraints and opportunities;
- Provide sensible timeframes for urban growth to guide planning and infrastructure investment;
- Promote the efficient and equitable provision of services, infrastructure and amenities and ensure that new urban land release contributes to infrastructure costs;
- Foster economic, environmental and social well-being so that the Wyong LGA becomes a sustainable and prosperous place to live, work and visit;
- Encourage economic development within the LGA to reduce reliance on other regions for employment and support a self-sustaining economy;
- Protect valuable agricultural land from inappropriate development;
- Encourage a range of housing, employment, recreation and human services to meet the needs of residents;
- Provide liveable communities with equitable access to a range of community services and facilities for recreation, culture, health and education;
- Encourage ecologically sustainable development;
- Conserve, protect and enhance the environmental and cultural heritage and visual character of the Shire;
- Minimise community risk in areas subject to natural hazards;
- Promote a high standard of urban design that enhances the existing and desired future character of areas;
- Reduce reliance on cars for transport within and between urban centres;
- Prepare for future impacts of climate change on both public and private infrastructure and assets.

## How to use the strategy

The Settlement Strategy is divided into ten chapters, including seven 'theme' chapters:

### **Introduction to the Settlement Strategy**

Describes the purpose objectives, strategic context and how the Strategy will operate.

### **Planning for Community (Theme 1)**

Looks at community services, facilities, open space, recreation, educational and health facilities, and emergency services for residents.

### **Planning for Utilities Infrastructure (Theme 2)**

Looks at servicing and infrastructure for our water supply and sewerage network; stormwater management, waste management and public utility undertakings.

### **Planning for Transport (Theme 3)**

Considers the road network; public transport, including the bus and rail network; on-road bicycle and shared pathways system; and alternative forms of transport.

### **Planning for Environment (Theme 4)**

Biodiversity conservation; green corridors; catchments, lakes and waterways; wetlands; groundwater; environmental amenity, heritage; and scenic protection, within the LGA.

### **Planning for Natural Hazards (Theme 5)**

Considers the impacts of acid sulfate soils; bushfire and coastal Erosion; flooding; soil instability; salinity; and climate change

### **Planning for Economy and Employment (Theme 6)**

Outlines employment lands, commercial and retail development, business parks, agriculture, tourism, resource extraction and economic development.

### **Planning for Settlements and Housing (Theme 7)**

Considers our residential centres, greenfield and infill development, rural residential development, and affordable and aged housing.

### **Planning for Land Use**

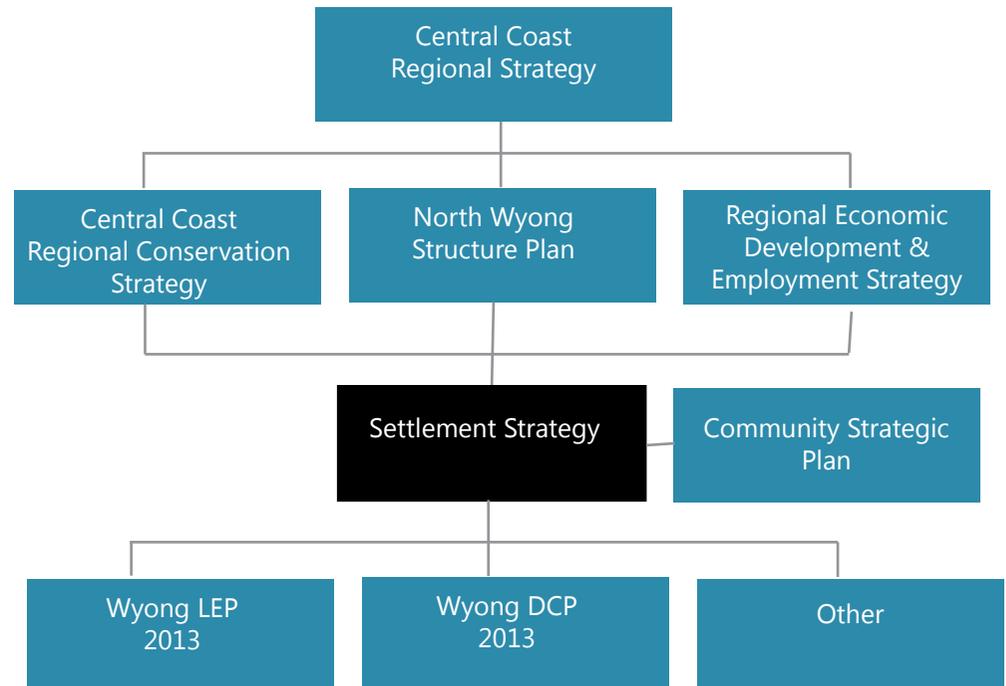
Consolidates the "Theme" chapters and incorporates an overall Land Use Strategy, identifying development areas and staging timeframes for each area.

### **Planning for Governance and Implementation**

Provides mechanisms for implementing the Settlement Strategy. All actions identified in preceding chapters are given a priority and assigned to a responsible party, which will assist Council in monitoring and reviewing the Strategy to ensure the required actions are kept on track.

## Strategic Framework

The Settlement Strategy is part of a hierarchy of State Government and Local Government documents. State Government documents including the CCRS, NWSSP, Regional Economic Development & Employment Strategy (REDES) sit above the Settlement Strategy. Eventually the draft Central Coast Regional Conservation Plan (once adopted) will also be incorporated into this hierarchy as depicted below. The Settlement Strategy informs the Wyong LEP 2013 and Wyong DCP 2013, and sits above these documents in the hierarchy. See the diagram below.



# PLANNING for OUR COMMUNITY

## Key Planning Consideration

### Key Considerations for improved **COMMUNITY FACILITIES AND SERVICES:**

- Provide a network of facilities that are equitable and accessible.
- Provide flexible and multi-purpose facilities to adapt to changing community needs and expectations, government funding programs and new models of facility provision.
- Embellish existing facilities, where feasible, to increase functionality of facilities.
- Co-locate community facilities with complementary facilities, such as sport and recreation facilities, schools and retail centres to create a “community hub”.
- Collaborate with State and Federal Government and non-government agencies to improve planning and identify opportunities for integrated service delivery appropriate to community needs and desired social outcomes.
- Engage community members in the planning and design process to provide an opportunity for people to share their ideas about their community.
- Identify opportunities for joint ventures to provide community facilities and services.
- Incorporate design elements which respond to community needs – functional, practical, flexible, accessible, safe - to promote efficient use of the facility and effective delivery of services and programs.
- Maintain community facilities to promote community pride, increased usage and safety.
- Establish preferred model(s) and standardised policies and procedures for the sustainable operation, management and maintenance of community facilities.
- Identify whole-of-life costs, including construction, operation and maintenance costs, and funding sources, at the commencement of the planning process.

### Key Considerations for improved **OPEN SPACE AND RECREATION:**

- Provide a hierarchy of play opportunities within open space areas from district playgrounds and all access playgrounds to landscaped areas for imaginative play.
- Consider supply and demand for open space and recreation facilities, including the location, variety and service capacity of existing open space and recreation facilities and the ability of new residents to access them.
- Consider the demographics of the new community and the potential implications for specific recreation opportunities and facilities.

- *Maintain and provide for a variety of open space and recreation facilities to service existing and new development.*
- *New Greenfield and Infill development areas to include appropriate open space facilities within the urban interface area in bushfire prone areas.*
- *All new open space and recreation facilities to utilise sustainable materials to increase energy efficiency.*
- *Build connectivity into residential precincts via footpaths, cycleways and shared pathways.*
- *Create public places and spaces that are conducive to community connectedness to enable residents to meet and use the facilities and services in the area.*
- *Ensure open space and recreation facilities are safe, inviting, attractive and reflective of community identity, through landscape design, public art, street furniture etc.*
- *Consider whole-of-life costs, including construction, operation and maintenance, and identify funding sources, when planning for open space and recreation facilities.*

**Key Considerations for improved EDUCATION:**

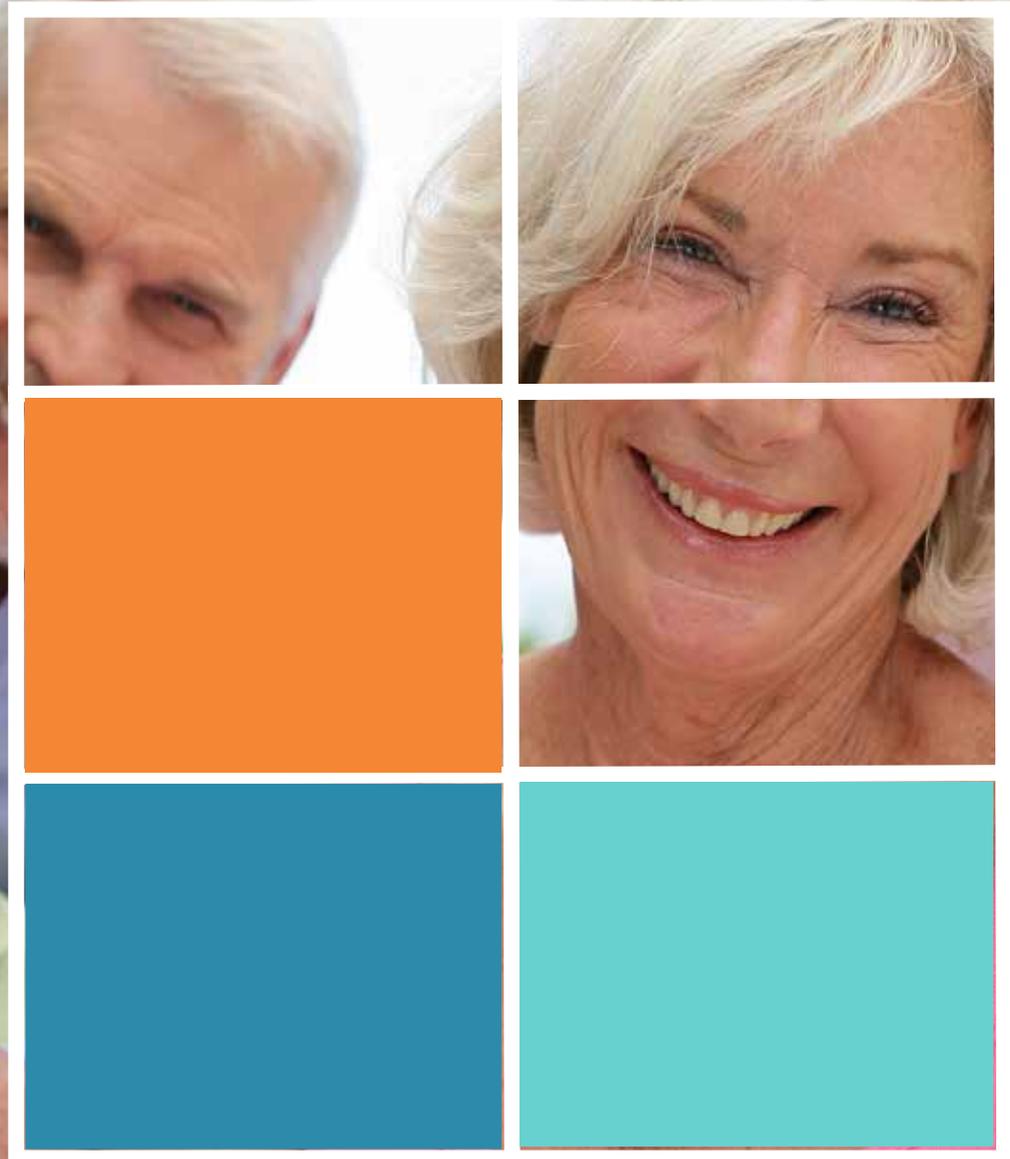
- *Partner with the University of Newcastle, TAFE NSW, and the Central Coast Community College in establishing Wyong LGA as a centre of education excellence.*
- *Support further development of schools and access to local higher education opportunities through expansion of TAFE and University courses.*
- *Foster collaboration and partnerships to enable better sharing of resources and greater access to learning opportunities.*
- *Develop lifelong learning skills in people across all life stages to assist in building the community's capacity to address issues in the community.*
- *Establish a more diverse role for Council's Libraries and Community Centres as venues for education, training and lifelong learning programs and activities.*
- *Grow business by increasing the community's skill base and its capacity to contribute to expanding commercial opportunities.*

**Key Considerations for improved HEALTH:**

- *Consider the Healthy Planning Checklist prepared by the Premier's Council for Active Living as part of master planning process for new and expanding communities, to encourage and facilitate active living.*
- *Continue to partner with Local Health Service and agencies to address issues, lobby for additional services and promote healthy lifestyle programs.*

**Key Considerations for improved EMERGENCY SERVICES:**

- *Collaborate with State and Federal Government to improve planning and identify opportunities for improved emergency services within Wyong LGA.*



## COMMUNITY FACILITIES and SERVICES

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
CM01	Continue to implement the Community Plan and Youth Engagement Strategy Action Plans.	WSC					X	C&RS	Ongoing
CM02	Approach the State and Federal Government and advocate for funding of new and upgraded facilities and sustainable recurrent funding for staffing, programming and activities.	SG / FG					X	C&RS	Ongoing
CM03	Actively seek opportunities for joint ventures and partnerships to provide community facilities and services, such as the use of school facilities for a range of community, recreation and sporting activities.	WSC					X	C&RS	Ongoing
CM04	Encourage the use of flexible S.94 Development Contribution practices, including Works in Kind and Voluntary Planning Agreements, to ensure the timely delivery of necessary community facilities.	WSC					X	P&ED	Ongoing
CM05	Develop a Human Services Strategy for the NWSSP area, using a model similar to human services planning in Warnervale/Wadalba.	WSC					X	C&RS	Medium
CM06	Undertake a review of cemetery infrastructure within Wyong LGA to ensure that there is an adequate supply of cemetery land and associated infrastructure.	WSC					X	C&RS	Medium
CM07	Implement the Community Facilities Strategy.	WSC					X	C&RS	Short

## OPEN SPACE and RECREATION

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
CM08	Review open space and recreation zones to determine future zonings under Wyong LEP 2013.	WSC	X					P&ED	Short
CM09	Integrate open space planning principles identified in the Wyong Open Space Principles Plan (2005) into Wyong LEP 2013.	WSC		X				P&ED	Medium
CM10	Review Wyong DCP 2013 Chapter (Subdivision) to ensure that new subdivisions provide community open space and possible locations for community gardens.	WSC				X		D&B	Medium
CM11	Integrate open space and recreation land and infrastructure provisions into Wyong DCP 2013.	WSC				X		D&B	Medium
CM12	Implement the Recreation Facilities Strategy (2009). Evaluation and rationalisation of facilities to be undertaken in future reviews of the Recreation Facilities Strategy.	WSC					X	C&RS	Ongoing
CM13	Implement the Local Parks Strategy (2005).	WSC					X	C&RS	Ongoing
CM14	Review the Wyong Open Space Principles Plan (2005) to develop a benchmark for Open Space and Recreation requirements.	WSC					X	C&RS	Medium
CM15	Pursue recreation opportunities for young people as identified in the Youth Engagement Strategy (2011).	WSC					X	C&RS	Medium
CM16	Investigate and implement a program of development of bushland and forest parks.	WSC					X	C&RS	Medium
CM17	Complete the Aquatic Infrastructure Audit.	WSC					X	C&RS	Medium
CM18	Liaise with State Government to provide increased opportunities for appropriate recreation facilities.	SG					X	C&RS	Ongoing

## EDUCATION FACILITIES

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
CM19	Educational establishments will be zoned in accordance with Department of Planning & Infrastructure Guidelines for Zoning of Infrastructure. Specific sites to retain SP2 Infrastructure zone in some instances.	WSC	X					P&ED	Short
CM20	Educational establishments will be permissible under Wyong LEP 2013 within the same zones as the "prescribed" zones under the Infrastructure SEPP. The proposed exception is the Zone RU6 Transition.	WSC	X					P&ED	Short
CM21	Prepare the Ourimbah Planning Strategy to ensure integration between the University and community. The Planning Strategy will investigate opportunities for student accommodation; improved linkages; and provision of supporting infrastructure and services.	WSC		X		X	X	P&ED	Medium
CM22	Approach the Federal & State Government and advocate for TAFE and University to provide courses which meet local industry demands and emerging skills gaps.	SG					X	C&RS	Ongoing
CM23	Implement the Learning Communities Strategy Action Plans.	WSC					X	C&RS	Ongoing

## HEALTH SERVICE FACILITIES

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
CM24	Approach the State Government and advocate for improved services for the provision of emergency, maternity and GP access, particularly at Wyong Hospital.	SG					X	C&RS	Ongoing
CM25	Liaise with the State Government to develop community health care relief programs.	SG					X	C&RS	Ongoing
CM26	Approach the State Government and advocate for preparation of long-term strategic plans in accordance with the NWSSP and Settlement Strategy to ensure the coordinated approach to development, particularly in response to additional health and ambulance services	SG					X	C&RS	Ongoing
CM27	Facilitate the provision of additional GP services, and assist in the establishment of new GP services in high need areas.	SG					X	C&RS	Ongoing

## EMERGENCY SERVICES

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
CM28	Approach the State Government and advocate for additional police officers to service our growing population.	SG					X	C&RS	Ongoing
CM29	Finalise the draft Business Continuity Plan to support the continued achievement of critical business functions in the face of uncertainty or disruption.	WSC					X	GM	Short

**Short Term:** Part of Wyong LEP 2013, Wyong DCP 2013;

**Medium Term:** Within next 5 years;

**Long Term:** More than 5 years;

**Ongoing:** Commenced or ongoing action.

## ABBREVIATIONS

**C&RS:** Community and Recreation Services Department

**D&B:** Development and Building Department

**I&O:** Infrastructure and Operations Department

**CCWC:** Central Coast Water Corporation

**GM:** General Manager's Department

**P&ED:** Property and Economic Development Department

# PLANNING for UTILITIES INFRASTRUCTURE

## Key Planning Consideration

### Key Planning Considerations for our WATER SUPPLY:

- *Secure and deliver a sustainable long-term water supply system to accommodate the Central Coast's existing and future water needs.*
- *Optimise the use of existing services and infrastructure and promote the efficient provision of services and infrastructure in the future.*
- *Incorporate water-efficiency initiatives into planning strategies and development controls including water tanks, non-potable water usage, water use and Water Sensitive Urban Design.*
- *Encourage industrial/commercial use of recycled water.*

### Key Planning Considerations for our SEWERAGE INFRASTRUCTURE:

- *Ensure the orderly and economic development of land and the provision of appropriate infrastructure within new urban release areas and mitigate the adverse impacts of sewerage treatment infrastructure on surrounding development.*
- *Stage development within future urban release areas to mitigate odour impacts and problems associated with Sewer Pumping Stations, including ensuring only permanent works are permitted. No temporary works are to be permitted.*

### Key Planning Considerations for our STORMWATER INFRASTRUCTURE:

- *Implement site specific and/or precinct specific stormwater harvesting schemes. To reduce quantity of stormwater discharge, improve quality of stormwater runoff, and preserve pre-development hydrological regimes to protect natural wetlands.*
- *Encourage industrial and commercial stormwater re-use particularly within Business Parks, the Wyong Employment Zone and Warnervale Town Centre.*
- *Increase densities around open space to maximise stormwater re-use for irrigation, particularly for Warnervale/Wadalba and areas outside the Porters Creek Catchment.*

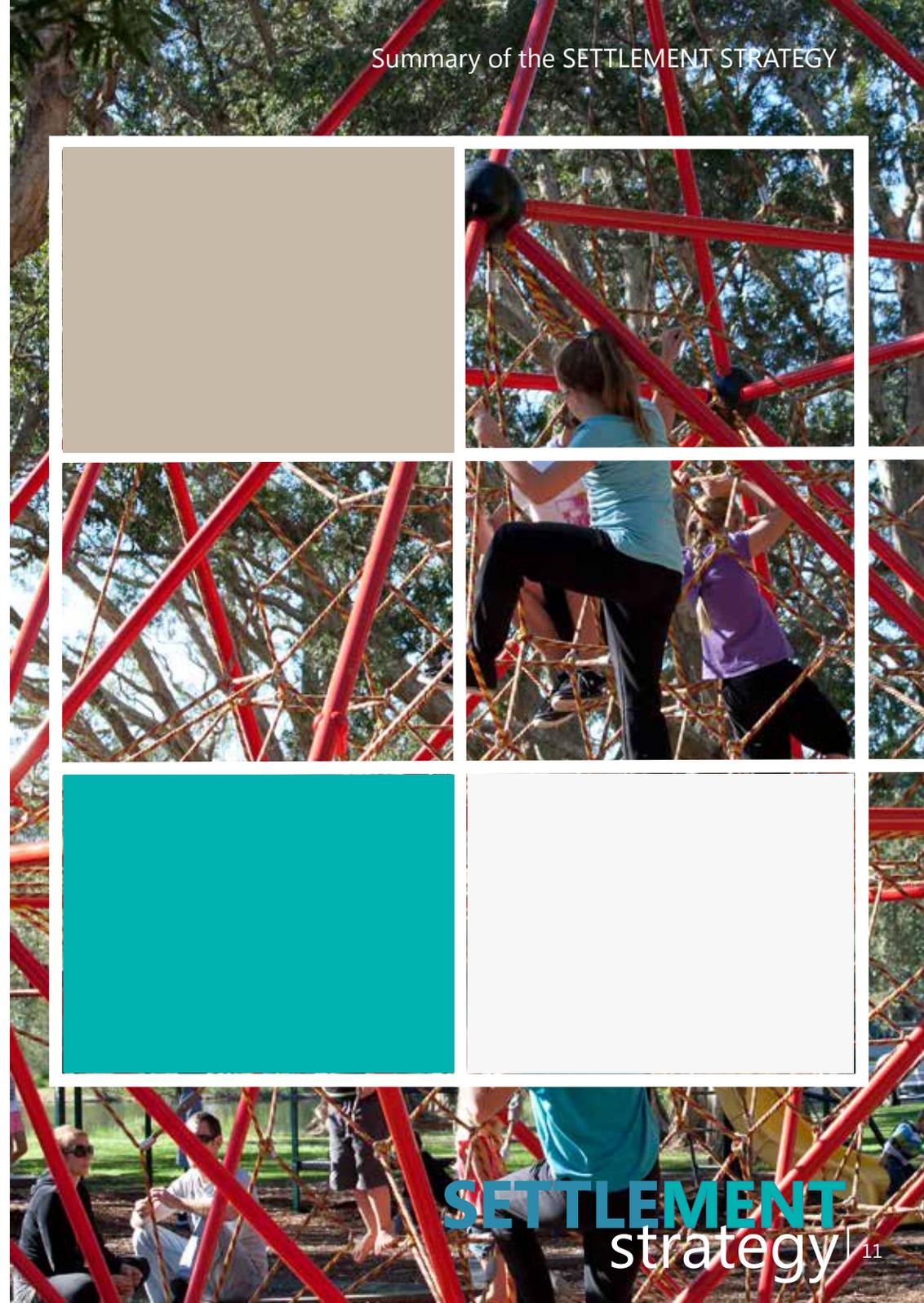
- *Section 94 Development Contributions Plans for new Greenfield and Infill development areas to consider integrated water cycle management, including management of water quality, quantity and water conservation.*
- *Continue to implement the objectives and actions of the Tuggerah Lakes Estuary Management Plan.*

**Key Planning Considerations for our WASTE MANAGEMENT:**

- *Promote waste avoidance and resource recovery in demolition and building work as well as in the design and occupancy of residential, commercial and industrial development.*
- *Support waste efficient business activities and provide continuing community waste education programs.*

**Key Planning Considerations for our PUBLIC UTILITIES:**

- *Improve and maintain working relationships with Energy Providers to ensure a coordinated approach to projects.*
- *Continue to liaise with RDA (Central Coast/Hunter) and the NBN company regarding locations for further NBN rollout within the LGA.*



**WATER SUPPLY**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
IN01	Incorporate model local clause Part 6, including the suite of associated sub-clauses within Wyong LEP 2013 and support its objectives in the possible future development of DCP chapters for each of the nominated urban release areas identified by the NWSSP, where appropriate. The DCP chapter will provide a staging plan for the efficient release of urban land that makes provision for necessary infrastructure and sequencing, including water servicing, sewer and drainage infrastructure.	WSC	X			X		P&ED	Short
IN02	Incorporate Drinking Water Catchments model local clause within Wyong LEP 2013 to control development within prescribed drinking water catchments providing potable water to the community.	WSC	X					P&ED	Short
IN03	Ensure land use zoning in the relevant area of Lakes/Budgewoi Beach continues to enable the intake system and pumping station associated with the Toukley Desalination Plant (approved but yet to be constructed).	WSC	X					P&ED	Short
IN04	Amend Wyong DCP 2013 to incorporate a chapter on Water Supply Catchment Area Development, in order to ensure appropriate development in areas within our drinking water supply catchments.	WSC				X		P&ED	Medium
IN05	Assist the Department of Planning & Infrastructure in reviewing the CCRS, to consider population and dwelling targets in line with current and projected water supply issues for the Central Coast and Wyong LGA.	WSC/SG					X	P&ED	Medium
IN06	Continue to implement WaterPlan 2050 and its associated strategies aligned with its key focus areas: enhancing the existing water supply system; using water efficiently; and accessing additional sources of water.	WSC/CCWC					X	I&O/CCWC	Ongoing
IN07	Develop or amend DSPs to ensure new future urban release areas identified by the NWSSP are considered, in terms of the time of water supply and servicing.	WSC/CCWC					X	I&O	Ongoing
IN08	Develop an appropriate approach to assess proposals in the vicinity of bore fields to protect the water source but not unnecessarily constrain development.	WSC/CCWC		X				I&O	Medium

**SEWERAGE INFRASTRUCTURE**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
IN09	Develop or amend DSPs to ensure new future urban release areas identified by the NWSSP are considered, in terms of the time of sewerage supply and servicing.	WSC					X	I&O	Ongoing
IN10	Odour studies to be undertaken for Toukley, Bateau Bay, Mannering Park and Gwandalan STPs with anticipated 2050 operating capacity to identify odour impacts and buffers and limit development of the surrounding region.	WSC					X	I&O	Short

**STORMWATER MANAGEMENT**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
IN11	Finalise, adopt and implement DCP Chapter – Water Sensitive Urban Design. This includes review of the Urban Stormwater Quality Management Plan for the Tuggerah Lakes and Coastal Catchments and incorporation into WSUD chapter where applicable.	WSC				X		D&B	Short
IN12	Refine, adopt and implement the Porters Creek IWCM Scheme and continue to seek grant funding to achieve the outcomes of this Scheme.	WSC					X	I&O	Ongoing
IN13	Formalise and coordinate cross-organisational processes and disciplines to ensure the sustainable implementation and management of stormwater and stormwater assets.	WSC					X	I&O	Medium

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
IN14	Fund the timely renewal and/or refurbishment of existing stormwater assets to ensure the efficiency of the network. This includes the opportunity to ensure the existing engineering control provides the best stormwater management solution for the land-use.	WSC					X	I&O	Ongoing

#### WASTE MANAGEMENT

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
IN15	Buttonderry Waste Management Facility to be zoned SP2 Infrastructure (Waste Management Facility) under the provisions of Wyong LEP 2013.	WSC	X					P&ED	Short
IN16	Include a Site Waste Management Chapter in Wyong DCP 2013.	WSC	X					D&B	Short
IN17	Identify suitably-located and appropriately zoned land for new recycling, waste avoidance, and resource recovery infrastructure, to support growth in major regional centres and major towns.	WSC	X	X				P&ED	Medium

#### PUBLIC UTILITY INFRASTRUCTURE

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
IN18	Wyong LEP 2013 will zone the Munmorah, Colongra and Vales Point Power Stations SP2 - Infrastructure (Electricity Generating Works); and include appropriate overlays in Wyong DCP 2013 indicating environmentally sensitive land and the biodiversity attributes of each of the Power Station sites.	WSC	X		X			P&ED	Short
IN19	Future planning of Precinct 14 identified by the NWSSP should make provision for appropriate land use buffers to mitigate adverse environmental impacts, including noise and air pollution and the exposure to potential hazards.	WSC		X		X		P&ED	Medium
IN20	Wyong DCP 2013 to include a requirement that implementation of the NBN and other telecommunications infrastructure is considered in the planning of Urban Release Area Precincts.	WSC				X		P&ED	Medium
IN21	Approach the State Government and advocate for the preparation of long-term strategic plans for public utility undertakings which consider the projected population growth identified by the NWSSP; Settlement Strategy; and the projected impacts of Climate Change.	SG					X	P&ED	Ongoing
IN22	Approach the State Government and advocate for the investigation of opportunities for renewable energy.	SG					X	P&ED	Ongoing
IN23	Prepare and Implement a Renewable Energy Strategy, in accordance with Council's Natural Resource Management Strategy.	WSC					X	P&ED	Medium
IN24	Seek State Government support for the transfer (at no cost) of Delta Electricity land at Vales Point Power Station to allow the continuing operation of the Extreme Sports Park, Koala Park, the triangle of land bound by Scenic Drive, Highview Street and The Outlet, San Remo, and recreation and open space lands.	WSC					X	C&RS	Medium

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# PLANNING for TRANSPORT

## Key Planning Consideration

### Key Considerations for an improved ROAD NETWORK:

- Improve accessibility, safety and congestion of the road network by improving and maintaining the road network and promoting sustainable forms of transport.
- Require submission of a traffic impact assessment addressing the adequacy of the existing and proposed road network to accommodate projected traffic volumes.
- Local Area Traffic Management Plans should be developed for new Greenfield and Infill development areas, and upgraded for existing developed areas to ensure the safety and efficiency of the local road system.

### Key Considerations for improved PUBLIC TRANSPORT:

- Major developments and planning proposals to provide a Transport Management Plan, including how the development will encourage modes of travel other than private vehicle.
- Improve public transport to key destinations within Wyong LGA, whilst improving ancillary infrastructure and increasing access and safety of the public transport system.
- New Greenfield and Infill developments to consider public transport linkages and provide appropriate infrastructure (bus shelters, pedestrian and cycleway links, lighting, seating, secure parking and timetable information) to facilitate service provision to achieve safer and more frequent services and encourage greater use of public transport.
- Ensure that isolated developments are not rezoned until such time that adequate public transportation and cycleway/pedestrian linkages can be guaranteed.
- Support the provision of park and ride facilities with express bus services.

### Key Considerations for an improved BICYCLE AND PEDESTRIAN NETWORK:

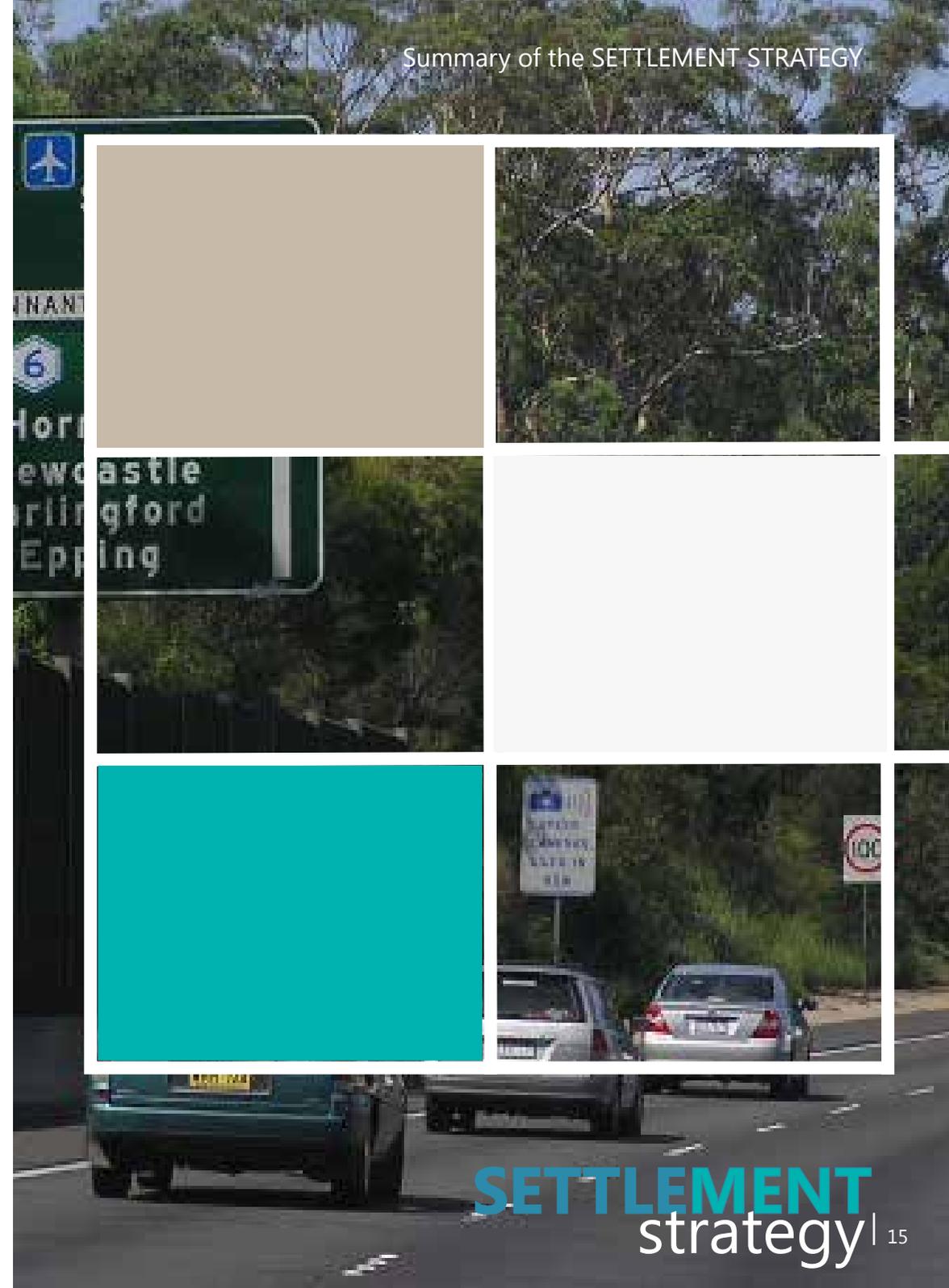
- Provide a quality bicycle and shared pathway network to improve the quality of life of Wyong LGA residents.
- Local Mobility Plans to be prepared as part of all commercial, retail and major residential development applications.

**Key Consideration for an improved WARNERVALE AERODROME:**

- *Protect the safety of aerodrome operations and manage risks that could potentially impact upon surrounding development, whilst planning for the anticipated future industrial land use within the aerodrome lands.*

**Key Consideration for an improved ALTERNATIVE TRANSPORT NETWORK:**

- *Ensure that the alternative transport provision within Wyong LGA is improved, and that an appropriate level of service is maintained for the benefit of various members of the community.*



**OUR ROAD NETWORKS**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
TR01	Approach the State Government and advocate for the upgrading and maintenance of State roads, existing intersections and the provision of new intersections along State Roads, to alleviate present and future congestion.	SG					X	P&ED	Ongoing
TR02	Approach the State Government and advocate for the provision of full F3 Freeway interchanges for Alison Road, Wyong; and Motorway Link Road, Bushells Ridge.	SG/FG					X	P&ED	Ongoing
TR03	Approach the State and Federal Governments and advocate for the improvement of F3 Freeway links to Sydney, including widening to three lanes and provision of alternative links to the M2 and M7 motorways.	SG/FG					X	P&ED	Ongoing
TR04	Approach the State Government and advocate for the provision of improved information signage and intelligent systems on the arterial road network.	SG					X	P&ED	Ongoing
TR05	Approach the State Government and advocate for the provision of a road linking Kanangra Drive, Gwandalan to Chain Valley Bay, to improve connectivity.	SG					X	P&ED	Ongoing
TR06	Approach the State Government and advocate for funding assistance for completion of the Link Road, from Watanobbi to Warnervale.	SG/FG					X	P&ED	Ongoing
TR07	Approach the State Government and advocate for the construction of commuter car parks at key interchanges, with an emphasis on the safety of these facilities.	SG					X	P&ED	Ongoing

**PUBLIC TRANSPORT SYSTEM**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
TR08	Approach the State Government and advocate for identification of locations for rapid transport corridors.	SG					X	P&ED	Ongoing
TR09	Approach the State Government and advocate for the replacement of the level railway crossing at Warnervale, with a grade separated facility.	SG					X	P&ED	Ongoing
TR10	Approach the State Government and advocate for the provision of adequate commuter parking at train stations, including North Warnervale.	SG					X	P&ED	Ongoing
TR11	Approach the State Government and advocate for the upgrading of Tuggerah and Ourimbah Train Stations.	SG					X	P&ED	Ongoing
TR12	Approach the State Government and advocate for increased frequency of an all-stations service between Woy Woy and Wyee train stations, together with Gosford and Lake Macquarie Councils.	SG					X	P&ED	Ongoing
TR13	Approach the State Government and advocate for the provision of a high-speed train service between Williamtown and Sydney, with a stop in Wyong LGA.	SG					X	P&ED	Ongoing
TR14	Approach the State Government and advocate for increased services to Ourimbah Station for improved access to the University of Newcastle/TAFE Institute.	SG					X	P&ED	Ongoing
TR15	Approach the State Government and advocate for the construction of North Warnervale Train Station.	SG					X	P&ED	Ongoing
TR16	Approach the State Government and advocate for improvements to bus routes and frequency, including the provision of bus lanes, and bus priorities at key intersections..	SG					X	P&ED	Ongoing
TR17	Approach the State Government and advocate for improvement to existing and provision of new commuter parking facilities at all existing and future railway stations.	SG					X	P&ED	Ongoing

**BICYCLE AND PEDESTRIAN NETWORK**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
TR18	Incorporate the principles of the Wyong Shire On-Road Bicycle and Shared Pathways Strategy into Wyong LEP 2013 and Wyong DCP 2013.	WSC	X		X			P&ED	Medium
TR19	Continue to implement the Wyong Shire On-Road Bicycle and Shared Pathway Strategy.	WSC					X	C&RS	Ongoing
TR20	Approach the State Government and advocate for additional funding to extend the pedestrian, bicycle and shared pathway network. This will include the construction, upgrading and maintenance of bicycle lanes on all classified state roads, to encourage cycling and alleviate present and future vehicle congestion.	SG					X	C&RS	Ongoing
TR21	Review and update S.94 Contributions Plans to allow developers to contribute to the implementation of the Wyong Shire On-Road Bicycle and Shared Pathways Strategy.	WSC					X	P&ED	Medium
TR22	Ensure Voluntary Planning Agreements are negotiated with developers incorporating contribution to the implementation of the Wyong Shire On-Road Bicycle and Share Pathway Strategy.	WSC					X	P&ED	Medium

**WARNERVALE AERODROME**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
TR23	Wyong LEP 2013 is to incorporate the model local clauses 'Development in Areas Subject to Aircraft Noise' and 'Airspace Operations'.	WSC	X					P&ED	Ongoing
TR24	Approach the Federal and State Government and advocate for further consideration of the potential of the Wallarah site as a suitable location for a Regional Airport.	WSC					X	P&ED	Short

**ALTERNATIVE TRANSPORT**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
TR25	Approach the State Government and advocate for improved taxi services within Wyong LGA.	SG					X	P&ED	Ongoing
TR26	Approach the State Government and advocate for the return of Night Owl bus services, with increased associations with clubs; and shopping centres.	SG					X	P&ED	Ongoing
TR27	Approach the State Government and advocate for additional funding for the Community Transport Program.	SG					X	C&RS	Ongoing
TR28	Develop a requirement for major development to provide taxi and community bus facilities, suitable for inclusion into a future amendment to Wyong DCP 2013.	WSC				X		B&D	Medium

**Short Term:** Part of Wyong LEP 2013, Wyong DCP 2013;

**Medium Term:** Within next 5 years;

**Long Term:** More than 5 years;

**Ongoing:** Commenced or ongoing action.

**ABBREVIATIONS**

**C&RS:** Community and Recreation Services Department

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# PLANNING for OUR ENVIRONMENT

## Key Planning Consideration

### Key Planning Considerations for BIODIVERSITY CONSERVATION:

- *Ensure environmentally sensitive land, endangered ecological communities, vulnerable ecosystems and high conservation value vegetation is conserved and protected.*
- *Consider appropriate development controls for lands adjoining protected lands.*
- *Require submission of a detailed flora and fauna assessment for all relevant developments, including an assessment of native tree cover and condition assessment of identified important vegetation in parklands.*
- *Encourage tree retention and larger subdivision sizes to retain urban tree cover.*

### Key Planning Considerations for GREEN CORRIDORS:

- *Maintain and restore significant green corridor linkages.*
- *Ensure green corridors are appropriately implemented, conserved and protected as part of future land use planning investigations.*

### Key Planning Considerations for CATCHMENTS, LAKES and WATERWAYS:

*Assess the impacts of development on water quality:*

- *Ensure catchments, lakes and waterways are appropriately conserved and protected.*
- *Conserve and enhance riparian vegetation and riparian corridors.*
- *Retain riparian functions to maintain habitat for aquatic and terrestrial species.*
- *Ensure erosion and sediment control measures are implemented and that appropriate monitoring systems are in place.*
- *Consider proliferation of Basic Landholder Rights and the impact on catchments, lakes and waterways when assessing waterfront subdivision applications.*

**Key Planning Considerations for OUR WETLANDS:**

- *Ensure sensitive wetlands are appropriately conserved and protected.*

**Key Planning Considerations for OUR GROUNDWATER:**

- *Assess the impacts of development on groundwater quality and quantity.*

**Key Planning Considerations for OUR ENVIRONMENTAL AMENITY:**

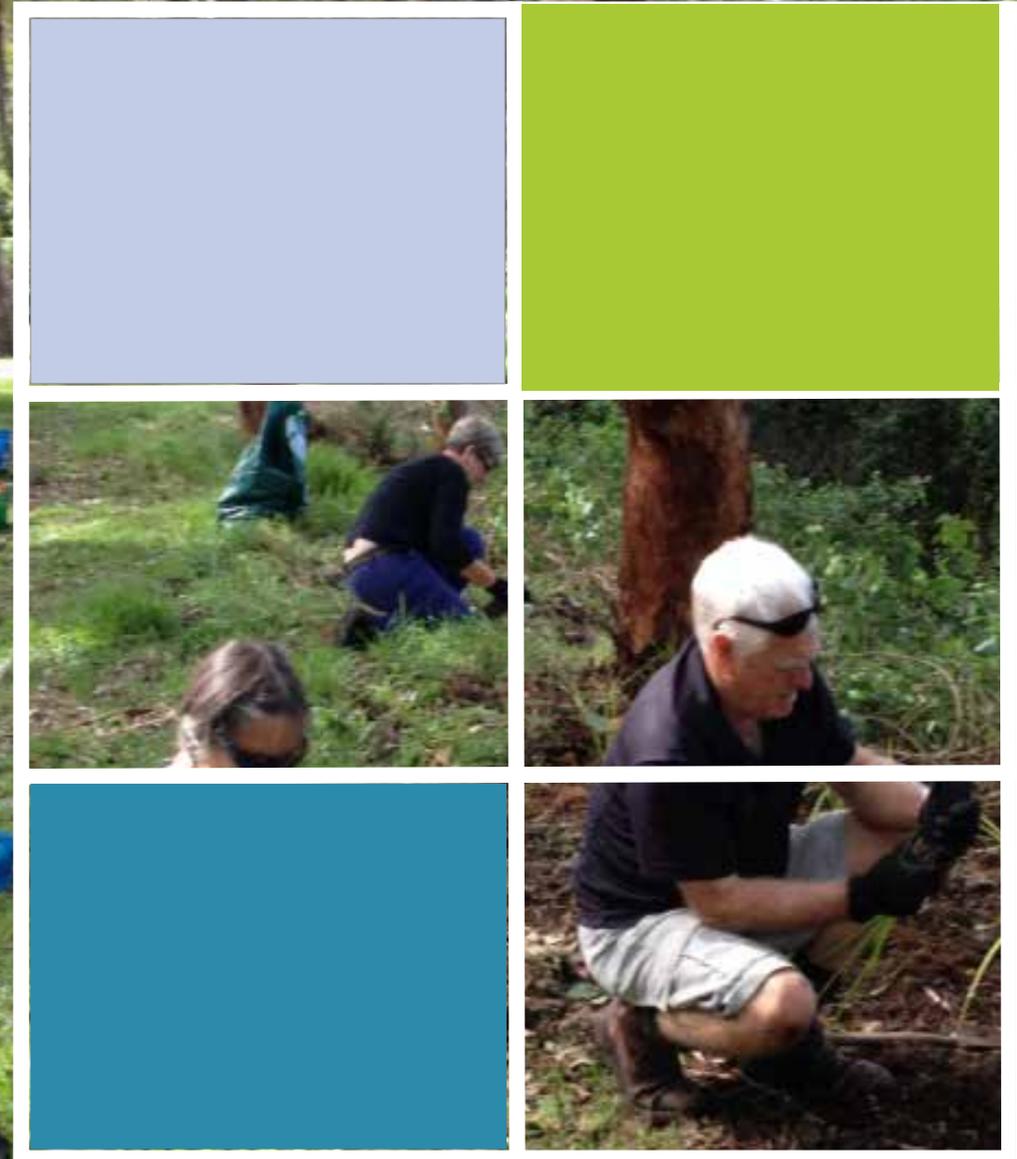
- *Ensure air quality and noise and vibration issues are given early consideration in all rezoning and development proposals to ensure that environmental amenity is maintained.*

**Key Planning Considerations for OUR HERITAGE:**

- *Ensure our heritage items and values are appropriately conserved and protected.*
- *A heritage management conservation plan and/or archaeological assessment will be required for relevant development and planning proposals for rezoning.*
- *Continue to consult with the Aboriginal community as an integral part of impact assessment in the land-use planning and development assessment process.*

**Key Planning Considerations for SCENIC PROTECTION:**

- *Ensure that the special and unique scenic characteristics and natural or rural settings of Wyong LGA are retained and protected.*
- *Minimise the visual impacts of development visible from the coastline, ocean and waterways.*
- *Require an assessment of the visual impacts of relevant development proposals and its effect on scenic amenity of the area.*



**BIODIVERSITY CONSERVATION**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN01	Review zoning and other provisions to ensure environmentally sensitive land and wildlife linkages are suitably protected. Include bonus incentive provisions for the long term conservation of key biodiversity lands.	WSC	X		X	X		P&ED	Short
EN02	Investigate private land holder incentives for the protection, restoration and management of conservation land.	WSC	X			X	X	P&ED	Short
EN03	Conduct surveys to identify potential and core koala habitat, amend zonings and prepare a DCP Chapter for land that is or adjoins core koala habitat, as per Clause 15 of SEPP 44 Koala Habitat Protection.	WSC		X		X		P&ED	Medium
EN04	Update native vegetation community mapping (including condition assessment) and finalise green corridor and threatened species habitat mapping. Vegetation community classification to align with State classifications.	WSC		X			X	P&ED	Medium
EN05	Finalise and implement the Natural Resources Management Strategy for Wyong LGA.	WSC					X	P&ED	Medium
EN06	Incorporate suitable zoning and specific development controls for riparian corridors and wetlands.	WSC		X		X		P&ED	Short
EN07	Prepare an offset strategy to replace DCP Chapter – Interim Conservation Areas. The offset strategy should identify suitable offset sites, and provide financial mechanisms/framework for offsetting at local scale.	WSC					X	P&ED	Medium
EN08	Investigate the Yarralong Valley and land west of Hue Hue Road to determine highest and best zones.	WSC		X				P&ED	Medium
EN09	Finalise and implement the Greening Wyong Strategy.	WSC					X	C&RS	Medium
EN10	Investigate funding mechanisms to address the high cost of conservation land maintenance.	WSC					X	P&ED	Medium
EN11	Undertake investigations and mapping for Endangered Ecological Communities west of the F3 Freeway, in conjunction with the State Government.	WSC/SG					X	P&ED	Medium
EN12	Continue to develop and update Plans of Management for natural areas classified as community land.	WSC					X	C&RS	Medium
EN13	Develop a Natural Areas Assets Register to identify the biodiversity and/or aesthetic value of these areas.	WSC					X	C&RS	Medium

**GREEN CORRIDORS**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN14	Include provisions (in consultation with DP&I and OEH) to require development proposals to consider the impact on vegetation and its importance as a green corridor and to prevent pre-emptive clearing of vegetation in the North Wyong Shire Structure Plan (NWSSP) area to ensure the protection of functional green corridors as recommended by the draft Central Coast Regional Conservation Plan (CCRCP) and NWSSP.	WSC		X			X	P&ED	Medium
EN15	Utilising the draft CCRCP as a guideline for corridor widths and suitable adjoining land uses adjacent to sensitive areas, prepare a green corridors Plan to incorporate appropriate zoning of the green corridor network.	WSC		X				P&ED	Ongoing

**CATCHMENTS, LAKES and WATERWAYS**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN16	Incorporate protection of catchments, lakes and waterways through land use zones or map overlays depicting environmentally sensitive lands, including: <ul style="list-style-type: none"> <li>▪ Zone waterways and environmentally sensitive areas around lakes.</li> <li>▪ Identify suitable riparian and foreshore buffer widths to be zoned E2 or E3 as part of the investigation of staged releases in the NWSSP area.</li> <li>▪ Include foreshore building line provision and mapping.</li> </ul>	WSC	X	X				P&ED	Short/ Medium

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN17	Develop appropriate controls for sensitive creeklines, tributaries, aquatic vegetation and marine shoreline habitat, to minimise impacts of development. This will include investigation of inclusion of a sensitive waterways clause and a review of DCP provisions relating to erosion and sediment control.	WSC		X		X		P&ED	Medium
EN18	Review the Waterfront Structures Policy with a view to creating a new chapter to Wyong DCP 2013.	WSC				X		B&D	Medium
EN19	Continue to implement the Tuggerah Lakes Estuary Management Plan and sub-strategies.	WSC					X	P&ED	Medium
EN20	Review Plans of Management to strengthen management of our catchments, lakes and waterways, including community engagement and education. For example, liaise with the Catchment Management Authority to encourage residents to revegetate rural landholdings.	WSC					X	P&ED	Medium
EN21	Implement a pro-active environmental education and audit program on 'high risk' development sites, with a focus on erosion and sediment control.	WSC					X	B&D/P&ED	Medium

### OUR WETLANDS

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN22	Allocate E2 – Environmental Conservation zone to all wetlands, in recognition of the high value aquatic vegetation, threatened species habitat, nursery or other identified environmental values.	WSC	X					P&ED	Short
EN23	Finalise the Water Sensitive Urban Design chapter of Wyong DCP 2013.	WSC				X		B&D	Short
EN24	Review the Wetlands chapter of Wyong DCP 2013 for incorporation into a future biodiversity chapter of Wyong DCP 2013.	WSC				X		B&D	Medium

### OUR GROUNDWATER

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN25	Investigate the provisions of a settled model local clause for groundwater vulnerability to protect groundwater resources from inappropriate development.	WSC		X				P&ED	Medium
EN26	Liaise with State and Federal Government in order to undertake a groundwater mapping program and determine the vulnerability of Wyong LGA groundwater resources. As part of this mapping program, map groundwater dependent ecosystems such as wetlands, riparian vegetation and wet heathland.	WSC					X	P&ED	Medium
EN27	Develop a central register for groundwater information to better plan for groundwater management.	WSC					X	P&ED	Medium

### OUR ENVIRONMENTAL AMENITY

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN28	Incorporate objectives and controls (where appropriate) to ensure environmental amenity is considered and addressed in land use and development decision-making.	WSC	X					P&ED	Short

**EUROPEAN HERITAGE**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN29	Implement the recommendations of the Shire-wide Heritage Review, including: <ul style="list-style-type: none"> <li>Map heritage items and Heritage Conservation Areas and list within Schedule 5 of Wyong LEP 2013.</li> <li>Amend Wyong DCP 2013 Chapter – Heritage Conservation.</li> <li>Progress other measures such as the administration of a Local Heritage Fund.</li> </ul>	WSC	X		X		X	P&ED	Short/ Medium
EN30	Increase opportunities for interpretation of heritage values in the public and private domain, e.g. The Entrance Boardwalk and Wyong Town Centre plaques, and in combination with recreational facilities and Public Art.	WSC				X		P&ED	Medium
EN31	Prepare detailed Conservation Management Plans including maintenance schedule for Council owned/ managed heritage items.	WSC					X	P&ED	Ongoing

**ABORIGINAL HERITAGE**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN32	Maintain and improve relationships with Local Aboriginal Land Councils., and facilitate engagement of the Aboriginal Community.	WSC					X	P&ED	Ongoing
EN33	Develop options to engage and promote awareness of Aboriginal heritage and culture amongst the community and Council staff, including providing education regarding the presence and appropriate management of Aboriginal sites.	WSC					X	P&ED	Medium
EN34	Review Plans of Management to consider the management of Aboriginal items.	WSC					X	C&RS	Medium
EN35	Consider undertaking a Shire-wide Aboriginal Cultural Heritage Study	WSC					X	P&ED	Medium

**SCENIC PROTECTION**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EN36	Wyong LEP 2013 should include an objective to protect areas of high scenic landscape values.	WSC	X					P&ED	Short
EN37	Develop a DCP Chapter (Rural Lands) to address: <ul style="list-style-type: none"> <li>The types of controls necessary to preserve the landscape character of different landscape types in the Wyong Valleys, giving particular attention to those areas which are identified in the Landscape Quality Study as having high to medium levels of significance.</li> <li>The types of development controls to be implemented in those areas identified as major visual corridors, visual boundaries or tree tunnels along roadsides by the Landscape Quality Study.</li> </ul>	WSC				X	X	B&D	Medium
EN38	Prepare and implement a Scenic Resource Inventory including an appropriate set of criteria for assessing scenic quality by way of preparation and implementation of Scenic Quality Guidelines.	WSC				X		P&ED	Medium

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# PLANNING for NATURAL HAZARDS

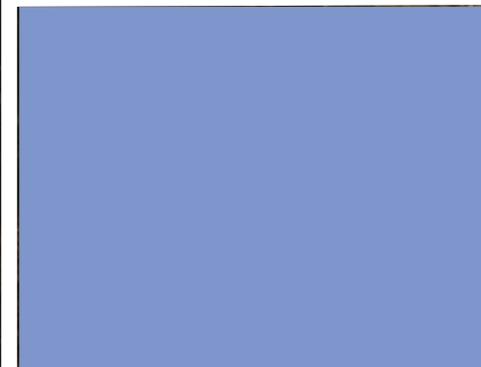
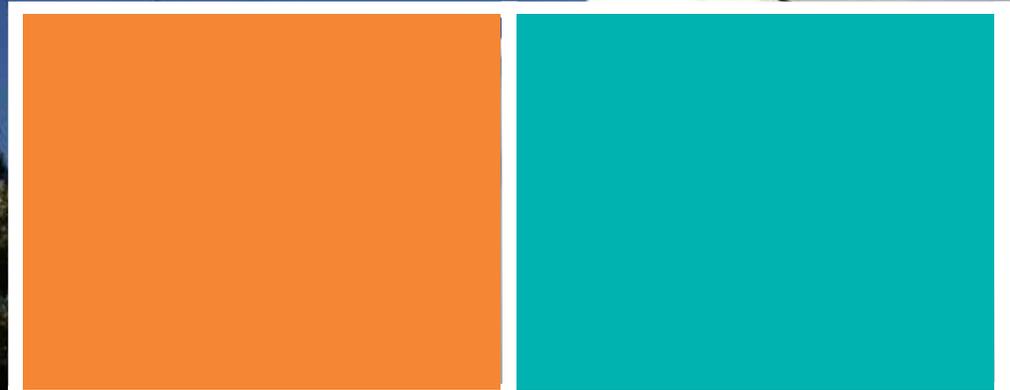
## Key Planning Consideration

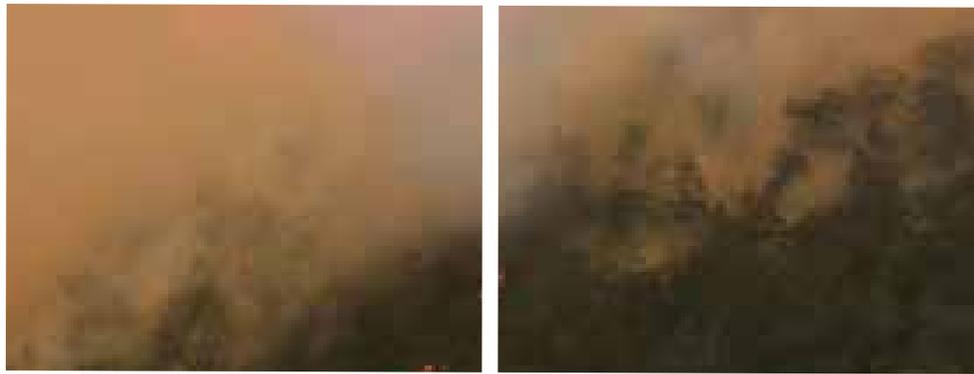
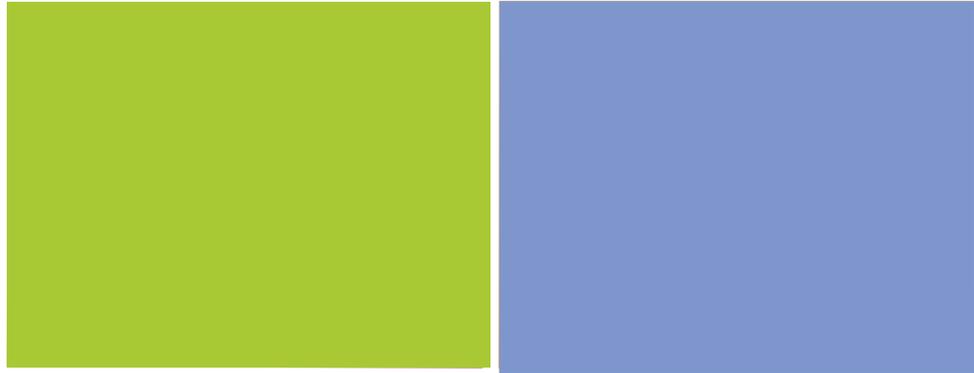
### Key Planning Considerations for FLOODING:

- All planning and development to comply with the appropriate Floodplain Risk Management Plan. Rezoning should not occur until detailed flood hazard mapping (including climate change) and a Floodplain Risk Management Plan is prepared.
- Master planning for flood prone areas to demonstrate compliance with ESD principles and consideration of climate change impacts including future flooding constraints.
- All critical emergency response and recovery facilities and infrastructure to consider the Probable Maximum Flood (PMF) level for planning and development purposes.

### Key Planning Considerations for COASTAL HAZARDS:

- Undeveloped areas that are identified as "High Risk" or "Affected Areas" in the draft Coastal Zone Management Plan are to remain undeveloped.
- Redevelopment of existing areas identified as "High Risk" or "Affected Areas", in the draft Coastal Zone Management Plan is to be prohibited.
- No new development should be approved seaward of the immediate coastal erosion hazard line or seaward of the immediate geotechnical hazard line.
- Require new development in the 2050 or 2100 coastal erosion hazard area to include appropriately designed residential buildings, including development which can be relocated landward as the coastal erosion scarp recedes.
- Major infrastructure (such as main roads and sewerage systems) is not to be located in the 2050 or 2100 coastal hazard area, except where it can be protected in a cost effective manner that does not increase risks to other coastal values.
- Council will not approve new subdivisions, vulnerable development (including nursing homes and hospitals) or other development that intensifies land use in the 2050 or 2100 coastal hazard area.
- Floor levels for new development in immediate inundation hazard areas must consider the 1% AEP storm wave run-up.
- Relocate surf clubs out of coastal erosion hazard areas when a major upgrade of facilities occurs, except surf club facilities that must be in the immediate hazard zone.





**Key Planning Considerations for EROSION and SOIL INSTABILITY:**

- Any land with a slope greater than 15% or land subject to known slip issues will be excluded from consideration for future urban development.
- A Soil and Water Management Plan is required for all developments. The scope of the plan will be dependent on the size of the development. Soil and Water Management Plans are to be consistent with *Managing Urban Stormwater: Soils & Construction (Landcom, 2004)*; *Council's Civil Works - Design and Construction Specification*; and/or *Policy E1 – Erosion and Sediment Control*.

**Key Planning Considerations for BUSHFIRE RISK:**

- Protect life, property, infrastructure and the environment from the threat of bushfire.
- New Greenfield and Infill development areas are to have adequate infrastructure for bushfire protection measures and emergency services including an Urban Interface Area as detailed in the *Wyong DCP 2013*.
- Master-planning for areas subject to bushfire hazard to provide for bushfire measures consistent with *Planning for Bushfire Protection (NSW Rural Fire Service, 2006)*, specific LEP requirements and demonstrate compliance with ESD principles.
- Development in areas likely to be subject to Extreme, Very High or High bushfire risk, or that have significant limitations for safe access and egress, will require specific consideration.

**Key Planning Considerations for ACID SULFATE SOILS and CONTAMINATED LANDS:**

- Manage the impacts of Acid Sulfate Soils for public and environmental health, through increased community awareness and consistent consideration of appropriate guidelines and controls in both development applications and the planning proposal process.
- Development on lands identified as having the probability of containing Acid Sulfate Soils will consider all necessary guidelines and controls.
- Maintain Section 149 Notations for lands affected by land contamination.

**Key Planning Considerations for SALINITY:**

- Recognise and assess the impacts of development on groundwater and salinity.
- Ensure that land is developed in a manner that minimises disturbance to natural hydrological systems, does not significantly increase water infiltration and does not significantly increase salt loads in waterways, wetlands, drainage lines, or soils.

**Key Planning Considerations for CLIMATE CHANGE:**

- All planning and development to consider the impacts of climate change including sea level rise, increased rainfall and bushfire intensity.
- All planning and development to comply with the draft *Coastal Zone Management Plan*; and the appropriate floodplain risk management plan for that area, to appropriately consider potential climate change impacts.

**FLOODING**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
NH01	Wyong LEP 2013 to be consistent with the NSW Floodplain Development Manual (2005) and subsequent State Government planning guidelines.	WSC	X	X			P&ED	Short	
NH02	Wyong LEP 2013 to map flood planning areas incorporating climate change in accordance with Federal Government policies. This may also include mapping of intermittent and permanent water courses and overland flow paths.	WSC	X	X			P&ED	Short/ Medium	
NH03	Wyong LEP 2013 to down-zone flood affected areas to zones that provide for lower density, where justified by a Council endorsed Floodplain Risk Management Plan	WSC		X			P&ED	Short/ Medium	
NH04	Flood Prone Land Policy to be updated and adopted as a chapter of Wyong DCP 2013 to ensure consistent assessment and determination of development applications. Flood Prone Land Policy to continue to apply to activities that do not fall within the development assessment process.	WSC			X		P&ED	Short	
NH05	Continue to prepare and adopt Floodplain Risk Management Plans so that all watercourses in the LGA are covered by a catchment based floodplain risk management plan. This includes overland flow watercourses.	WSC				X	I&O	Medium	
NH06	Review S.94 Plans to enable collection of funds for flood management purposes.	WSC				X	P&ED	Medium	
NH07	Investigate shirewide and/or catchment specific levies to fund flood management measures including planning, construction and on-going maintenance.	WSC				X	I&O	Medium	
NH08	Investigate additional sources of funding from State and Federal Governments for floodplain management.	WSC				X	I&O	Medium	

**COASTAL HAZARDS**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
NH09	Finalise and implement the draft Coastal Zone Management Plan (CZMP). The draft CZMP and associated mapping will identify areas subject to instability along the coastal region, including restriction of development in identified high-risk areas. Wyong LEP 2013 and Wyong DCP 2013 to reflect high-hazard areas and to provide guidelines and development application requirements for hazard areas.	WSC		X	X	X	X	P&ED	Short
NH10	Place a notation on the Section 149 certificate for all properties within immediate, 2050 and 2100 coastal hazard areas and all properties seaward of the 2100 low hazard line for geotechnical hazards.	WSC					X	P&ED	Short
NH11	Introduce provisions in Wyong LEP 2013 and/or Wyong DCP 2013 with requirements for appropriate geotechnical assessments of proposed development within the area bounded by the immediate hazard line and 2100 low hazard geotechnical line.	WSC		X	X			P&ED	Short
NH12	Introduce provisions in the Wyong LEP 2013 and/or Wyong DCP 2013 that may require timed consents or triggers for new development in the 2050 or 2100 coastal hazard area. Before the expiry date of the timed consent or nominated trigger, the landholder must apply for an extension to the consent, relocate the structure landward or remove the structure.	WSC		X		X		P&ED	Short
NH13	Investigate Shire-wide and/or area specific levies to fund coastline management mechanisms and maintain public accessibility and facility.	WSC					X	P&ED	Medium
NH14	Undertake individual Emergency Management Sub-Plans for the three hot spots identified by the NSW Coastal Reforms Package (The Entrance North, Noraville, Norah Head).	WSC					X	P&ED	Short/ Medium

**EROSION AND SOIL INSTABILITY**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
NH15	Undertake assessment of topographical constraints for new urban release areas. Any land constrained due to slope, soil or inability to achieve water quality targets, is to be identified and excluded from development areas.	WSC		X		X	X	P&ED	Medium
NH16	Liaise with the Hunter-Central Coast Regional Environmental Management Strategy to develop a regional-approach for the management of hazards associated with slope and stability, including land slip.	WSC					X	P&ED	Medium

**BUSHFIRE MANAGEMENT**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
NH17	In light of anticipated increases in bushfire intensity and frequency due to Climate Change, Council to adopt a risk-based approach and compliance with ESD principles.	WSC					X	P&ED	Medium
NH18	Undertake a study to determine appropriate bushfire protection measures for all development. This should be included as an amendment to Wyong DCP 2013.	WSC				X	X	B&D	Medium

**ACID SULFATE SOILS AND CONTAMINATED LAND**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
NH19	Incorporate model local Clause 7.1 Acid Sulfate Soils within Wyong LEP 2013.	WSC	X					P&ED	Short
NH20	Develop a community education program to increase awareness of the risks associated with Acid Sulfate Soils.	WSC					X	P&ED	Medium
NH21	Liaise with the Hunter and Central Coast Regional Environmental Management Strategy to develop a regional approach to the management of Acid Sulfate Soils.	WSC					X	P&ED	Medium
NH22	Continue to refine Councils Acid Sulfate Soil mapping and update Wyong LEP 2013.	WSC		X			X	P&ED	Medium
NH23	Maintain Section 149 notations for lands affected by land contamination.	WSC					X	P&ED	Ongoing

**SALINITY**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
NH24	Undertake a study to identify saline soils within the LGA and control or limit development accordingly.	WSC					X	P&ED	Medium
NH25	Liaise with Hunter Central Coast Regional Environment Strategy and Hunter-Central Rivers Catchment Management Authority to develop a regional approach to the management of saline soils.	WSC					X	P&ED	Medium
NH26	Develop a Salinity Management Strategy including consideration to infrastructure; education and awareness programs; groundwater and water quality monitoring; Plans of Management for community land, parks and reserves; stormwater and wastewater management plans, and Section 94 Development Contributions Plans.	WSC					X	P&ED	Medium
NH27	Incorporate salinity measures within WSUD DCP chapter upon completion of the Salinity Management Strategy.	WSC				X		P&ED	Long

**CLIMATE CHANGE**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
NH28	Complete and adopt the Climate Change Policy.	WSC					X	P&ED	Medium
NH29	Complete and/or update the remaining Floodplain Risk Management Plans to give consideration to the potential impact of climate change.	WSC					X	I&O	Medium
NH30	Continue to develop and implement Sustainability Scorecards for development, such as rezoning applications, which are not covered by BASIX.	WSC					X	P&ED	Medium
NH31	Investigate carbon offsetting opportunities for existing or future land holdings for Council activities.	WSC					X	P&ED	Medium

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# PLANNING for ECONOMY & EMPLOYMENT

## Key Planning Consideration

### Key Planning Considerations for OUR EMPLOYMENT LANDS:

- Ensure that adequate serviced employment land is available for development.
- Support and encourage opportunities for employment generating industries.
- Minimise landuse conflict with adjacent landuses such as residential land by appropriately locating employment lands, and implementing a suitable land use buffer.
- Ensure appropriate landuses are permitted within industrial zones.
- Ensure that bulky goods retailing is not permissible within industrial zones and is instead located in commercial centres and nominated nodes.

### Key Planning Considerations for OUR COMMERCIAL and RETAIL CENTRES:

- Protect and reinforce the existing hierarchy of commercial and retail centres. Manage commercial and retail development so that new development does not cause adverse economic or social impacts on the existing hierarchy of commercial and retail centres.
- Ensure that the viability of the commercial and retail hierarchy is maintained and enhanced through appropriate built form requirements, encouraging higher density, compact form and mixed uses.
- Encourage the co-location of civic and recreational facilities in or near the Tuggerah-Wyong Major Centre and Town Centres to improve the vitality of these centres, as well as enabling multi-purpose trips.
- Ensure that dispersed populations have access to sustainable local centres that provide for the needs of the community.
- Ensure adequate parking is provided within our commercial and retail centres.
- Facilitate increased use of transport alternatives to the private motor vehicle by encouraging improved public transport and walking/cycling pathways connecting to commercial and retail centres.
- Consider the location of Bulky Goods retailing having regard for sustainability criteria, in terms of reducing the impact of car dependency and movement.

**Key Planning Considerations for BUSINESS PARKS:**

- *Ensure future business parks are appropriately located in proximity to public transport nodes as well as pedestrian/cyclist links.*

**Key Planning Considerations for OUR AGRICULTURAL LANDS:**

- *Ensure the long-term protection of agricultural land and prevent sterilisation of agricultural activities by way of encroaching development.*
- *Investigate potential rural residential living opportunities on unconstrained land in close proximity to the F3 Freeway and existing rural residential areas.*

**Key Planning Considerations for OUR TOURISM:**

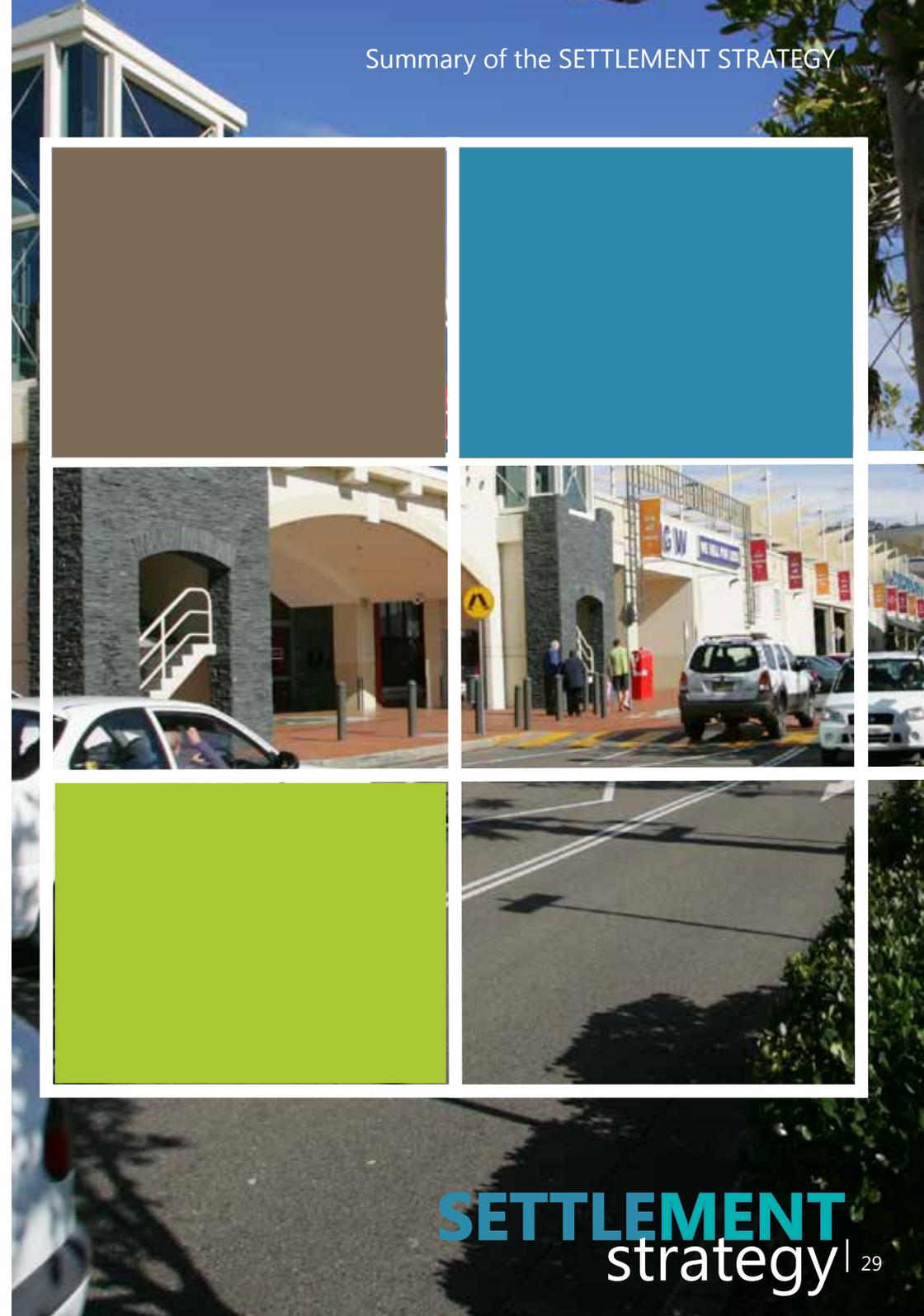
- *Ensure infrastructure planning is designed to meet tourism requirements.*
- *Ensure that tourism development does not cause detrimental impacts on the character and amenity of Wyong LGA.*
- *Encourage tourism development close to existing town centres to utilise existing infrastructure and ensure improved accessibility.*
- *Diversify tourism potential for the LGA through strategies utilising natural assets, plus cultural, recreational, educational and eco-tourism.*

**Key Planning Considerations for RESOURCE EXTRACTION:**

- *Assess potential impacts on adjacent landuses of any noise, dust or odour emanating from resource extraction operations.*
- *Continue to liaise with the Mine Subsidence Board and DARZL for development and rezoning located within Mine Subsidence Dstricts.*
- *Ensure detailed planning for new urban release areas considers existing and proposed mineral, petroleum and/or coal resources.*

**Key Planning Considerations for ECONOMIC DEVELOPMENT:**

- *Increase the provision of locally based jobs and increase the proximity of employment opportunities to existing and future development areas.*
- *Facilitate and support the growth of small and home-based business.*



**EMPLOYMENT LANDS**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE01	Implement the recommendations of the Wyong Employment Lands Study.	WSC		X			X	P&ED	Medium
EE02	Review the Industrial Lands Audit to review the adequacy of current supply and to identify future needs.	WSC		X			X	P&ED	Medium
EE03	Investigate potential sites to meet employment land demand, if the Wyong Employment Zone is unable to be developed to anticipated capacity.	WSC					X	P&ED	Medium

**OUR COMMERCIAL and RETAIL CENTRES**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE04	Apply appropriate Business Zones for commercial land within existing centres to reflect desired form, status and employment targets, and to absorb projected demand. Implement development bonuses in nominated centres of Wyong, Toukley and East Toukley.	WSC	X					P&ED	Short
EE05	Apply greater residential densities within and surrounding centres in accordance with adopted local planning strategies.	WSC	X					P&ED	Short
EE06	Implement maximum floor space area for Neighbourhood Shops through Clause 5.4.	WSC	X					P&ED	Short
EE07	Identify an appropriate location for the development or expansion of a Town Centre within the NWSSP Area. Potential locations include the expansion of Summerland Point or Gwandalan Neighbourhood Centres.	WSC					X	P&ED	Medium
EE08	Implement the Wyong-Tuggerah Planning Strategy by rezoning land within the Wyong CBD in accordance with the Baker Park and Active River Foreshore Master plans.	WSC	X					P&ED	Short
EE09	Review the Retail Centres Strategy in accordance with the CCRS Centres Hierarchy and the NWSSP to ensure that future needs of individual centres are achieved.	WSC		X		X	X	P&ED/B&D	Medium
EE10	Update the Commercial Lands Audit annually to review the adequacy of current supply, and to identify future needs.	WSC					X	P&ED	Medium
EE11	Review form and function of individual centres and develop local character and place statements which consider their desired future vision. Statements should consider projected character over time.	WSC					X	P&ED	Long
EE12	Liaise with the Department of Planning & Infrastructure in planning for the Tuggerah State Significant Site.	SG					X	P&ED	Ongoing
EE13	Prepare and implement masterplans for Major, Town and Village Centres and nominated Neighbourhood Centres.	WSC					X	P&ED	Ongoing

**OUR BUSINESS PARK DEVELOPMENT**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE14	Consider the role of business parks and the impact on existing centres by reviewing current landuse activities and implementing appropriate controls in Wyong LEP 2013 and Wyong DCP 2013.	WSC	X		X			P&ED	Short

**AGRICULTURAL LANDS**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE15	Review rural zones and landuses, considering potential land use conflicts for all activities. The review will also consider priority agricultural lands identified by the Department of Planning & Infrastructure and Department of Primary Industries, to ascertain desirable landuse activities in certain locations which are economically and environmentally sustainable.	WSC	X					P&ED	Short
EE16	Review the Hydroponics Chapter of Wyong DCP 2013 to mitigate potential landuse conflicts within future development areas and proposed green corridors identified by the NWSSP.	WSC			X			B&D	Short
EE17	Develop a Chapter of Wyong DCP 2013 to address rural lands.	WSC				X		B&D	Medium
EE18	Approach the State Government and advocate for the updating of agricultural land mapping for Wyong LGA, including land capability and constraint studies.	WSC					X	P&ED	Medium
EE19	Once agricultural land mapping is updated, an agricultural capability overlay to be added to Wyong LEP 2013 to require retention of land with characteristics of Class 1, 2 or 3 Agricultural Land for agricultural purposes.	WSC		X				P&ED	Medium

**TOURISM**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE20	Develop a Tourism Opportunity Plan for Wyong LGA in liaison with Central Coast Tourism, which considers cultural, recreational, educational and eco-tourism opportunities.	WSC					X	P&ED	Long
EE21	Develop an Event Strategy for Wyong LGA which could link events with the zoning and permissibility of restaurant and tourism accommodation precincts.	WSC					X	B&D	Long
EE22	Investigate links between the provision of tourism and entertainment related uses within agricultural zones and zone accordingly under Wyong LEP 2013. Examples include the provision of Cellar Doors / Restaurants at existing facilities, including the Lavender Farm and Macadamia Farms.	WSC		X			X	P&ED	Medium
EE23	Consider heritage tourism opportunities to diversify tourism in the LGA.	WSC					X	P&ED	Ongoing
EE24	Develop a Chapter of Wyong DCP 2013 to address rural lands incorporating appropriate guidelines/controls for tourist accommodation opportunities.	WSC				X		B&D	Medium

**RESOURCE EXTRACTION**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE25	Ensure appropriate zoning as part of Wyong LEP 2013 so that mining remains a permissible use, with development consent, in the resource areas.	WSC	X					P&ED	Short

**PLANNING FOR ECONOMIC DEVELOPMENT**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE26	Continue to work with the State Government to implement the Regional Economic Development and Employment Lands Strategy (REDES).	WSC / SG					X	P&ED	Ongoing
EE27	Prepare an Economic Development Strategy for the LGA, building upon the work already undertaken as part of the Regional Economic Development and Employment Lands Strategy.	WSC					X	P&ED	Long
EE28	Review Wyong DCP 2013 Chapter - Home Based Employment to examine its continued adequacy and applicability.	WSC				X		B&D	Medium
EE29	Identify options to further develop the warehousing and logistics sectors.	WSC					X	P&ED	Ongoing

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# PLANNING for SETTLEMENTS & HOUSING

## Key Planning Consideration

### Key Planning Considerations for RESIDENTIAL CENTRES:

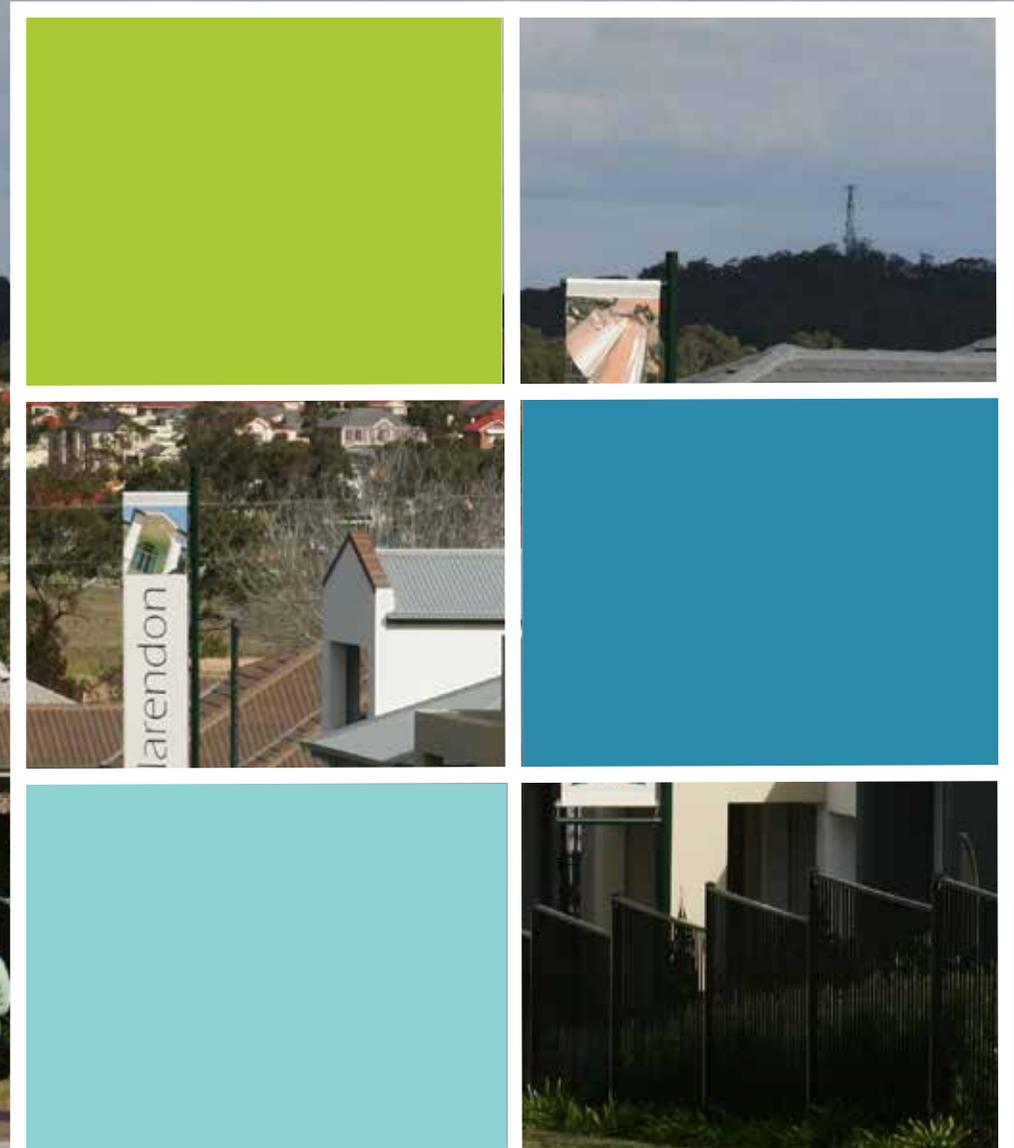
- Higher density residential developments to be located around the commercial core of nominated Town, Village and Neighbourhood Centres. This will need to be supported by local planning strategies and/or masterplans, having regard to the desired urban character of each settlement.
- The majority of new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

### Key Planning Considerations for GREENFIELD AND INFILL DEVELOPMENT:

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

### Key Planning Considerations for RURAL RESIDENTIAL DEVELOPMENT:

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





**Key Planning Considerations for RURAL HAMLETS:**

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

**Key Planning Considerations for AFFORDABLE HOUSING:**

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

**Key Planning Considerations for AGED HOUSING:**

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

**PLANNING FOR RESIDENTIAL CENTRES**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH01	Continue to facilitate delivery of the new Warnervale Town Centre.	WSC / SG	X		X			P&ED	Ongoing
SH02	Implement The Entrance Peninsula Planning Strategy, Toukley Peninsula Planning Strategy, and Wyong-Tuggerah Planning Strategy, by rezoning and height and floor space bonus provisions under Wyong LEP 2013.	WSC	X		X			P&ED	Short
SH03	Undertake a review of the viability of mixed use zones to determine which landuses are compatible.	WSC	X					P&ED	Short
SH04	Review and revise population and density projections for the entire LGA.	WSC					X	P&ED	Medium
SH05	Investigate requirements for preparation of masterplans / planning strategies for targeted Town, Village and Neighbourhood Centres to provide a framework for development and public domain improvements.	WSC		X		X	X	P&ED	Medium
SH06	Prepare Urban Design Guidelines for nominated centres having regard for local Character Statements. Generic guidelines to be prepared for centres that are not nominated.	WSC				X	X	P&ED	Long
SH07	Develop a DCP Chapter to guide development within mixed-use zones.	WSC				X		B&D	Long
SH08	Develop a DCP Chapter for the Greater Toukley area.	WSC				X		B&D	Medium

**PLANNING FOR GREENFIELD AND INFILL DEVELOPMENT**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH09	Review the Residential Land Monitor annually.	WSC					X	P&ED	Ongoing
SH10	Review population projections and establish a breakdown for localities identified by the CCRS.	WSC					X	P&ED	Medium
SH11	Incorporate incentives and guidance on energy efficient buildings and subdivision design, with a focus on additional development potential for outstanding design.	WSC				X		B&D	Medium

**PLANNING FOR RURAL RESIDENTIAL DEVELOPMENT**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH12	Review the Wyong Valleys Planning Report and Strategy including identification of supply mechanisms to provide for sustainable rural-residential development, including community title subdivisions to protect environmentally sensitive areas, productivity requirements and associated infrastructure impacts.	WSC					X	P&ED	Medium
SH13	Undertake a strategic review of environmental and rural land to examine opportunities for the creation of further rural-residential and eco-living development opportunities.	WSC					X	P&ED	Medium
SH14	Develop a DCP chapter (Rural Lands) to provide appropriate controls for rural-residential areas.	WSC				X		B&D	Medium

**PLANNING FOR RURAL HAMLETS**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH15	Develop a DCP chapter (Rural Lands) to ensure that any future hamlet development is located and developed in a manner which is sympathetic with the village and rural atmosphere of the Wyong Valleys.	WSC				X		D&B	Medium
SH16	Undertake detailed investigations to determine capability and suitability of hamlets located at Jilliby and Dooralong to support additional development, including consideration to appropriate minimum lot sizes.	WSC		X		X	X	P&ED	Long
SH17	Undeveloped land within Yarramalong Village subject to flood and slope constraints should be investigated for rezoning to a more suitable zone as part of an amendment to Wyong LEP 2013.	WSC		X		X	X	P&ED	Medium

**PLANNING FOR OUR AFFORDABLE HOUSING**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH18	Complete and implement the Affordable Housing Study, and investigate opportunities for Council to use planning powers to encourage affordable housing.	WSC		X		X	X	P&ED	Medium
SH19	Establish a policy that requires major development that may threaten the supply of housing choice and affordable housing to undertake a social impact assessment.	WSC				X	X	P&ED	Medium

**PLANNING FOR AGED HOUSING**

No	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	UNIT RESPONSIBLE	PRIORITY
			LEP		DCP				
			2013	Am.	2013	Am.			
SH20	Develop and implement a Positive Ageing Strategy, as identified by the Community Plan, 2008.	WSC					X	C&RS	Medium
SH21	Examine appropriate guidelines for adaptable housing.	WSC				X		P&ED	Medium

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# PLANNING for LANDUSE

## 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.

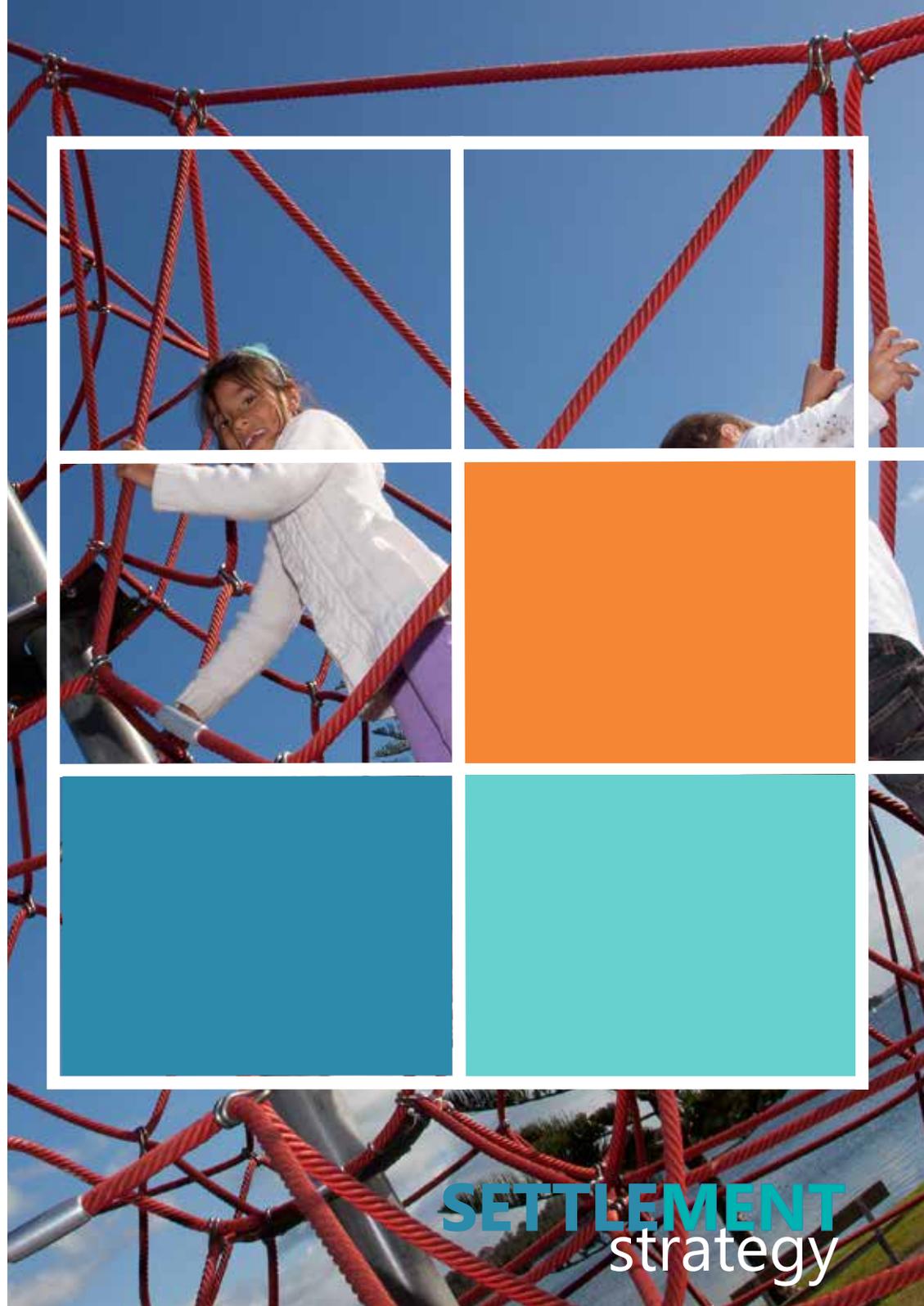
## Precinct-Wide Approach

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 3. 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 1. The RDS retained sites are depicted in Figure 1.

**Table 1: Residential Development Strategy Sites**

No	Location	Priority	% Complete	Equivalent 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 – Zoned as Wyong Employment Zone (WEZ) State Significant Site.	No
14	Jiliby Industrial *	Medium	0%	No – Zoned as Wyong Employment Zone (WEZ) State Significant Site.	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.



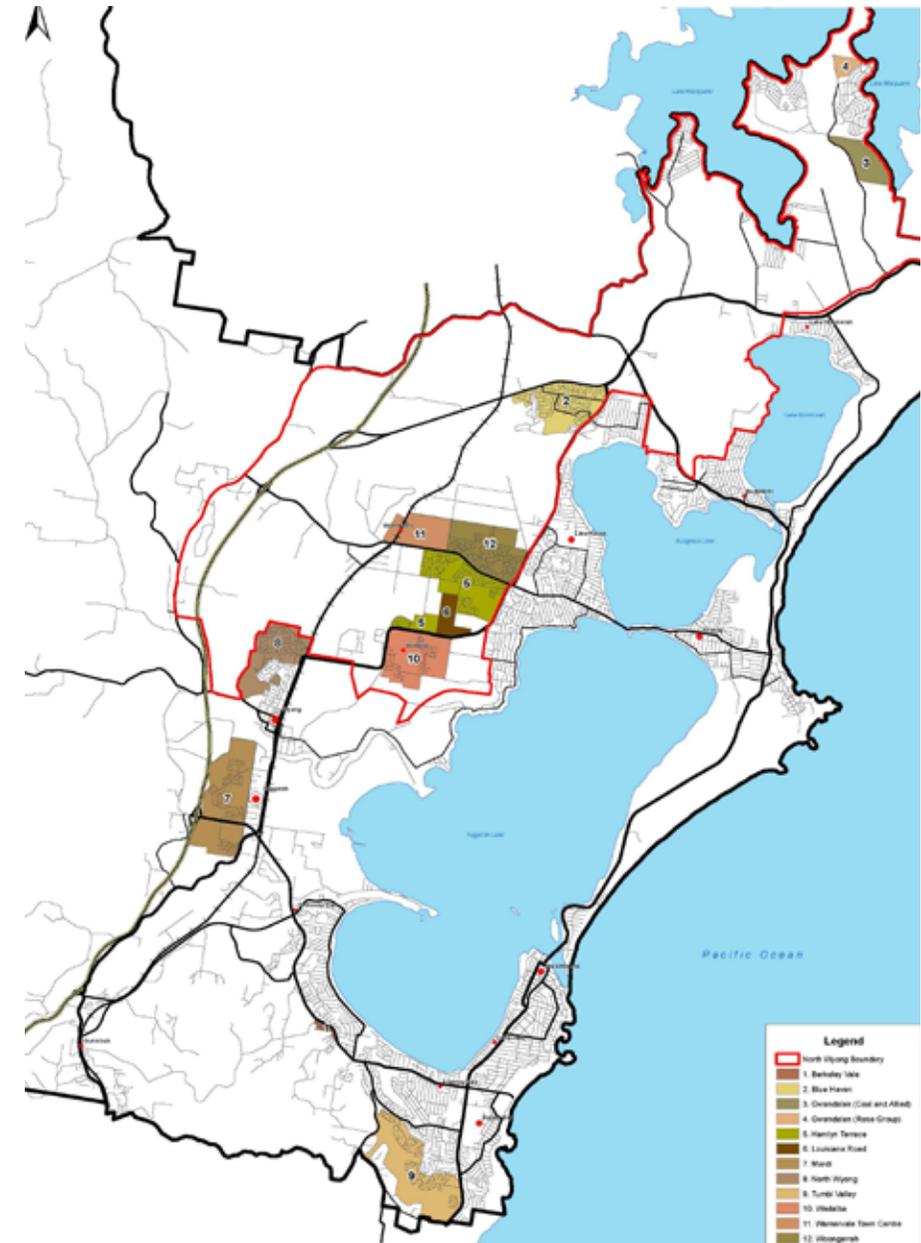
## Metropolitan Development Program (MDP)

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 2 (below) and mapped in Figure 2 (right):

**Table 2: MDP Sites - Wyong LGA**

No	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	Woongarra	Zoned with Lead in Infrastructure	90%
13	Summerland Point	Zoned with Lead in Infrastructure	90%

**Figure 2: 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 3.

### 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 3.

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. 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. The later 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.

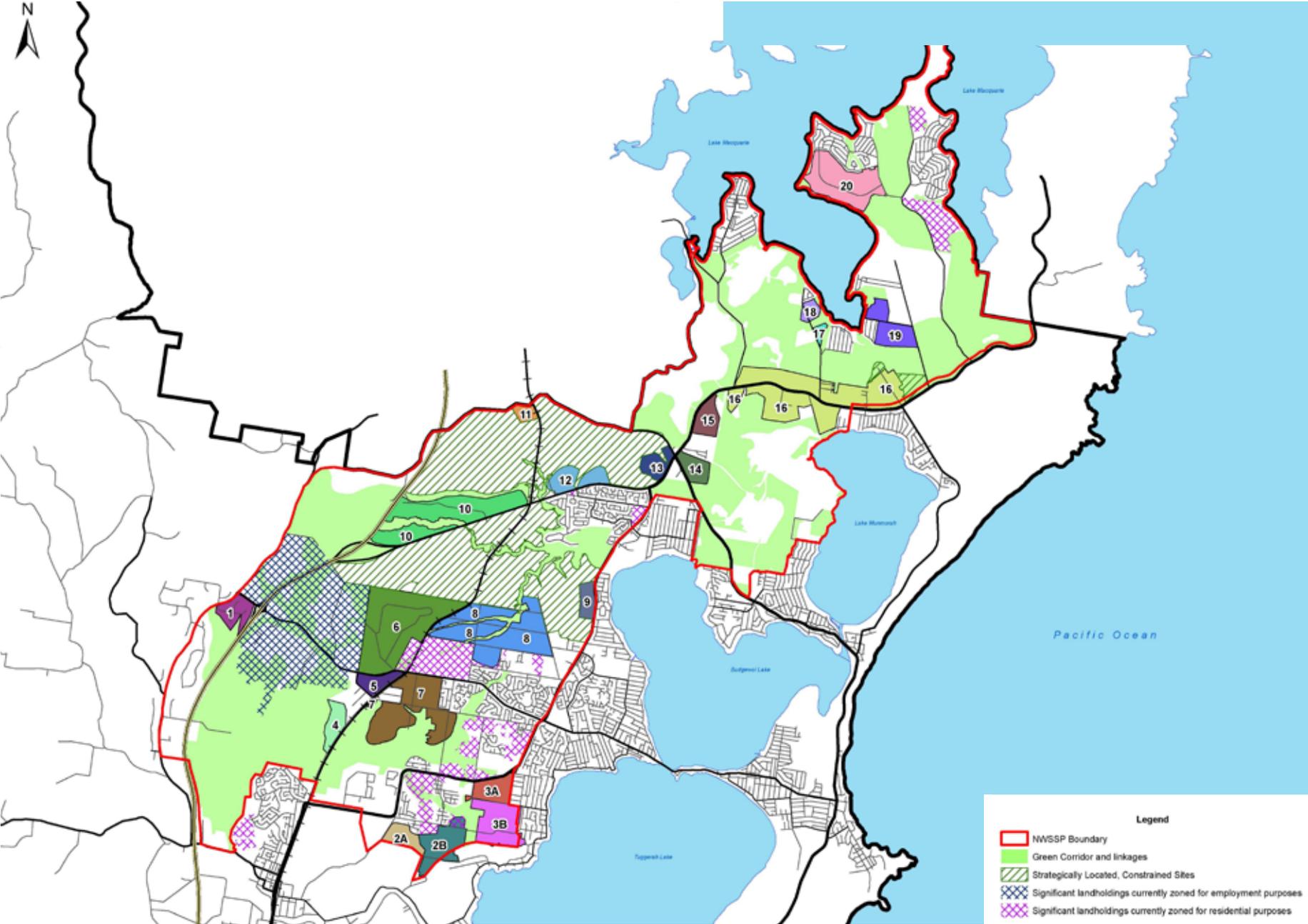
Resolution of these issues can only be reached through a co-ordinated strategic planning approach involving the landowners, DP&I, Council and other relevant Government agencies such as the OEH. Council will prepare a Green Corridors Plan that will identify the locations of and the minimum width and length 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 3.

Figure 3: Draft North Wyong 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, land within the NWSSP area has not been separately investigated as part of this Settlement Strategy, because 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 used 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 for 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 the potential future greenfield and infill development sites table opposite 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 3 details the evaluation criteria utilised to determine the overall suitability rating for each potential infill development site. Figure 4 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 4 on page 46.

**Table 3: Potential additional greenfield or infill development sites**

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: Wyee 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

Figure 4: Potential Infill Development Precincts

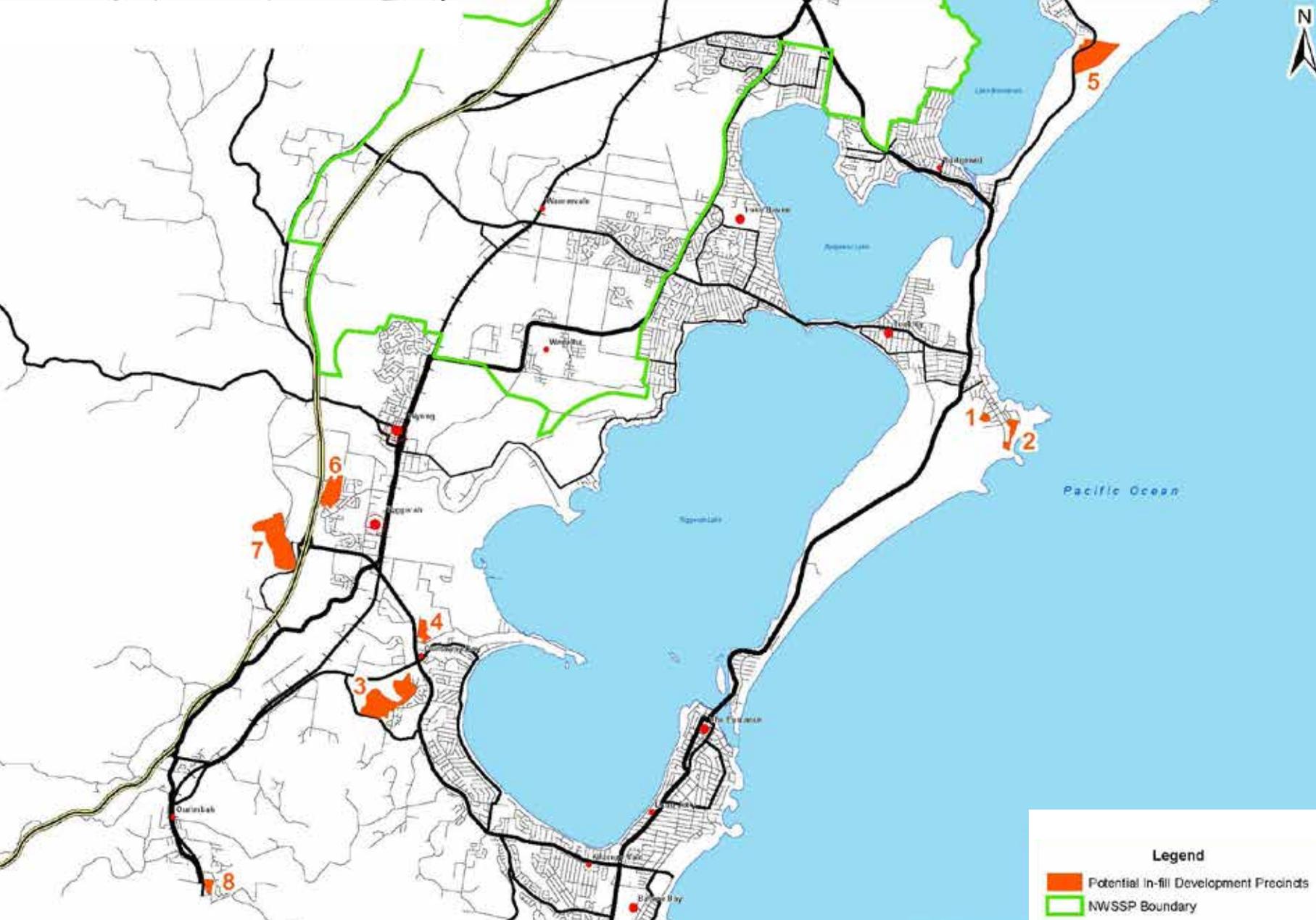
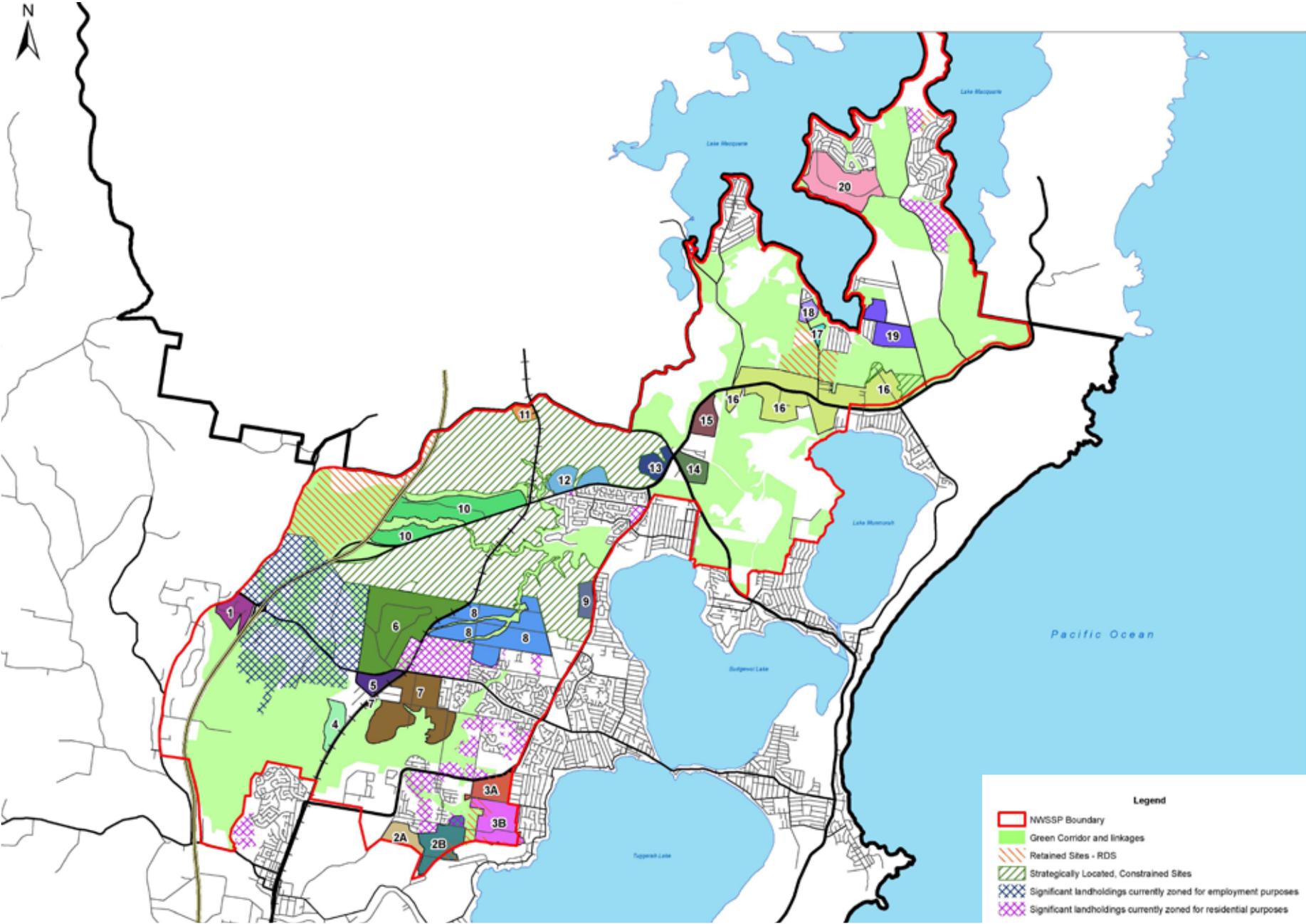


Figure 5: Combined Map



## 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 used in identifying potential rural-residential opportunities is described in the Methodology section. 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 for 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 of their 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

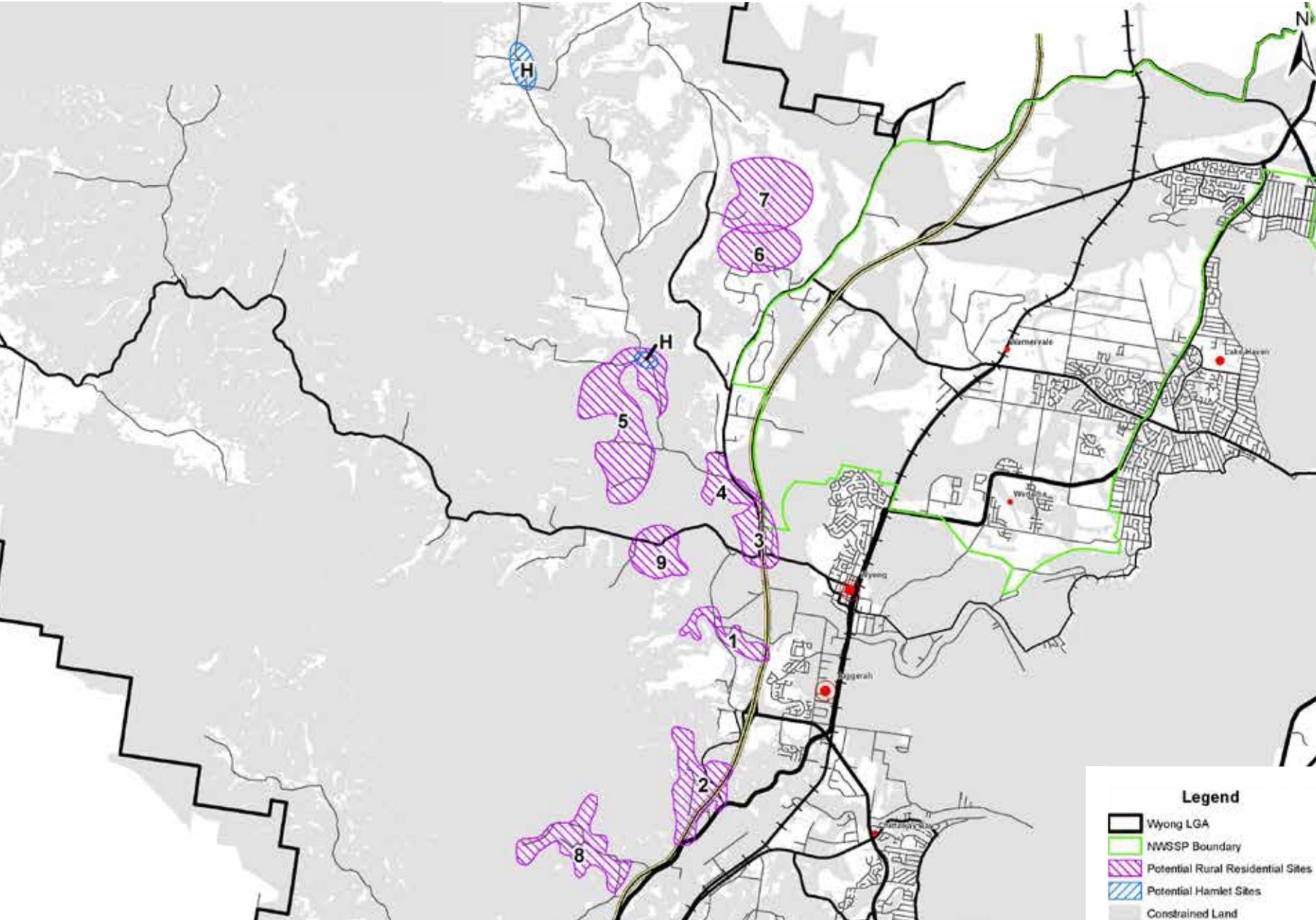
The multi-criteria analysis has identified two sites capable of further investigation for rural hamlet opportunities. These sites are located at Dooralong and Little Jilliby (see the Potential Future Rural Residential Living Opportunities map). Wyong Creek has not been included for future hamlet opportunities 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 4 details the evaluation criteria utilised to determine the overall suitability rating for each potential rural residential development site. Figure 6 depicts the sites identified as potential future rural residential development precincts.

Table 4: Potential Rural Residential Sites

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 water-logging, 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 water-logging, hard setting stoniness	Low standard of road construction, flood free access possible from areas to the east of the study area	Yes	Low
8	Palmdale	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

Figure 6: 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 5, 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.

**Table 5: Proposed development precincts and estimated development yield for infill areas**

	Site	Gross Area	Estimated NDA	Dwellings	Population Target
		ha	ha*	15 /ha	2.51/dwelling
1	Norah Head (Barton St)	3	2.1	31.5	79.07
2	Norah Head (Soldiers Point Dr / Victoria St)	8	5.6	84.0	210.84
3	Berkeley Rd, Berkeley Vale	50	35.0	525.0	1,317.75
4	Geoffrey Rd, Chittaway Point	17	11.9	178.5	448.04
5	Elizabeth Bay Dr, Lake Munmorah	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
	Existing zoned areas - Not subdivided**	74	51.8	777.0	1,950.27
	Existing zoned areas – Subdivided vacant lots**			625.0	1,568.75
	<b>ESTIMATED TOTAL DEVELOPMENT YIELD:</b>	<b>310 ha</b>	<b>217 Ha</b>	<b>3,880</b>	<b>9,738.81</b>

\* 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**.

### NWSSP Development Precincts

Table 6 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.

**Table 6: Proposed development precincts and estimated development yield of NWSSP area (Source - DP&I)**

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	RESIDENTIAL COMPONENT	-	-	-	-	EMPLOYMENT COMPONENT	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	1383		-	-	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	1204
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	1890
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	-	-	-	-		
	Wyong Employment Zone**	Employment	-	-	-	-	-	-	6,000	6,000		
	Warnervale Town Centre***	Residential, Retail ,Commercial	-	-	1,650	4,142	-	-	1,200	1,200		
	Existing zoned areas ****	Residential	-	-	2,940	7,379	-	-	-	-		
<b>ESTIMATED TOTAL DEVELOPMENT YIELD</b>				<b>1,115</b>	<b>808</b>	<b>16,682</b>	<b>41,869</b>	<b>702</b>	<b>491</b>	<b>12,146</b>	<b>17,091</b>	

\* 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.)

### 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 7.

**Table 7: Estimated development yield - Shire wide**

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 Combined - 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	<b>4,000</b>	<b>3,965</b>	<b>7,000</b>	<b>6,716</b>
Centres (Town Centres, Village				
- Toukley	-	3,850	-	8,100**
- The Entrance	-	7,958	-	16,712**
- Other centres (Ourimbah etc)	-	3,000^	-	5,653^***
Subtotal	<b>14,500</b>	<b>14,808</b>	<b>25,900</b>	<b>30,465</b>
Infill (non-NWSSP area)	<b>5,000</b>	<b>3,880</b>	<b>9,100</b>	<b>9,739^^</b>
Greenfield (NWSSP area)	<b>16,000</b>	<b>16,682</b>	<b>28,000</b>	<b>43,041****</b>
<b>ESTIMATED TOTAL DEVELOPMENT YIELD:</b>	<b>39,500</b>	<b>38,497</b>	<b>70,000</b>	<b>89,961</b>

\*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.

As can be seen in the above table, 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:

**Table 8: Estimated Retail/Commercial Floor Space and Employment Capacity - Existing**

Neighbourhood Centres:	Retail Area (m <sup>2</sup> )	Non-Retail Area* (m <sup>2</sup> )	Vacant Area (m <sup>2</sup> )	Jobs**	
				Total	Vacant
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

	Retail Area	Non-Retail Area*	Vacant Area	Total	Jobs** Vacant
Kanwal	2202	122	54	114	3
Killarney Vale (Robertson)	164	132	116	13	6
Mannering Park	581	209	51	36	3
Norah Head	542	591	176	47	9
Noraville 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
<b>Local Centre:</b>	<b>(m<sup>2</sup>)</b>	<b>(m<sup>2</sup>)</b>	<b>(m<sup>2</sup>)</b>		
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
<b>Town Centres:</b>	<b>(m<sup>2</sup>)</b>	<b>(m<sup>2</sup>)</b>	<b>(m<sup>2</sup>)</b>		
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
<b>Major Centre:</b>	<b>(m<sup>2</sup>)</b>	<b>(m<sup>2</sup>)</b>	<b>(m<sup>2</sup>)</b>		
Wyong	7981	7468	2487	399.05	124
Tuggerah	79487	7675	0	3974.35	0
<b>Combined Total:</b>	<b>215,861</b>	<b>63,860</b>	<b>18,019</b>	<b>12,922</b>	<b>901</b>

\*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 m<sup>2</sup>; Non-retail jobs calculated at 30 jobs per m<sup>2</sup>.

### Retail/Commercial Sector – Future

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

**Table 9: Estimated Retail/Commercial Floor Space and Employment Capacity - Proposed Centres or expansion to existing Centres**

	Retail Area (m <sup>2</sup> )	Non-Retail Area* (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	Jobs**
<b>Neighbourhood Centres:</b>				
East Wadalba	2000	0	2000	100
Gwandalan	2000	0	2000	100
Warnervale	2000	0	2000	100
<b>Local Centres:</b>				
Lake Munmorah	5050	500	0	269
Long Jetty	5000	0	5000	250
Ourimbah	2500	0	2500	125
Wadalba	2000	0	2000	100
<b>Town Centres:</b>				
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
<b>Major Centre:</b>				
Tuggerah	43000	41000	84000	3517
Tuggerah Supa Centa	0	17000	17000	567
Wyong (Aldi)	1500	0	1500	75
<b>Combined Total:</b>	<b>144,500</b>	<b>81,948</b>	<b>226,448</b>	<b>9,957</b>

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:

**Table 10: Estimated Employment Lands Capacity - Existing**

	Area (ha)	Floor space (m <sup>2</sup> )	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***
<b>Combined Total:</b>	<b>953</b>	<b>15647</b>	<b>9919</b>	<b>19447</b>

- \* 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 40m<sup>2</sup> of land.

### Employment Lands – Future

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

**Table 11: Estimated Employment Lands Capacity - Future**

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

- \* 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 40m<sup>2</sup> of land.

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 Land Use Planning and Policy Development 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 12: NWSSP Timeframes**

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>	<b>Short</b>
	<i>Warnervale Town Centre</i>	<i>Residential/Retail/Commercial</i>	<b>Short</b>
	<i>Other existing zoned areas</i>	<i>Residential</i>	<b>Short</b>

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 table on the following page provides timeframes for proposed development precincts in the NWSSP area.

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.

**Table 13: Priority for investigation of Infill Development Precincts**

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

**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:

**Table 14: Wyong RDS - Retained Sites - Timeframes**

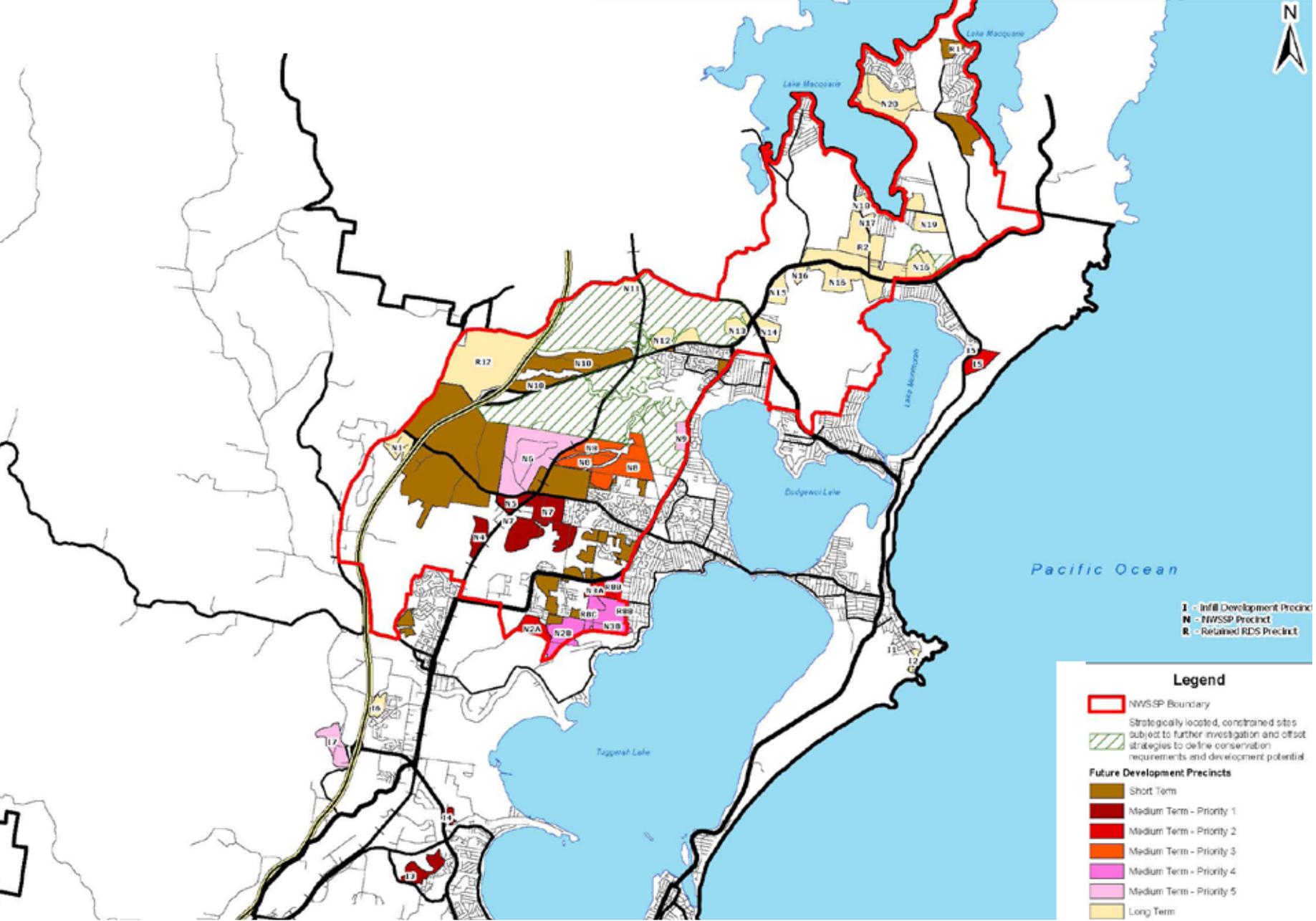
Precinct No.	Area name	Land Use	Priority
1	Gwandalan / Summerland Pt	Residential	Short
2	Chain Valley Bay	Limited development potential –Future green corridor.	Long
8B	Wadalba East	Limited development potential –Future green corridor.	Medium
8C	Wadalba South	Limited development potential –Future green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

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

Figure 7: Timeframes - NWSSP Precincts and Rural-Residential Precincts



### Rezoning Request Strategy Sites

Other rezoning requests have been deferred due to timing of the NWSSP and/or resolution of zoning considerations related to the Wyong LEP 2013. Since the original call for rezoning requests, further rezoning requests have been received, however these have not been formalised as rezoning applications at this stage. The following table provides information for all of these requests in terms of location, a brief description and an assigned priority. The key factors determining the assigned priority are described above under the 'North Wyong Shire Structure Plan' heading.

**Table 15: Priority for investigation of sites subject to Rezoning Requests**

Location	Description of Proposal	Priority	Formal Application
Berkeley Vale – 79 Berkeley Road	Rezone to allow residential development and environmental offsets	1	RZ/17/2009
Chittaway Point – 19-23 Geoffrey Road	Rezoning for residential land	1	RZ/7/2009
Doyalson – Pacific Highway	Rezoning for residential, industrial and conservation land	1	-
Glenning Valley – 5 Anderson Road	Rezoning from 7(c) Scenic Protection – Small Holdings to R2 Low Density Residential	1	RZ/4/2009
Jilliby – Stage 2	Rezone to enable Rural Residential use	1	RZ/2/2012
Kanwal – Craigie Avenue	Rezoning to facilitate Medical and health related developments	1	RZ/3/2012
Mannering Park – 355 Rutleys Road	Provide an enabling use for Mechanical Uses on the Site	1	RZ/2/2011
Mardi – 'Old Farm', Old Maitland Road	Proposal for 100 Rural Residential lots	1	-
North Wyong – Pacific Highway	Rezone from Industrial to facilitate a North Wyong Business Park	1	RZ/1/2011
Palmdale – 41-57 Palmdale Road	Palmdale Memorial Park rezoning additional lawn and green burials	1	RZ/5/2009
Wadalba – 2 Figtree Boulevard	Rezone Property from Residential 2(e) to B2 – Local Centre	1	-
Wadalba - Village	Shopping centre rezoning	1	-
Fountaindale – 90 Berkeley Road	Rural Residential rezoning	2	-
Fountaindale – 76 Berkeley Road	Rezone to allow three lot Rural Residential	2	RZ/15/2009

## 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.

# SETTLEMENT strategy

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Wyong  
Shire  
Council  
CENTRAL COAST