



# SETTLEMENT strategy

Wyong Shire Council

**FOREWORD**

Wyong Local Government Area (LGA) is ideally located on the northern fringe of Sydney and close to the industrial powerhouse of the Hunter Region. Yet Wyong LGA is a world away from its big city neighbours, boasting a beautiful coastline, waterway, rural valleys and mountain backdrops that all contribute to a relaxed living environment. However, the LGA is also a growing business centre that has much to offer decentralising firms. We also have strong and long-established rural, construction and retail sectors.

The LGA's current population of 150,000 is expected to grow to 200,000 over the next 20 years, creating a number of planning challenges. A key objective of the Community Strategic Plan (2030), Council and the communities' plan for the future, is that communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood. One of the major factors in achieving this goal is the development and implementation of a Settlement Strategy.

The Settlement Strategy has been developed to provide a blueprint for the growth of the LGA with accessible and reliable transport, a strong regional economy, a vibrant community and a healthy natural environment for us all. This Strategy embraces the vision adopted in the Community Strategic Plan, and aims to direct the community's aspirations into strategic actions for future development and growth to 2031.

The Settlement Strategy provides an analysis of demand, supply and nature of land and identifies where additional land may need to be set aside for residential, business and commercial development while retaining the LGA's enviable natural environment. It clarifies how the balance can be reached between constructed development and the natural environment.

It is important to identify opportunities for the location of new urban release areas and other development opportunities to give landowners and investors greater certainty about the future. A Settlement Strategy also acts to mitigate the inherent speculation when it comes to any land use planning and future settlement. It also identifies how and where infrastructure and services will be needed and should be provided.

The Strategy should decrease conflict over land use decisions in the future and increase the good decisions made at the local environmental planning or development stages. The preparation of a LGA-wide Settlement Strategy is important to the ongoing responsible and sustainable management of land use decisions in the Wyong Local Government Area.

**Michael Whittaker**  
GENERAL MANAGER

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## INTRODUCTION

### LOCATION

Covering an area of more than 830 square kilometres, Wyong Local Government Area (LGA) is bounded by the Pacific Ocean to the east and has a coastline stretching 35 km from Bateau Bay to Catherine Hill Bay. Wyong LGA, together with the Gosford City LGA is situated between Sydney and Newcastle and forms the region more broadly known as the NSW Central Coast.

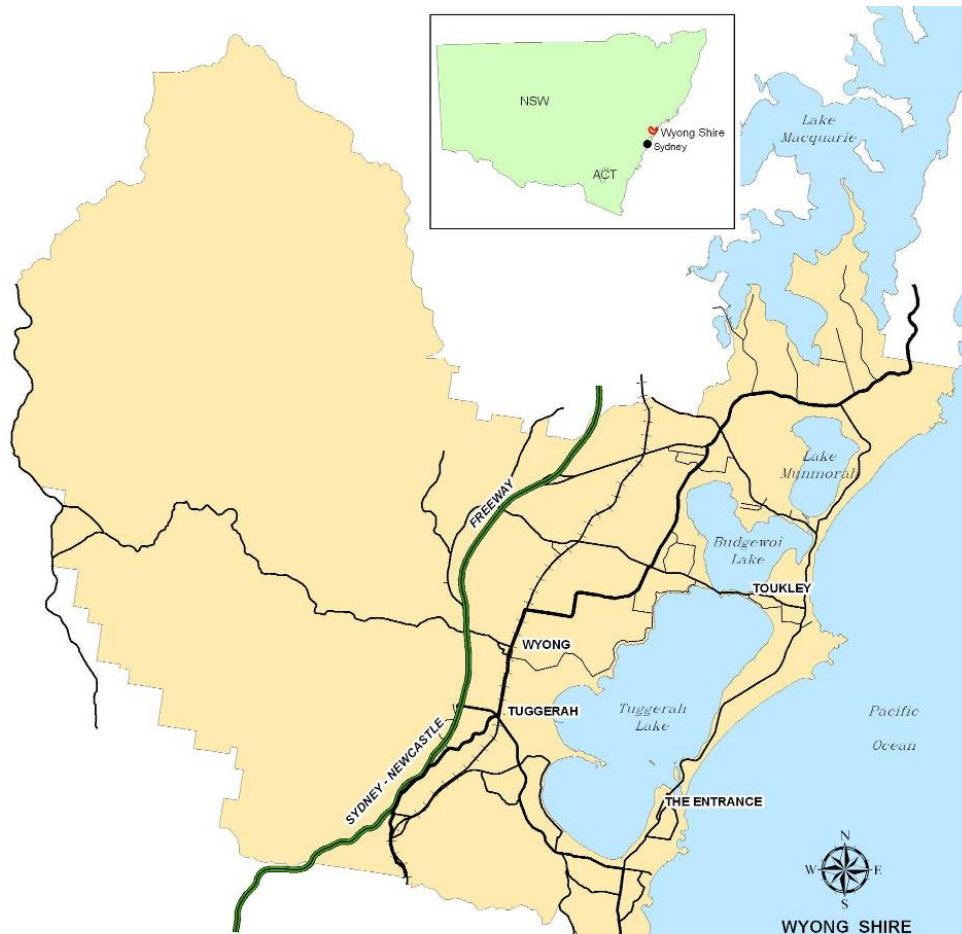


Figure 1: Map of Wyong LGA

Rich in natural biodiversity, Wyong LGA has three main lakes forming the Tuggerah Lakes System: Tuggerah Lake, Budgewoi Lake and Lake Munmorah. Lake Macquarie also forms part of Wyong LGA's northern border. The LGA contains Dooralong and Yarramalong Valleys and the Olney, Wyong and Ourimbah State Forests.

## BACKGROUND

### THE LEP REVIEW

Since 2004, the NSW Planning System has been moving through a series of planning reforms. To date, reforms have included several amendments to the Environmental Planning and Assessment Act, 1979 (EP&A Act), the primary legislation that guides planning and environmental assessment in NSW. An essential component of the planning reforms is the requirement for each Council in NSW to undertake a comprehensive review of their Local Environmental Plans (LEPs) and prepare a new LEP in accordance with the *Standard Instrument (Local Environmental Plan) Order, 2006*, also known as The Standard Instrument. The Standard Instrument is part of a broader package which aims to reform local planning across the State.

At present, Wyong Local Environmental Plan, 1991 (Wyong LEP 1991) is the primary planning instrument guiding development within the LGA. Wyong LEP 1991 establishes the framework for the range of land use activities that occur within our LGA. Much of the initial planning for this document was undertaken approximately 20 years ago, with the last major amendment 10 years ago. Since that time the context has changed for a range of issues and challenges that face our LGA, therefore a major review of our existing planning instruments is required. This is known as the LEP Review.

### PROJECT OUTPUTS

The LEP Review will deliver three project outputs (the Settlement Strategy, Wyong LEP 2013 and Wyong DCP 2013). These documents will sit in a broader planning framework of state, regional and local planning policies:

#### 1 Settlement Strategy

On 12 March 2008, Council committed to the preparation of a Settlement Strategy. Replacing the function of a Local Environmental Study (LES) under Section 57 of the EP&A Act, the Settlement Strategy establishes a framework for land use and development activities that are consistent with State, regional and local planning objectives.

#### 2 Wyong Local Environmental Plan 2013

Wyong LEP 2013 will be prepared in accordance with the Standard Instrument, which prescribes a standard dictionary of definitions; identifies zones and zone objectives; and

mandates permitted and prohibited land use activities in certain localities. Wyong LEP 2013 will replace the existing Wyong LEP 1991 and will apply to all lands within the Wyong LGA. Wyong LEP 2013 will endeavour to free up development whilst protecting the natural environment so loved by the community.

### 3 Wyong Development Control Plan 2013: Development Provisions for Wyong Shire

Consistent with amendments to the EP&A Act, Wyong DCP 2013 is being prepared to ensure that only one DCP will apply to individual sites within the LGA. The DCP will act as a mechanism to implement policies and guidelines that cannot be achieved through Wyong LEP 2013. As the current Wyong DCP 2005 references Wyong LEP 1991 and supports the current practices and policies of the Council, a number of provisions will be amended or made redundant by the gazettal of Council's new LEP, and Wyong DCP 2013 will be prepared to support and clarify those requirements.

## WHY A SETTLEMENT STRATEGY?

Traditionally a holiday and retirement area, the LGA has experienced rapid population growth over the last 30 years, reflecting the areas' attractive living environments, relatively affordable housing, and location in commuting distance to Newcastle and Sydney. Managing future urban growth is a key strategic issue within Wyong LGA, faced with the key challenge of accommodating an increased population as projected in the Central Coast Regional Strategy, 2008 (CCRS).

Future urban growth needs to occur without significant impact on biodiversity and conservation values, while at the same time protecting existing and potential resources. Therefore, a balance must be struck between new urban release areas and urban consolidation (increasing residential densities within existing urban areas), as well as the impacts of this growth on other unique attributes of the LGA, such as our rural areas, diverse ecosystems and natural resources.

Any future urban growth within the LGA will need to take into account the existing and desired future character of the area, existing land uses and infrastructure, environmental values, social and economic factors, as well as natural hazards such as flooding, bushfires and climate change impacts. Therefore, the Settlement Strategy establishes the framework to plan for future urban growth in Wyong LGA over the next 20 years to 2031.

The Settlement Strategy aims to establish the strategic direction and framework for the Wyong LGA and inform the preparation of Wyong LEP 2013 and Wyong DCP 2013: Development Provisions for Wyong Shire.

## TIMEFRAMES

The Settlement Strategy has been prepared to complement CCRS and North Wyong Shire Structure Plan (NWSSP), documents that have been prepared to cover the period up to 2031. Therefore, the Settlement Strategy has been prepared to also cater for the population growth anticipated to 2031. This document will need to be reviewed periodically to ensure continued currency of issues and actions.

## HOW TO USE THE STRATEGY

The Settlement Strategy is divided into ten chapters as follows:

- **Introduction**

This chapter describes the purpose of the Strategy, Objectives, strategic context of the Strategy and how the Strategy will operate.

- **Planning for Community**

This chapter considers community services and facilities, open space and recreation, educational and health facilities, and emergency services available to residents.

- **Planning for Utilities Infrastructure**

This chapter primarily considers the servicing and infrastructure for our water supply and sewerage network; stormwater management, waste management and public utility undertakings.

- **Planning for Transport**

This chapter primarily 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**

This chapter considers biodiversity conservation; Green Corridors; catchments, lakes and waterways; wetlands; groundwater; environmental amenity, heritage; and scenic protection, within the LGA.

- **Planning for Natural Hazards**

This chapter considers the impacts of Acid Sulfate Soils; Bushfire and Coastal Erosion; Flooding; Soil Instability; Salinity; and Climate Change particularly on the frequency and intensity of other identified natural hazards.

- **Planning for Economy and Employment**

This chapter considers employment lands, commercial and retail development, business parks, agriculture, tourism, resource extraction and economic development.

- **Planning for Settlements and Housing**

This chapter considers our Residential Centres, Greenfield and Infill Development, Rural Residential Development, and Affordable and Aged Housing.

- **Land Use Strategy**

This part takes into consideration the preceding “theme” chapters and incorporates an overall Land Use Strategy for Wyong LGA, identifying development areas and recommended staging timeframes for each area.

- **Governance and Implementation**

This part 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 that the required actions are kept on track.

## AIMS & OBJECTIVES

The Settlement Strategy replaces the *Residential Development Strategy (2002)*, and applies to the entire LGA. The Settlement Strategy aims to provide a comprehensive series of objectives and actions relating to land-use and strategic planning. The aims and objectives are as follows:

- 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 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.

## PLANNING CONTEXT

### LEGISLATIVE REQUIREMENTS AND PLANNING CONTROLS

Consideration has been given to the range of legislation requirements and their relevance to each component of the LEP Review. Legislation required to be considered is further discussed in the context of this Strategy:

#### **Environmental Planning and Assessment Act, 1979**

The EP&A Act aims to ‘encourage the proper management, development and conservation’ of land to promote ‘the social and economic welfare of the community.’ In addition to identifying the processes of development assessment, the EP&A Act governs state, regional and local plan-making and specifies requirements with respect to the commencement and preparation of new LEPs.

#### **State Environmental Planning Policies**

Dealing with State-level issues, State Environmental Planning Policies (SEPPs) are made by the Minister for Planning & Infrastructure. SEPPs serve to alter LEPs by either providing restrictions or relaxing certain provisions regarding development and land use activities.

#### **Section 117 Ministerial Directions**

The Minister for Planning & Infrastructure, under Section 117(2) of the EP&A Act issues directions that relevant planning authorities such as local councils must follow when preparing planning proposals for new LEPs. The directions cover the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making.

## STATE AND REGIONAL PLANNING CONSIDERATIONS

### NSW State Plan

The State Plan: a Direction for NSW (State Plan) was released in November 2006 and updated in 2010. It defines the overall goals and outcomes for consideration by State Government Agencies over the next 10 years. Reflecting the vision of communities across NSW, the State Plan sets clear priorities for Government action. The following priorities are relevant to planning for future urban growth within Wyong LGA:

#### *Supporting Business and Jobs*

- Maintain and invest in infrastructure
- Increase business investment and support jobs
- Speed up planning decisions
- Drive innovation to grow productivity
- Cut red tape
- Ensure a reliable electricity supply.

#### *Better Transport*

- Increase share of journey to work trips on a safe and reliable public transport system
- Consistently meet public transport reliability targets
- Improve the efficiency of the road network
- Maintain road infrastructure
- Improve road safety
- Increase walking and cycling.

#### *Clever State*

- Make sure children have the skills for learning by school entry
- Support students to reach their full potential at school
- Engage students in learning for longer
- Improve access to jobs and training
- Increase access to knowledge and skills in partnership with universities.

#### *Healthy Communities*

- Improve and maintain access to quality healthcare in the face of increasing demand
- Improve survival and quality of life for people with potentially fatal or chronic illness
- Improve health in the community Director General, NSW Health Minister for Health
- Reduce potentially preventable hospital admissions
- Improve outcomes in mental health.

#### *Green State*

- Tackle climate change
- Develop a clean energy future
- Secure sustainable supplies of water and use our water more wisely
- Protect our native vegetation, biodiversity, land, rivers and coastal waterways

- Improve air quality
- Reduce waste.

#### *Urban Environment and Lifestyle*

- Increase the number of jobs closer to home
- Grow cities and centres as functional and attractive places to live, work and visit
- Improve housing affordability
- Increase the number of people using parks
- Increase the number of people participating in sporting activity
- Increase the number of people participating in the arts and cultural activity
- Increase the number of people engaged in volunteering.

#### *Strengthening Communities*

- Strengthen Aboriginal communities
- Increase employment and community participation for people with disabilities
- Reduce the number of NSW people who are homeless
- Improve child wellbeing, health and safety.

#### *Keeping People Safe*

- Reduced rates of crime, particularly violent crime
- Reduce levels of antisocial behaviour
- Reduce re-offending
- Improve the efficiency of the court system.

### Metropolitan Plan for Sydney, 2036

Following the release of the Sydney Metropolitan Strategy – City of Cities; A Plan for Sydney's Future in 2005 and the Metropolitan Transport Plan; *the Metropolitan Plan for Sydney 2036* was released in 2010. Linked to the State Plan, this plan defines a number of Strategic Directions to provide a framework for sustainable growth and development. The Strategic Directions include:

- Strengthening a City of Cities
- Growing and Renewing Centres
- Transport for a Connected City
- Housing Sydney's Population
- Growing Sydney's Economy
- Balancing Land Uses on the City Fringe
- Tackling Climate Change and Protecting Sydney's Natural Environment
- Achieving Equity; Liveability and Social Inclusion.

### Central Coast Regional Strategy, 2008 (CCRS)

The CCRS was prepared in response to the original *Sydney Metropolitan Strategy – City of Cities: A Plan for Sydney's Future (2005)*, and was one of 10 sub-regional Planning Strategies developed by the State Government for the Greater Sydney Metropolitan

Region. Aiming to ensure that land is available and appropriately located to sustainably accommodate projected housing needs and promote employment opportunities to 2031, the CCRS establishes a vision to facilitate a 'prosperous, sustainable, liveable and well-coordinated future for the Central Coast.'

The Settlement Strategy aims to implement CCRS actions to ensure that local strategic directions remain consistent with both State and Regional planning guidelines and nominated sub-strategies, including the NWSSP; draft Central Coast Regional Conservation Plan (CCRCP); and Regional Economic Development and Employment Strategy (REDES). Further discussion on the CCRS and how it relates to the major components of the Settlement Strategy is provided further within this document.

### North Wyong Shire Structure Plan (NWSSP)

The need for the NWSSP was originally recognised by the CCRS to ensure a continual supply of Greenfield land and to meet dwelling targets identified by the State Government. Prepared by the Department of Planning & Infrastructure (DP&I), the NWSSP identifies land that is suitable for urban development and nominates appropriate land use activities in Greenfield locations.

Covering an area of more than 11,500 hectares, the NWSSP area extends from Wadalba in the south to Lake Macquarie in the north. As the focus of future Greenfield development, it is anticipated that the area will accommodate an additional 16,682 dwellings and between 12,100 and 17,000 jobs. Major constraints to development within the NWSSP include flooding, sea-level rise, biodiversity, and mineral resources. The Settlement Strategy has incorporated planning undertaken by DP&I for the NWSSP area.

### Draft Central Coast Regional Conservation Plan (CCRCP)

The CCRS identified the need to protect biodiversity values of the Central Coast. Currently being prepared by the NSW Office of Environment and Heritage (OEH), the draft CCRCP aims to establish a guide to nominate habitats and landscapes appropriate for protection and to further identify mechanisms to fund biodiversity conservation.

### Regional Economic Development and Employment Strategy (REDES)

A long-term strategy for sustainable economic development and jobs growth for the Central Coast, the REDES was adopted in 2010. Aiming to create 'a positive environment for government and business investment' and facilitate the creation of an additional 45,000 jobs, key strategies identified by REDES include:

- Attracting new businesses and supporting existing businesses
- Improving training and skills development opportunities
- Increasing research, knowledge and innovation
- Ensuring appropriate planning processes and land supply
- Planning for regional economic centres
- Providing new infrastructure

- Marketing the region as an attractive business location.

### LOCAL PLANNING CONSIDERATIONS

Over recent years, Council has completed a number of plans and strategies that have considered community aspirations and the need for a sustainable LGA, and that aim to improve the quality of life of our residents. One of the primary purposes of the LEP Review was to ensure that these values are appropriately integrated into the land use planning and decision-making framework for Wyong LGA.

In order to appropriately understand each of the principles and ensure that appropriate land use implementation measures can be developed, the Settlement Strategy considers how Wyong Shire Council can sustainably cater for our current, projected and visiting population to 2031. The Settlement Strategy has had particular consideration for Council's *Living Sustainably in Wyong Shire* (2009); the *Community Strategic Plan* (2011); and the *Wyong Shire Community Plan 2008-2013*. These plans have been the guiding influence for the development of the Settlement Strategy. Additional consideration has been given to specific local, regional and state directions. Directions established by the *Community Strategic Plan* (2011) and Council's *Community Plan 2008-2013* are identified.

### Community Strategic Plan, 2009

Adopted by Council in 2009 and amended in 2011, the Community Strategic Plan is the community's 20-year Plan for the Wyong LGA. While the overarching aim of the Community Strategic Plan is in 'Creating Our Ideal Community: Caring, Prosperous and Sustainable,' eight priority objectives have been adopted to facilitate the implementation of our vision and improve our resident's quality of life. In considering how to appropriately plan for growth within Wyong LGA over the next 20 years, the Settlement Strategy has considered the eight priority objectives of the Community Strategic Plan:

**Communities will be vibrant, caring and connected.**

**There will be ease of travel.**

**Communities will have a range of facilities and services.**

**Areas of natural value will be enhanced and maintained.**

**There will be a sense of community ownership of the natural environment.**

**There will be a strong, sustainable business sector.**

**Information and communication technology will world's best.**

**The community will be educated, innovative and creative.**

**Table 1:**  
Eight Priority Objectives  
(Community Strategic  
Plan 2011)

Whilst not forming part of the eight priority objectives, additional objectives include:

- A high level of information about the natural environment and environmental change will be maintained and available.

- Residents will be active participants in setting the direction of their communities.
- Communities are safe and will have a clear perception of security.
- Individuals have access to a variety of housing types that enable residents to buy or rent accommodation locally.
- High quality, sustainable development will be sympathetic to the local setting and reflect community values.
- There will be a long-term integrated approach to the provision of both new and existing infrastructure.
- Education, training and skills development in Wyong LGA will reflect the region's specific employment needs.
- There will be an integrated transport system that satisfies users' needs.
- People in the community will lead healthy, active lifestyles.
- Access to basic and specialist health care services will be available to all community residents.

The Community Strategic Plan also contains the following action relevant to the preparation of the Settlement Strategy:

- Developing and implementing the Settlement Strategy. This should clearly lay out the areas for residential, business and commercial development while retaining the natural environment. It should clarify how the balance can be reached between constructed development and the natural environment.

### Wyong Shire Council Community Plan (2008-2013)

Developed to reflect the challenges, aspirations and key social issues facing our community, the Community Plan (2008-2013) is a guiding document for various Government and community groups. The Community Plan aims to (amongst other things), improve Council's ability to respond to changing community priorities; integrate social aspects of sustainability with the broader sustainability principles and strategic planning process of Council; and set strategic direction and actions in providing current and long-term direction for social planning and community development in the LGA.

The Community Plan identifies ten outcome areas to improve our quality of life:

- Our Community
- Places and Spaces
- Young People
- Diversity
- Health
- Habitat
- Communication, Information and Participation
- Community Safety
- Achievements in Life
- On The Move.

### Living Sustainably in Wyong Shire (2008)

The *Local Government Amendment (Ecologically Sustainable Development) Act, 1997* amended the *Local Government Act, 1993* (LG Act) to require Councils give consideration to the principles of Ecologically Sustainable Development (ESD), defined as 'the effective integration of economic and environmental considerations in decision-making processes.' It is achieved through the specific implementation of the following:

**Table 2: ESD Principles**

#### **Precautionary Principle:**

If there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

#### **Intergenerational Equity:**

The present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.

#### **Conservation of Biological Diversity and Ecological Integrity:**

Conservation of biological diversity and ecological integrity should be a key consideration.

#### **Improved valuation, pricing and incentive mechanisms:**

Improved valuation, pricing and incentive mechanisms, namely that environmental factors should be included in the valuation of assets and services.

Integration of ESD principles is increasingly important to Council operations. *Living Sustainably in Wyong Shire* is a project that has sought to 'build partnerships and develop a Sustainability Decision Making Framework (SDMF) and help provide a strong focus, clear direction and the more effective integration of actions and resources in working towards a sustainable' LGA. The SMDF has been developed to provide the overarching framework for Council's decision making and provide direction to improving operational and development practices. A key component of the SDMF was the preparation of six principles for sustainability for application in different systems throughout Council:

**We successfully integrate ecological, social and economic sustainability.**

**We support our long-term vision, focussing locally in a global context.**

**We protect the natural environment to help maintain healthy ecological systems.**

**We apply good governance, striving to improve our processes and outcomes.**

**We build partnerships by engaging with and listening to the community.**

**We lead by example and support actions for sustainability.**

**Table 3:**  
Principles for  
Sustainability



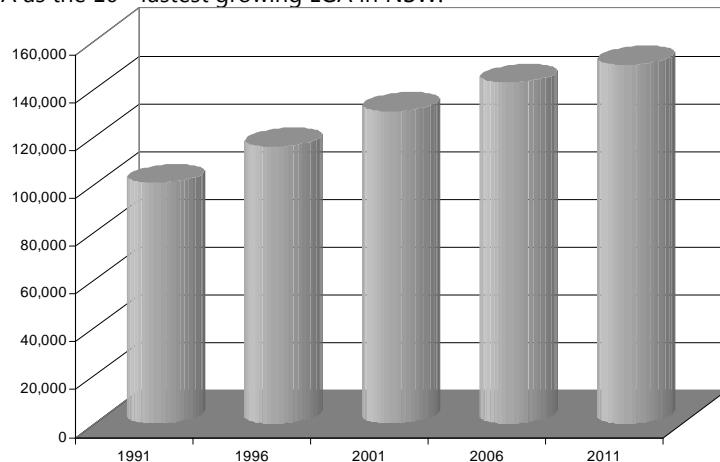
# OUR COMMUNITY

To adequately and appropriately plan for our future urban growth, it is important to give consideration to the current and future trends within our community profile, including population, demographic structure and social indicators:

## POPULATION

### Historical Population Growth

Since reaching peak population growth in 1989, Wyong LGA's population growth rate has steadily declined, with an average annual growth rate of 2.7% from 1991-1996, 2.4% from 1996-2001, and 1.4% from 2005-2010. In spite of this decrease, 1.4% growth placed Wyong LGA as the 10<sup>th</sup> fastest growing LGA in NSW.



**Figure 2: Historical and Projected Population Growth**  
(ABS Census 1991, 1996, 2001, 2006; ABS Estimate 2009; forecast.id® 2012)

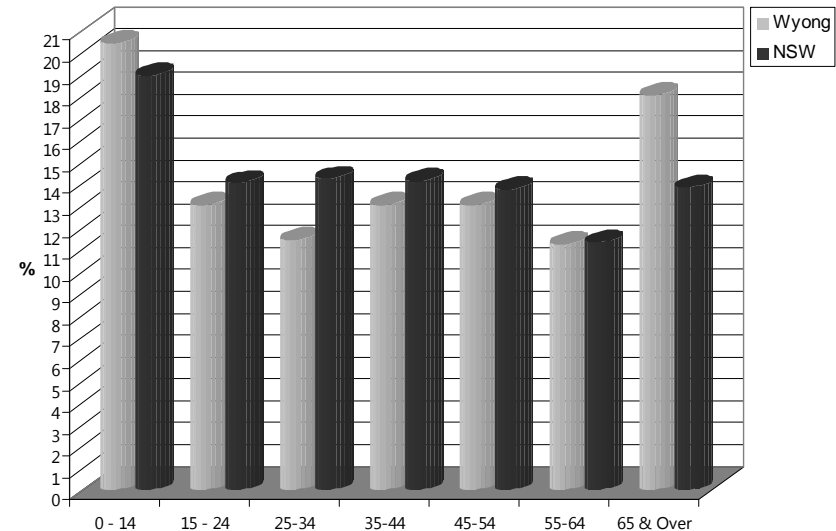
### Projected Population Change

An annual average growth rate of 1.4% is anticipated for future population growth in Wyong LGA to 2031. At this rate of increase, the population of Wyong LGA is expected to increase to 200,015 by 2031 (forecast.id, 2010).

## DEMOGRAPHIC STRUCTURE

### Age Structure

Age structure is an indicator of the LGA's residential role and function, how it is likely to change in the future, and the anticipated level of demand for services and facilities.



**Figure 3: Comparison of Wyong and NSW Age Structures - 2009**  
(Community Plan 2008-2013)

The age profile of Wyong reflects the area's popularity with families as a place to bring up children, and older residents as a retirement destination. The major difference between the age structure of Wyong LGA and NSW is a larger percentage of 0-14 year olds, and people aged 65 and over. There is a smaller percentage of the remaining age groups within the population of Wyong LGA compared to the NSW average.

**Table 4: Age Structure Change 2006-2009 – Wyong Shire**  
(Community Plan 2008-2013)

	2006		2009		Change
	%	NSW %	%	NSW %	
0 - 14	21.2	19.6	20.4	18.9	↓
15 - 24	12.3	13.6	13.0	14.0	↑
25-34	11.4	14.1	11.4	14.2	≈
35-44	13.5	14.6	13.0	14.1	↓
45-54	12.8	13.7	13.0	13.7	↑
55-64	10.9	10.9	11.2	11.3	↑
65 & over	17.9	13.5	18.0	13.8	↑

Historically, out-migration has occurred in the 25-34 years age group, attributed to people in this age group moving to larger centres for lifestyle and employment reasons. As the above table demonstrates, this age group appears to be stabilising, however a decrease in population in the 35-44 year age group is noted. The 0-14 year's age group also demonstrated a significant decrease.

## Family and Household Types

At the 2006 Census there were 38,035 families in Wyong LGA. Overall 41.1% of families were couples with children, 38.1% were couples without children and 19.6% were one-parent families, compared with 46.2%, 36% and 16.1% for NSW respectively. The LGA has a high proportion of lone person households, with 25.2% compared with 23.4% for NSW. This figure is expected to increase to 26.9% by 2021.

## Cultural Diversity

The LGA is characterised by a moderately low level of diversity in terms of birthplace with a number of different countries represented in small groups. Overall 11.9% of the population was born overseas and 4.3% (5,800 persons) were from a non-English speaking background, compared with 23.8% and 16.8% respectively for NSW.

## SOCIAL INDICATORS

### Employment

Wyong has one of the lowest workforce participation rates (those aged over 15 who are either working or looking for work) of all regions in NSW. In March 2010, the Central Coast region's participation rate was 61.4% compared to the NSW average of 63.0% (ABS Census, 2006). At 8.8% in 2010, the unemployment rate for Wyong is significantly higher than the NSW average of 5.7% (ABS Census, 2006). The table below shows this discrepancy has been a relatively stable phenomenon.

	2006	2007	2008	2009	2010
<b>Wyong %</b>	8.3	7.9	7.6	8.7	8.8
<b>NSW %</b>	5.2	5.0	4.6	5.7	5.7

**Table 5:** Estimates of Unemployment (ABS Census, 2006)

The LGA also has a high ratio of part-time to full-time employment that may be hiding significant levels of underemployment. The 2007 Quality of Life Survey found that 32.5% of the region's residents who worked part-time would like to work more hours. In 2008, the most common occupation in the LGA was Clerical, Sales and Service Workers (both Intermediate and Elementary – 30.9%). Tradespersons and Labouring occupations comprise another 23.2% of employment in the LGA. There remains an under representation in professional and managerial roles (20.1%) compared with Sydney and NSW on average.

	2005	2006	2007	2008
<b>Intermediate Clerical, Sales and Service Workers</b>	% 17.3	17.8	18.0	<b>18.4</b>
<b>Professionals</b>	% 12.3	12.5	12.7	<b>12.8</b>
<b>Elementary Clerical, Sales and Service Workers</b>	% 11.7	11.9	12.3	<b>12.5</b>
<b>Tradespersons and Related Workers</b>	% 12.1	11.9	11.8	<b>12.0</b>
<b>Labourers and Related Workers</b>	% 11.6	11.6	11.5	<b>11.2</b>
<b>Intermediate Production and Transport Workers</b>	% 7.6	7.9	7.7	<b>7.7</b>
<b>Associate Professionals</b>	% 6.8	6.9	7.4	<b>7.6</b>
<b>Managers and Administrators</b>	% 7.3	7.5	7.2	<b>7.3</b>
<b>Advanced Clerical and Service Workers</b>	% 2.4	2.4	2.2	<b>2.1</b>
<b>Not Stated</b>	% 10.9	9.7	9.2	<b>8.4</b>

**Table 6:** Employment by Industry Sector

### Weekly and Household Income

The LGA has a significantly lower income profile than NSW. In 2006, the average weekly household income was \$770 in comparison to \$1,036 for NSW.

Weekly household income	Wyong %	NSW %
<b>Negative / Nil income</b>	0.9	1.3
<b>\$1 to \$149</b>	1.4	1.5
<b>\$150 to \$249</b>	6.4	5.2
<b>\$250 to \$349</b>	9.8	6.9
<b>\$350 to \$499</b>	7.5	5.2
<b>\$500 to \$649</b>	13.3	10.1
<b>\$650 to \$799</b>	6.5	6.0
<b>\$800 to \$999</b>	7.0	6.5
<b>\$1000 to \$1199</b>	10.2	10.0
<b>\$1200 to \$1399</b>	5.5	5.0
<b>\$1400 to \$1699</b>	6.5	7.1
<b>\$1700 to \$1999</b>	4.8	5.9
<b>\$2000 to \$2499</b>	4.4	6.0
<b>\$2500 to \$2999</b>	2.9	6.0
<b>\$3000 or more</b>	1.9	6.0
<b>Partial income stated</b>	7.3	8.2
<b>Income not stated</b>	3.8	3.1
<b>Total</b>	<b>100.0</b>	<b>100.0</b>

**Table 7:** Weekly Household Income (ABS Census, 2006)



# PLANNING for OUR COMMUNITY

Wyong Shire Council

The Planning for **OUR COMMUNITY** section of Council’s Settlement Strategy considers community services and facilities, open space and recreation, educational and health facilities, and emergency services available to residents. The chapter identifies ways in which Key Objectives 3 and 8 of our Community Strategic Plan can be achieved:

*‘Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.’*

*‘The community will be well educated, innovative and creative. People will attain full knowledge potential at all stages of life.’*



## Establishing our Vision

### What do we want to achieve?

Planning for new urban communities has traditionally focused on land capability issues, the natural environment and provision of hard infrastructure (sewer, water, gas, roads and drainage), with community services and facilities provided well after residents move in. These resources are often not commensurate with population growth and the delivery of services can be fragmented.

It is anticipated that Wyong LGA will experience substantial population growth into the future and as a result, an increase in demand for a range of community facilities and services. A large number of services and facilities will need to be planned and provided to ensure an efficient and sustainable settlement pattern is achieved. Early consideration of community facilities and services, and how these connect to the centres and distribution of housing will be essential. It is therefore important to integrate community planning within the overall planning process. It is also vital that any plans by Council or other entities to provide new or upgraded facilities need to be balanced by its capacity to afford to operate, maintain and eventually replace these facilities.

### Key Documents for Planning for **OUR COMMUNITY**:

The following key documents are applicable to Planning for our Community:

Youth Engagement Strategy (2010)	Community Plan (2008)
Central Coast Regional Strategy (2008)	NSW State Plan (2010)
North Wyong Shire Structure Plan (2010)	Cultural Plan (2005)
Recreation Facilities Strategy (2009)	Local Parks Strategy (2005)
Bicycle and Shared Pathways Strategy (2010)	Community Strategic Plan (2011)
Community Engagement Strategy (2011)	Community Facilities Strategy (2012)
Promoting Choice: A Local Affordable Housing Strategy for Wyong Shire (2008)	Draft Learning Communities Strategy
Warnervale/Wadalba Community Support and Human Services Strategy (2002)	Wyong DCP 2013 - Public Art Chapter

### What legislation do we need to consider?

The following legislation governs the way we plan for our community:

Environmental Planning and Assessment Act, 1979	SEPP (Infrastructure) 2007
Environment Protection and Biodiversity Conservation Act, 1999	Children and Young Persons (Care and Protection) Act 1998
Children (Education and Care Services National Law Application) Act 2010	State Emergency and Rescue Management Act, 1989
Children’s Services Regulation 2004	

## Planning for COMMUNITY FACILITIES AND SERVICES

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF COMMUNITY FACILITIES AND SERVICES?



#### Background to our **COMMUNITY FACILITIES** and **SERVICES**:

Wyong LGA continues to experience population growth, placing demands on the provision of and access to a range of community services and facilities. Historically, this population increase has not been resourced by the provision of adequate social infrastructure and there is a backlog in the provision of community facilities and services. In the Quality of Life Survey (2007), 56.2% of residents indicated that *inadequate public infrastructure* was the single most negative impact of population growth.

Community facilities support the development of a strong community by providing a focus for community activities and spaces for the delivery of community services, programs and activities. Community facilities often provide the vehicle through which social capital is nurtured and developed – where people establish networks, develop community trust and engage in organised community activities. A social outcome identified in the Wyong Shire Community Plan (Wyong Shire Council, 2008) is for “*a community that has a variety of great public spaces and places for people to come together that are conducive to community connectedness and activity, are safe, inviting, attractive and reflective of community identity.*” This is reinforced in the Community Strategic Plan (Wyong Shire Council, 2011) with a key objective being “*communities will have access to a diverse range of affordable and co-ordinated facilities, programs and services.*”

There are multiple stakeholders involved in community service provision. Wyong Council has an established and important role in providing current and long term direction for social planning and community development in the LGA. Council provides leadership to the community and is a strong advocate on the key issues and challenges faced by the community. However, other entities such as not-for-profit organisations and the State Government also have a significant role in the provision of community facilities and services.

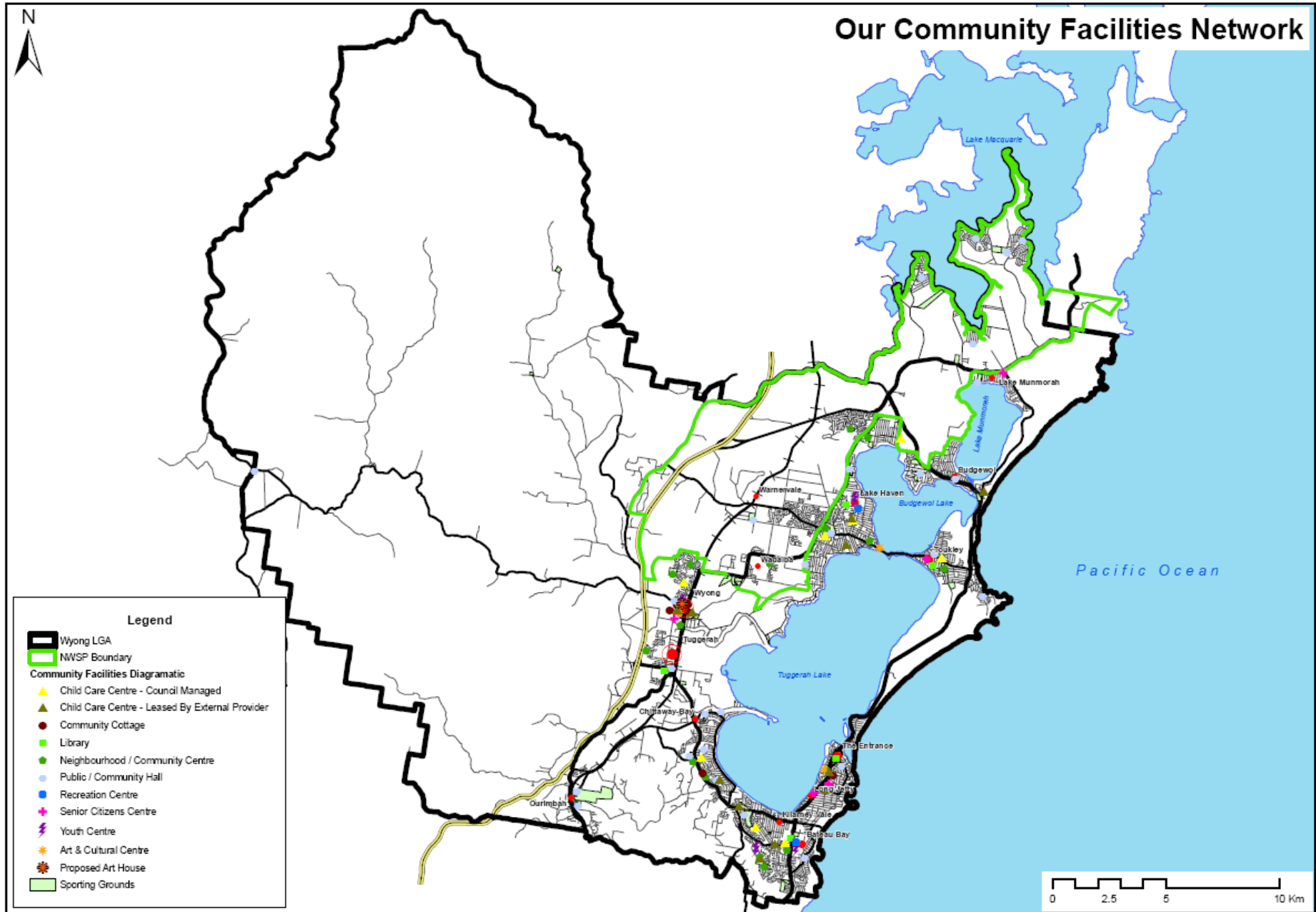
As part of the provision of community facilities and services, it is common for Council to plan and develop the facility, whilst State Government provides recurrent funding for service provision provided by government agencies, non-government agencies and community groups. Council pays for the capital and maintenance costs for these facilities. Other facilities are provided directly by government, non-government agencies and private providers.

#### Community Facilities and Services within Wyong LGA

There are a range of community facilities and services provided within Wyong LGA by Council, State Government, private sector, church and community groups. These include Community, Church and School Halls; Neighbourhood, Family and Community Centres; Youth Centres; Senior Citizens Centres; Child Care Facilities; Libraries; Arts and Cultural Centres; Cemeteries; and a Community Road and Education Scheme facility.

### Our Community Facilities Network

Figure 4: Our Community Facilities Network



**Issues****What are the current and foreseeable issues that impact upon our COMMUNITY FACILITIES and SERVICES?****Cost of Land**

The cost of land in Wyong LGA and a shortage of appropriate Council-owned sites has resulted in increased establishment and operational costs for new facilities, creating challenges for delivering affordable community facilities and services. If cost pressures increase further, residents may need to travel further to utilise services. Council needs to monitor the implications of this issue when considering asset disposal.

**Backlog of Facilities and Services and Continued Population Growth**

The LGA has experienced a significant increase in population over the last 20-30 years resulting in considerable expansion of our urban areas and the creation of new suburbs. In many areas the provision of social and economic infrastructure has not been commensurate with this growth and there are gaps in the provision of facilities and services to meet the current population. This issue will be exacerbated as the population continues to grow. Community facilities will need to be properly planned, managed and maintained to meet current and future needs of the population.

**Demographic Profile**

The LGA's population is characterised by peaks in both younger and older groups, as well as a low socio-economic profile and a large proportion of families/people requiring support. These groups place the greatest demands on community facilities and services.

**Large Number of Residents Commuting outside the LGA for Employment**

Commuting outside of the LGA for employment by a high proportion of the community significantly impacts on the amount of personal leisure time, sport and recreation opportunities, and access to community facilities and services. Ensuring community facilities and services are available outside of traditional operating hours will be important in ensuring accessibility for commuters.

**Sustainable and Recurrent Funding**

Recurrent funding for staffing, service delivery, programs and activities services has not been commensurate with population growth. This has been exacerbated by different agencies grouping the Central Coast with Hunter and/or Northern Sydney regions. Many agencies are trying to "catch up" with the demands of the existing population, often at the crisis end of the spectrum, and demand for services outweighs the supply.

**Ability to Fund Facilities from S.94 Development Contributions**

On 4 June 2010, the State Government announced a revised approach for setting local development contributions, including a \$20,000 per residential lot or per dwelling limit on

local development contributions within established areas. This cap increases to \$30,000 per dwelling or per residential lot in new release (greenfield) areas to recognise the higher costs of creating well-planned communities in these areas. As a result, it is unlikely that Council will be able to collect development contributions for the full cost of providing a range of facilities and services, including community facilities and services.

**Introduction of the State Infrastructure Contribution (SIC)**

The State Government levies a SIC for certain growth areas to contribute to State Government assets such as hospitals, rail lines and schools. The SIC levy is charged in addition to existing Section 94 Development Contribution charges, and increases the cost of development of residential land. This will place additional pressure on the economic feasibility of development. There is also no requirement for a nexus between where the SIC levy is generated and where it is spent. This means that the local area may not benefit from SIC levies imposed as part of the development of new urban release areas, placing further strain on services and infrastructure. In Wyong LGA, SIC levy areas apply to the Warnervale Town Centre and the Wyong Employment Zone. SICs are currently under review by the State Government.

**Equity of access**

Residents wishing to utilise community facilities and services should be able to do so regardless of their age, gender, race, culture, religion, language, disability or health status, financial situation etc. There is an increasing tendency for State and Federal Government services to be centralised, reducing the range of locally based services and facilities available for local communities. Facilities need to be located so they are accessible to the community they are intending to serve.

**Adaptability of Facilities**

With the extreme differences in the dominant age structure of the community (0-14yrs and 65+yrs), facilities need to be multi-functional to accommodate the different needs. With an ageing population and constant changes in trends/interests, facilities need to be designed to be adaptable so as to meet future needs of the changing community.

**Ageing Infrastructure – Sustainable management and maintenance**

Many facilities, such as community halls, were constructed between 1950 and 1970 and are limited in their capacity to accommodate different types of uses, and are not always suited to the changing needs and expectations of the community. Many facilities require maintenance and upgrading to meet current standards. The current costs associated with delivering and maintaining community facilities are not sustainable.

**Increasing Maintenance and Operational Costs**

Operating community facilities is becoming more expensive, with ageing facilities increasing maintenance and operational costs. There is a need to ensure whole-of-life cycle costing and sustainability issues are addressed in planning for new or upgraded

facilities. The use of innovative design and construction methods and alternative materials should be examined to reduce ongoing costs by developing facilities that are more durable and maximise environmental sustainability. There is a need to establish an appropriate level of cost recovery whilst still ensuring facilities are accessible and affordable. Facility planning and design should also be linked to environmental sustainability with consideration given to efficient heating and cooling, waste minimisation, water re-use, integrated land use planning and transport planning.

**Planning for our Population**

**How do we plan for our COMMUNITY FACILITIES and SERVICES?**

**Long-term Strategic Planning**

As the LGA continues to grow and develop, the provision of community facilities will need to match the changing demands and needs of residents and desired social outcomes. Further work is required to assess the provision, functionality, quality and accessibility of existing facilities and services, identify gaps in provision and develop a longer term plan for the provision/upgrade of facilities and services to meet population growth. Factors which need to be taken into account include:

- Population and demographic changes
- Growth and settlement pattern, geography and public transport linkages
- Hierarchy of facilities to service different catchment levels of population
- Location, usage and functionality of existing facilities available in the area
- Opportunities to expand/upgrade existing facilities, or co-locate with other facilities
- Desired social outcomes to be achieved
- Community identified needs, interests and expectations
- Collaborative partnerships with potential service providers
- Funding –capital, operational and ongoing costs
- Supply of cemetery land and associated infrastructure within Wyong LGA.

As part of long-term strategic planning for community facilities and services, Council will develop a Human Services Strategy for the NWSSP area, using a model similar to human services planning undertaken for the Warnervale/Wadalba area.

**Youth Engagement Strategy and Community Facilities Strategy**

Council has recently completed the Youth Engagement Strategy and the Community Facilities Strategy. The Community Facilities Strategy focuses on Council owned facilities including community halls, community centres, youth centres, senior citizen centres, arts and cultural centres, heritage buildings, community cottages, libraries, child care centres, scout and guide halls, recreation centres, recreation clubhouses and surf clubs. Council facilities not within the scope of this Strategy include swimming pools, tourist information centres, amenities blocks and buildings that are used for commercial purposes.

The Community Facilities Strategy provides a review and assessment of the current provision and operation of Council’s community facilities and a strategic framework to guide decision-making about the sustainable provision, development and management of community facilities over the longer term. The aim is to position the community facilities asset portfolio to better serve the needs and expectations of the community in the future.

**Voluntary Planning Agreements / Public-Private Partnerships**

As part of the planning process, additional sources of capital funding will need to be identified. Increasing the number of Voluntary Planning Agreements that are utilised instead of Section 94 Development Contributions, as well as Public-Private Partnerships (PPPs) may provide improved opportunities for Council to negotiate provision of community facilities as part of new development. This could enable the provision of funds towards community facilities which are currently outside the bounds of the current Section 94 Development Contributions regime. Council will actively seek opportunities for joint venture and PPPs to provide community facilities and services, as well as continue to encourage flexible Section 94 practices, including Works in Kind and Voluntary Planning Agreements, to ensure the timely delivery of necessary community facilities.

**Improved Community Consultation**

Community and stakeholder participation and involvement are fundamental in the planning, development, management and operations of facilities and services. Engagement of residents and community representatives in the planning and design process will encourage a sense of ownership of facilities and can assist in ongoing management and maintenance. It is important to develop and encourage participatory structures and processes in planning, service delivery and evaluation, recognise the input of community members and keep the broader community informed of progress.

**Lobby State and Federal Government for increased funding**

Council will continue to lobby for State and Federal Government funding for the provision of new and upgraded community facilities and services, including sustainable recurrent funding for staffing, programming and activities.

**What are other Government Authorities currently doing?**

Whilst Council is a primary provider of community facility infrastructure and services, the State and Federal Governments have a significant role in the provision of, or the establishment of funding programs that enable the provision of, community facilities and services. However, funding for capital infrastructure is often limited and ad hoc.

**Federal Government**

Federal Government initiatives include (but are not limited to):

- Centrelink support programs
- National Youth Mental Health Foundation
- Seniors programs
- Grant funding for not-for-profit organisations.



### State Government (Department of Family and Community Services)

State Government initiatives include but are not limited to:

- Regulation of childcare centres, such as staff qualifications and staff-to-child ratios
- Home and Community Care (joint funded with the Federal Government)
- Wyong Youth Service (operating on Council land at Gravity Youth Centre)
- Links Youth Service (operating on Council land at San Remo Neighbourhood Centre)
- Grant funding programs for not-for-profit organisation offering community services.

### Non-Profit Organisations

Not-for-profit organisation initiatives include (but are not limited to):

- Beyond Blue
- Lifeline
- Mensheds
- Samaritans Youth Services
- Central Coast Meals on Wheels
- Coastwide Community Transport
- Police and Community Youth Club (PCYC)
- Salvation Army – Oasis Youth Centre.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for COMMUNITY FACILITIES and SERVICES can be met?

#### Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve planning for our community facilities and services:

- Wyong LEP 2013 permits Community Facilities in the same range of zones as currently permitted under Wyong LEP 1991:

Residential Zones	Business Zones	Recreation Zones	Waterway Zones
R1 General Residential	B1 Neighbourhood Centre	RE1 Public Recreation	W1 Natural Waterways
R2 Low Density Residential	B2 Local Centre	RE2 Private Recreation	W2 Recreational Waterways
R3 Medium Density Residential	B3 Commercial Core	<b>Environment Protection Zones</b>	<b>Rural Zones</b>
R4 High Density Residential	B4 Mixed Use	E3 Environmental Management	RU1 Primary Production
<b>Special Purpose Zones</b>	B6 Enterprise Corridor	E4 Environmental Living	RU5 Village
SP3 Tourist	B7 Business Park		

**Table 8:** Permissible Standard Instrument Zones – Community Facilities

### Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for our community facilities and services:

- No identified actions for Wyong DCP 2013.

#### Key Considerations:

#### 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.

**Strategic Actions and Local Initiatives:**
**COMMUNITY FACILITIES and SERVICES**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.	Other		
CM01	Continue to implement the Community Plan and Youth Engagement Strategy Action Plans.	WSC					X	Providing and maintaining local and regional community facilities for recreation, culture, health and education.	There are no CCRS actions that apply to this component.
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	Providing and maintaining a range of community programs focused on community development, recreation, culture, environment, education and other issues.	
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	Providing recurrent funding for community support and development services. This should target all ages and abilities and include business support programs, cultural and recreational programs as well as educational and health services.	
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	Promoting community facilities to help maximise their benefits and use. This should ensure people know what facilities are available, how to make use of them, how to participate in the programs offered and how they can help maintain and manage them.	
CM05	Develop a Human Services Strategy for the NWSSP area, using a model similar to human services planning in Warnervale/Wadalba.	WSC					X	Balance the provision of facilities and amenities between towns/suburbs to enhance the quality of life in the LGA. This includes review and enhancement of current use of facilities.	
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	Maximise access to, and potential for, new and existing facilities/infrastructure to support growth. This includes expanding use of facilities and innovative ways of providing facilities and infrastructure.	
CM07	Implement the Community Facilities Strategy.	WSC					X	Expanding and resourcing children and family service programs. This will help monitor child development, provide parenting advice, support positive family relationships and encourage community involvement from an early age. Encouraging and valuing genuine youth and senior participation in the community. This will help ensure involvement of young people and seniors, respect for their ideas and involvement in their community.	

## Planning for OPEN SPACE and RECREATION

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OPEN SPACE AND RECREATION?

**Note:** Bicycle and Shared Pathways are addressed in the 'Planning for TRANSPORT' chapter.



### Background to our OPEN SPACE and RECREATION:

Open space and recreation facilities support healthy lifestyles, social engagement and community connectedness by facilitating community participation in recreation and sporting activities. The adequacy of these facilities is associated with their location, accessibility, durability, hire costs, usability, and quality of infrastructure.

**Table 9:** Open Space and Recreational Facilities

Recreation Centres	2
Aquatic Facilities	3
Sportsgrounds	36
Skate Facilities	15
Hard Courts	64
Playgrounds	162
Parks and Reserves	409
Patrolled Beaches and Surf Clubs	6
Toilet Facilities	61

### Active vs. Passive Open Space

Open space can be separated into two main components: active and passive open space. Active open space areas include outdoor sports areas such as football fields, whereas passive open spaces areas include parks, ornamental gardens and community gardens.

### Public Domain

Public domain includes public spaces such as lanes, streets and road reserves, town plazas and squares which accommodate walking, cycling, social gatherings or outdoor dining.

### Public Art

Public Art refers to creative and original works in public places or locations visible from the public domain. Public art can contribute to an active and vibrant public domain. Public art can encompass a wide range of mediums including free standing sculpture, custom designed furniture, lighting, interpretive components, kinetic works, gateways, walk-through installations and facade treatments.

### Issues

### What are the current and foreseeable issues that continue to impact upon our OPEN SPACE and RECREATION facilities?

### Increased Land Value

Increasing land values and a shortage of appropriately located and sized sites has resulted in the increased costs for building new facilities, creating challenges for delivering affordable and appropriately designed facilities that are able to meet community needs.

### Increasing Population – Backlog of Required Open Space

As the population increases, demands on open space and recreation facilities will increase. Capital expenditure and forward planning for open space and recreation facilities will need to be adjusted accordingly. In the Quality of Life Survey (Central Coast Research Foundation, 2008), almost 28% of Central Coast residents believed there are inadequate public spaces for people to come together in their neighbourhood.

The amount of money spent by local councils on recreation and leisure has been increasing, from \$418.2 million in 2004/05 to \$577.2 million in 2008/09 –  
Department of Planning (2010)

### Increasing Demand for Quality Facilities

There is increased community demand for high quality sporting facilities that are sufficient in size, multi-purpose in design, accommodate significant levels of use and are accessible quickly after wet weather events. This demand for high quality facilities will increase the cost of providing new, upgrading existing and maintaining facilities.

### Access to Facilities

The LGA has a high proportion of residents that commute outside of the LGA for employment, significantly reducing the amount of leisure time, sport and recreation opportunities, and access to facilities for these people. Ensuring facilities are available outside of traditional operating hours is important in making recreation opportunities accessible to commuters. This will increase access and participation opportunities for commuters. Increased usage also needs to be considered in regards to the associated increased maintenance and operational costs.

### Changing Community Needs

As the population ages, the community profile changes and people respond to new innovations and trends, the demand for open space and recreation facilities will change. This creates challenges in delivering appropriate facilities. Recreation facilities should be designed to facilitate multi-functional use, and infrastructure should be located to meet current needs whilst being adaptable and allowing for potential changes in use. For example, consideration should be given to the needs of emerging sports such as personal training and boot camp style training groups in the provision and operation of open space and recreation facilities.

### Affordability of Facilities

The LGA has a significantly lower income profile than the NSW average and in 2006 was ranked the 6th most disadvantaged LGA under the SEIFA Index of Relative Social – Economic Disadvantage (id consulting 2012). For sport and recreational facilities to be accessible to all members of the community, hire fees and charges should reflect the low social economic profile of the community.

### Increasing Public Liability Costs, Maintenance and Operational Costs

High annual costs of managing and operating open space and recreation facilities is also an issue, with ageing facilities increasing maintenance and operational costs, etc. Open space and recreation facilities should be built using appropriate and durable materials, in order to reduce maintenance costs. The use of innovative design and construction methods and alternative materials should be examined to reduce ongoing operational costs by developing facilities which are more durable to sustained use and maximise environmental sustainability. However, some costs such as rubbish and graffiti removal will be ongoing. In addition, increasing public liability costs for operating open space and recreation facilities will continue to impact on provision of adequate facilities.

### Planning for our Population

#### How do we plan for our OPEN SPACE and RECREATION facilities?

#### Open Space and Recreation Strategies

In light of the LGAs continuing population growth, it is important that the future development of open space and recreation facilities throughout Wyong LGA are appropriately planned and managed. Council has prepared a number of strategies to plan for these needs including:

- Open Space Principles Place 1992 – Amended June 2005
- Local Parks Strategy (2005)
- EMP - Foreshore Recreation Facilities Strategy (2008)
- Wyong Recreation Facilities Strategy (2009)
- Bicycle and Shared Pathway Strategy (2010)

Council will need to continuously update existing and develop new planning strategies in order to meet open space and recreation requirements and reflect changing needs.

#### Partnerships with State and Federal Government

Schools are valuable facilities and there are times when the buildings and grounds are not in use and could be shared with the community as a significant resource. As part of the Department of Education & Training's Community Use of School Facilities Policy, schools are encouraged to make their facilities available for community use outside of school hours for appropriate purposes, provided this does not interfere with the school's provision of quality learning programs for its students.

Community Partnerships for Use of School Playing Fields provides guidance for schools and local government seeking to negotiate joint use agreements associated with school playing fields for sports training and competition. An example of this is the recent signing by Council of a 50-year lease of the playing fields located on the University of Newcastle (Ourimbah Campus), The lease will provide community access to the sports fields and also allows Council to consider plans from sporting clubs to improve the current built facilities.

## What are other Government Authorities currently doing?

### State Government

#### *Recreation and Open Space Planning Guidelines for Local Government (2010)*

The Department of Planning & Infrastructure prepared this guideline as a resource for councils to develop their own recreational and open space policies to meet community needs and inform the preparation of:

- Open space and recreation strategies
- Planning for new release areas
- Planning for renewal or infill development in established areas
- Community Strategic Plans and Resourcing Strategies
- Local Environmental Plans (LEPs)
- S.94 contributions plans.

#### *Development and Active Living: Designing Projects for Active Living (2010)*

In 2010, the Premiere's Council for Active Living released this document to:

- Assist Councils and the State Government with the preparation of Active Living policy documents, such as Development Control Plans (DCPs), to provide an improved legal basis for addressing Active Living matters at the DA/Project stage.
- Advise consultants/applicants and Assessment Officers on matters for consideration that will promote Active Living in development proposals.

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

## What provisions can be incorporated into our Planning Instruments to ensure planning for our OPEN SPACE and RECREATION facilities can be met?

### Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for our open space and recreation facilities:

- Incorporate Open Space planning principles identified in the Wyong Open Space Principles Plan (2005). These principles provide clear guidance as to the minimum amount and type of open space provision required throughout the LGA.
- Existing public and private open space / recreational areas zoned RE1 Public Recreation and RE2 Private Recreation within Wyong LEP 2013.
- Recreation areas are permissible with consent in all zones within Wyong LEP 2013, except RU3 Forestry and W1 Natural Waterways.
- Clause 5.1 Relevant Acquisition Authority in Wyong LEP 2013 provides for the acquisition of land for public purposes, such as local or regional open space. The

Land Reservation Acquisition Map will identify the parcels required for acquisition. This information will be reflected in the corresponding 149 Certificates.

### Wyong DCP 2013

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for our open space and recreation facilities:

- The incorporation of open space and recreation provisions into planning instruments will significantly influence the level of infrastructure provision throughout the LGA.
- Identification of new and/or embellishment of existing infrastructure and facilities;
- Funding for new and/or embellishment of existing infrastructure and facilities.
- The Public Art DCP Chapter recognises that public art is varied and consists of different forms depending on the multiple identities of an area or community. Council's Public Art Policy and DCP Chapter places a high value on public art that is site specific, innovative and integrated into current or future urban design themes.

### Key Considerations:

#### 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.*

## Strategic Actions and Local Initiatives

## OPEN SPACE and RECREATION

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.	Other		
CM08	Review open space and recreation zones to determine future zonings under Wyong LEP 2013.	WSC	X					<ul style="list-style-type: none"> <li>Expanding and supporting programs that increase participation among all ages. This could be in the community, business, sports and recreation, education and creative sectors. It could also encourage training or leadership programs which foster lifelong community involvement.</li> <li>Expanding and supporting programs and activities that encourage and enhance neighbourhood connections. This could include street parties and a "Get to know your Neighbours" Program. It will help improve interaction between different generations and cultures and encourage more neighbourly support.</li> <li>Encouraging and valuing youth and seniors participation in the community. This will help ensure involvement of young people and seniors, respect for their ideas and active involvement in the life of their community.</li> <li>Expanding and resourcing children and family service programs. This will help and monitor child development, provide parenting advice, support positive family relationships and encourage community involvement from an early age.</li> </ul>	<p><b>4.18:</b> In planning for development and redevelopment of urban areas, councils are to consider the need for civic open space and access to a variety of open space and recreation opportunities (e.g. coastal foreshore and riparian land), in a manner that is consistent with the maintenance of ecological values.</p> <p><b>6.17:</b> The Department of Planning is to continue to expand the NSW Government's Metropolitan Greenspace program and further investigate opportunities to expand regional facilities for families such as picnic areas and walking trails within the Central Coast Region.</p> <p><b>6.18:</b> Councils are to continue to maintain or improve the provision of local open space, particularly in centres along strategic bus routes and around centres where urban growth is being located.</p>
CM09	Integrate open space planning principles identified in the Wyong Open Space Principles Plan (2005) into Wyong LEP 2013.	WSC		X					
CM10	Review Wyong DCP 2013 Chapter (Subdivision) to ensure that new subdivisions provide community open space and possible locations for community gardens.	WSC				X			
CM11	Integrate open space and recreation land and infrastructure provisions into Wyong DCP 2013.	WSC				X			
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		
CM13	Implement the Local Parks Strategy (2005).	WSC					X		
CM14	Review the Wyong Open Space Principles Plan (2005) to develop a benchmark for Open Space and Recreation requirements.	WSC					X		
CM15	Pursue recreation opportunities for young people as identified in the Youth Engagement Strategy (2011).	WSC					X		
CM16	Investigate and implement a program of development of bushland and forest parks.	WSC					X		
CM17	Complete the Aquatic Infrastructure Audit.	WSC					X		
CM18	Liaise with State Government to provide increased opportunities for appropriate recreation facilities.	SG					X		

# Planning for EDUCATION

## HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF EDUCATION?

### Background to our EDUCATION:

An educated community is vital to our economy, assists in increasing our productivity and can ensure Wyong LGA is regionally competitive. Education and lifelong learning are important to quality of life and have a positive impact on our social fabric via improvements in individual capacity, community participation, and health and employment opportunities. 'Educational Establishments' is a group term prescribed by the *Standard Instrument (Principal Local Environmental Plan)* and includes such land use activities (both public and private); universities; and TAFE institutes. There are currently 48 educational establishments within Wyong LGA:

Public	Schools	Private	Schools
Primary Schools	27	Primary Schools	4
Secondary Schools	7	Secondary Schools	1
Kindergarten – Year 12	1	Kindergarten – Year 12	3
Special Schools	2	Special Schools	0
	<b>TAFE Institutes</b>	<b>Adult Education Centres</b>	
Ourimbah and Wyong	2	Community Colleges	2
		<b>Universities</b>	
		University of Newcastle (Ourimbah)	1

**Table 10:** Summary of Educational Establishments

### Issues

### What are the current and foreseeable issues that impact upon EDUCATION within Wyong LGA?

Wyong LGA has low high-school retention and adult education rates that impact upon the social and economic fabric of our community. As reported within the State of the Shire Report for 2009/2010 (Wyong Shire Council, 2011), Wyong LGA has a lower than average school retention rate for students completing Year 12 (44%), a statistic that is more than 20% lower than the NSW average. Whilst the number of Wyong LGA residents participating in TAFE and University has increased, the proportion of residents participating is noticeably below the NSW average, with only 8% of residents holding

degree qualifications (Australian Bureau of Statistics, 2011). The Quality of Life Survey (Central Coast Research Foundation, 2008) found that '14% of Central Coast residents believed that post-school education and training opportunities were inadequate to meet their needs.'

### Planning for our EDUCATION

#### How do we plan for improvements to EDUCATION within Wyong LGA?

Council has a limited role in the provision of education facilities and services to the community, as this is predominantly the domain of State Government. Through the Community Strategic Plan (Wyong Shire Council, 2011) and key recommendations of the Community Plan (Wyong Shire Council, 2008) Council is aiming to facilitate a community which is well educated, innovative and creative by improving access to local education and lifelong learning opportunities. Council can improve learning and education outcomes for the community in a number of ways:

#### Strengthen Council's Role in Lifelong Learning

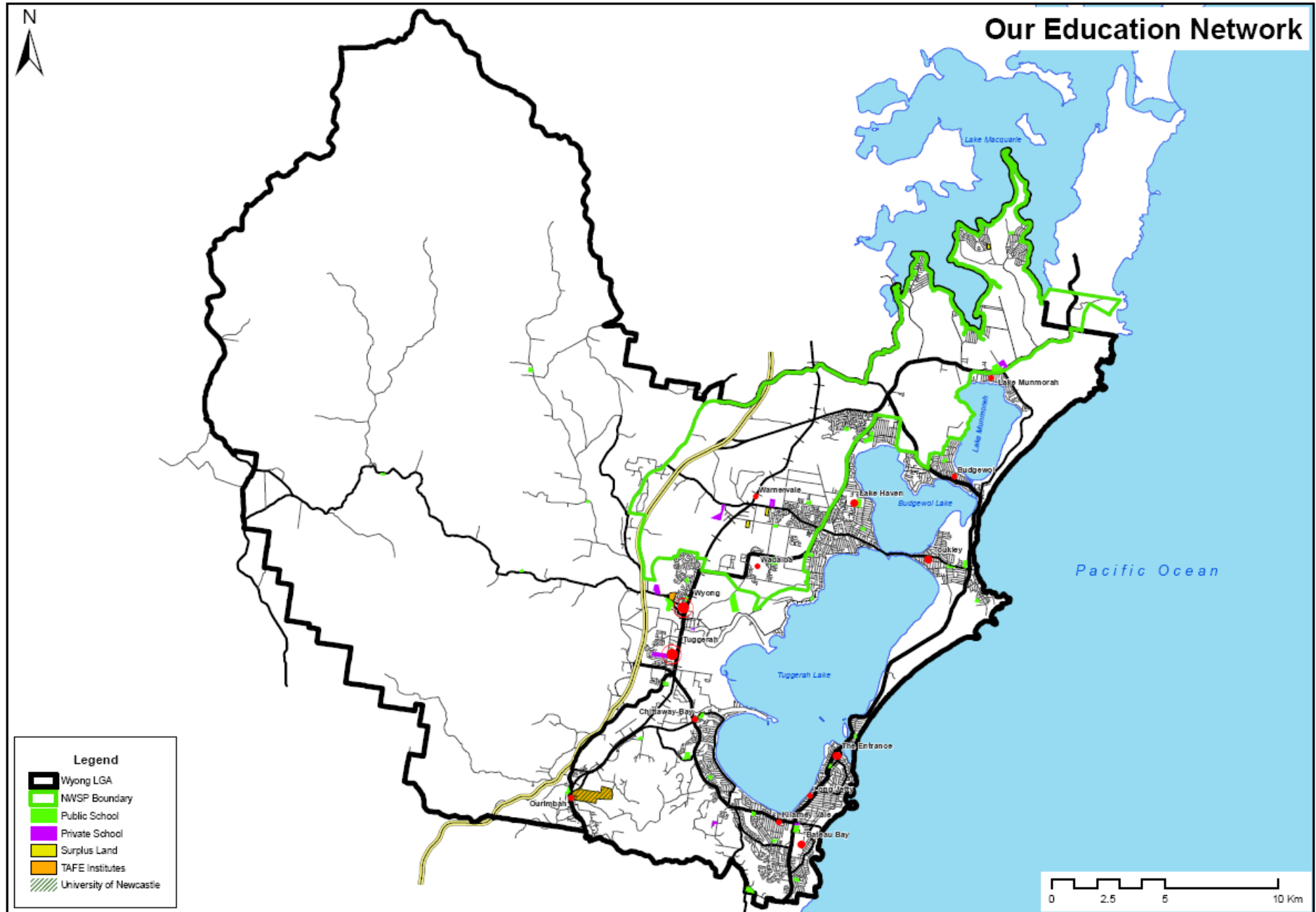
A key outcome of lifelong learning is enhanced community networks, social capital, community cohesion and economic development. As a result, quality early childhood education and childcare programs have a profound effect on children's development, influencing their ability to acquire early literacy, numeracy and positive social skills, and assisting children to transition to primary school. Therefore, both Council-run and private childcare facilities have an important role in establishing lifelong learning habits in young children, having a direct impact on future educational, employment and health outcomes.

Similarly, lifelong learning also involves adult education and alternate education facilities. Libraries can provide direct learning opportunities such as classes on how to use the internet or write resumes, as well as access to informal learning opportunities. Community halls have a role in lifelong learning, providing a venue for groups to meet. Opportunities exist for the temporary use of education establishments and community facilities for adult learning when such establishments are not being utilised, such as evenings or school holidays. Therefore, consideration of these facilities from an education perspective should be undertaken when planning for community facilities and services.

#### Planning for Educational Establishments

To some degree, planning for educational establishments is beyond the control of Council. However, Council can encourage development of new or the expansion of existing institutions in appropriate locations. It is also important that Council maintains close contact with the Department of Education & Communities (DEC) in planning for new urban release areas to ensure adequate forward planning for educational establishments to service new and growing communities. In particular, it is important that existing schools within the North Wyong Shire Structure Plan (NWSSP) area have future capacity for increasing student populations as urban release areas are developed.

Figure 5: Our Education Network





## Ourimbah University Masterplan

Council, the University of Newcastle & Hunter TAFE are partnering to develop a masterplan for the University of Newcastle (Ourimbah Campus). The overall aim of the project is to identify opportunities to accommodate future growth of the Ourimbah Campus, which in turn is expected to promote business, investment and development in Ourimbah, as well as improve tertiary education outcomes for the Central Coast.

## What are other Government Authorities currently doing?

### Federal Government

The Federal Government has a key role in setting standards for education, including the national curriculum and testing regimes to measure progress. Some Federal Government's initiatives include (but are not limited to):

#### *Department of Education, Employment and Workplace Relations (DEEWR)*

DEEWR is the lead Federal Government agency providing national leadership in education and workplace training, transition to work and conditions and values in the workplace. DEEWR administers the National Assessment Program – Literacy and Numeracy (NAPLAN) commenced in Australian schools for students in Years 3, 5, 7 and 9.

#### *Australian Curriculum, Assessment and Reporting Authority (ACARA)*

Part of DEEWR, ACARA is developing a national curriculum from Foundation to Year 12, beginning with the learning areas of English, mathematics, science, history, languages, geography and the arts. In 2010, the first national curriculum from Foundation to Year 10 in English, mathematics, science and history was endorsed, with a national curriculum for languages, geography and the arts to follow.

#### *Trade Training Centres*

An initiative of DEEWR, \$2.5 billion will be provided over 10 years to enable all secondary students to access vocational education through Trade Training Centres. The aim is to increase the proportion of students achieving Year 12 or an equivalent qualification as well addressing skill shortages in traditional trades and emerging industries. Funding has been granted as part of this program to the following schools within Wyong LGA:

- St Peter's Catholic College at Tuggerah and MacKillop Catholic College at Warnervale, - Tuggerah-Warnervale Industry Pathways Project Trade Training Centre.
- Lakes Grammar Anglican School; Wadalba, Gorokan, Lake Munmorah, Northlakes, and Wyong High Schools - Lakes Community Trade Training Centre.

#### *Australian Institute for Teaching and School Leadership (AITSL)*

The Federal Government's AITSL is responsible for:

- Rigorous national professional standards
- Fostering and driving high quality professional development for teachers

- Collaborating across jurisdictions and engaging with key professional bodies.

### State Government

#### *Department of Education and Communities*

The State Government is the major provider of education facilities within NSW through the *Department of Education and Communities* (DEC). Some of DEC's initiatives include (but are not limited to):

- *The Department of Education and Training Corporate Plan 2008-2011*: Outlines the department's strategic direction, with key priorities being:
- *Delivering better services*: Increasing levels of attainment for all students; and more students completing Year 12 or recognised vocational training.
- *Growing prosperity across NSW*: More participation in education and training, better access to training in rural and regional NSW to support local economies.
- *Strategic Planning*: DEC has identified the need for at least two new schools (primary and secondary) within Wyong LGA growth areas as part of the State Infrastructure Strategy – 2006-07 to 2015-16. DEC owns parcels of land in the Warnervale/Hamlyn Terrace Urban Release Area, one earmarked as a future high school.
- *Funding Programs*: Adult and Community Education is supported by DEC through grants to community colleges. The Adult and Community Education Unit of DEC promotes community education, supports funded community colleges and provides information and advice on community education across the state.

#### *State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)*

The Infrastructure SEPP was introduced by the then Department of Planning to facilitate the delivery of infrastructure (including educational establishments) across NSW by providing a consistent planning regime that overrides provisions contained within LEPs.

#### **The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013**

### **What provisions can be incorporated into our Planning Instruments to ensure planning for EDUCATION can be met?**

A review of all educational facilities within Wyong LGA should be undertaken as part of the LEP Review Project and in consideration of the provisions of the Infrastructure SEPP and LEP Practice Note 08-002 – Zoning for Infrastructure.

#### **State Environmental Planning Policy (Infrastructure) 2007**

The Infrastructure SEPP and the Standard Instrument permit Educational Establishments in a greater variety of zones than what is currently permitted subject to Wyong LEP 1991.

#### *Government Schools*

Under the Infrastructure SEPP, a Public Authority may develop an educational establishment with consent on land in a prescribed zone. In addition, a Public Authority is

permitted, with consent, to develop an educational establishment on any land with an existing educational establishment; or expand an existing educational establishment on any adjacent land. Prescribed zones identified by the Infrastructure SEPP are as follows:

RU2 Rural Landscape	B1 Neighbourhood Centre
RU4 Rural Small Holdings	B2 Local Centre
RU5 Village	B3 Commercial Core
RU6 Transition	B4 Mixed Use Development
R1 General Residential	B6 Enterprise Corridor
R2 Low Density Residential	B7 Business Park
R3 Medium Density Residential	SP1 Special Activities
R4 High Density Residential	SP2 Infrastructure
R5 Large Lot Residential	E4 Environmental Living

**Table 11:**  
Prescribed Zones  
for educational  
establishments  
under the  
Infrastructure  
SEPP

### Private and/or Non-Government Schools

The Infrastructure SEPP dictates that development for the purposes of a private educational establishment may be carried out with consent on land in a prescribed zone. In addition, any person is permitted, with consent, to develop an educational establishment on any land with an existing educational establishment; or expand an existing educational establishment on any adjacent land.

### Wyong LEP 2013

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

- Public, Private and Non-Government Schools

Council will exclude 'educational establishments' from all zones within Wyong LEP 2013, other than prescribed zones identified by the Infrastructure SEPP. The exception to this is the RU6 Transition zone where it is proposed to list educational establishments as prohibited so as not to pre-empt development in this zone until strategic planning is undertaken to determine appropriate future uses.

- The Old Warnervale Public School Site

Upon completion of a new primary school in Hamlyn Terrace, the old Warnervale Public School site became surplus to requirements. As part of the strategic planning for the Precinct 7A Urban Release Area, Council has commenced consultation with DEC to ascertain their desired future use for this site. In the meantime, it is considered appropriate to maintain the special use zoning for the land.

- The Entrance Infants School Site

In 2008, the then Department of Planning granted a Site Compatibility Certificate (SCC) under the Infrastructure SEPP to permit the use of the surplus The Entrance Infants School

site for medium density development. To reflect the SCC issued for this site, Council will zone the site R3 Medium Density Residential.

- Summerland Point Public School site

In 2010, the then Department of Planning granted a SCC to permit the use of the surplus Summerland Point Public School site for low-density residential development. To reflect the SCC issued for this site, Council will zone the site part R2 Low Density Residential and part E2 Environmental Conservation under Wyong LEP 2013.

- Warnervale Education Precinct

Warnervale Country Music Park (also known as the Warnervale Education Precinct) is located within the Precinct 7A Study Area (currently under a rezoning investigation). The site has previously been identified for educational use, however interest in developing the site for this purpose has been limited. In this regard, the Precinct 7A Study Area rezoning investigations will identify appropriate future development activities on the site. In light of the sensitive surrounding land uses, an initial preference for future activities include employment generating purposes, such as a business park or industrial development.

### Wyong DCP 2013

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

- There are no relevant measures relating to Educational Facilities in Wyong DCP 2013. Future amendments may be made having regard to the yet to be completed Ourimbah Planning Strategy/Ourimbah Masterplan.

### Key Considerations:

### 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.

**Strategic Actions and Local Initiatives:**
**EDUCATION FACILITIES**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.	Other		
<b>CM19</b>	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					<ul style="list-style-type: none"> <li>Generating community awareness and behavioural change about the value of ongoing education. This should seek to change local views that higher education levels do not provide advantages for job seekers or income levels.</li> <li>Creating programs that encourage lifelong learning for everyone. This will reduce stereotypes of traditional learning environments, create opportunities for individuals to expand and explore interests/careers and help to ensure mental activity through all life stages and all community sectors.</li> <li>Creating and maintaining programs to actively encourage community involvement in educational institutions. This could include volunteer reading programs, leadership and mentor projects, artists or business in residence programs and others. Regulatory restrictions to community involvement should be removed.</li> <li>Establishing and maintaining a committed network of education, community, business and government representatives. These sectors should work together to transform Wyong LGA into a centre of educational excellence and convey an understanding of the positive impacts of education on values such as community, health, the local economy, employment and the natural environment.</li> <li>Providing programs and services which respond to changes in the field of education in Wyong LGA. This should encourage continual education of community leaders through programs including mentoring, personal development and cultural pursuits and improve long-term community participation and engagement.</li> </ul>	There are no CCRS actions that apply to this component.
<b>CM20</b>	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						
<b>CM21</b>	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		
<b>CM22</b>	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		
<b>CM23</b>	Implement the Learning Communities Strategy Action Plans.	WSC					X		

## Planning for HEALTH

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF HEALTH SERVICE FACILITIES?

#### Background to our HEALTH

Good health and access to quality services and facilities are important to the wellbeing of the community. Health is fundamental in shaping residents capacity to work and to participate in the community and in leisure activities, however a concerning trend in NSW is the growing number of people living with chronic physical and mental illnesses such as cardiovascular disease, diabetes, chronic obstructive pulmonary disease, depression, osteoarthritis, and renal disease (NSW Department of Health, 2007). These ailments can be exacerbated by lifestyle factors such as poor diet, low levels of physical activity, stress, and use of tobacco, alcohol and illicit drugs.

#### Health Services Facilities

Under the Standard Instrument, 'Health Services Facility' is a facility that provides medical or other services, and includes day surgeries and medical centres; community health services facilities; health consulting room; facilities for the transport of patients; and hospitals. The Central Coast Local Health Network operates a number of health services facilities within Wyong LGA, including Wyong Hospital; and Community Health Centres at Wyong, Long Jetty, Lake Haven and Toukley. Private health services include the Berkeley Vale Private Hospital, a 75-bed surgical, medical and rehabilitation facility. In July 2010, 127 GPs worked within 44 practices in Wyong LGA (Central Coast Division of General Practice, 2010).

#### Issues:

#### What are the current and foreseeable issues that impact upon our HEALTH?

##### Ageing Population and Access to Health Care Services and Providers

As the population ages and lives longer, demands on health and transport infrastructure will increase. This will place a greater strain on health care services within Wyong LGA, and capital expenditure will need to be adjusted accordingly.

##### Demographic Profile and Continued Population Growth

Wyong LGA's socio-economic status and demographic structure has significant implications for the provision of health services in the area. The relationship between

social disadvantage and higher demand for health services is widely recognised.

#### Population Increase and Access to Health Care Services and Providers

As with other regional areas in NSW, the availability of doctors and specialists in Wyong LGA is an ongoing issue of concern, especially as our population ages. GPs are the main providers of primary health care and for referral to specialists, however Wyong LGA has a low ratio of GPs to population, and as a result there are a number of barriers that residents face in accessing GP services including lack of GPs and appointments, higher costs. Residents also find it difficult to access GP services outside of business hours. With the growing population of the LGA, access to health care services will become further stretched. The age profile of the region's GPs (average age 54.5) also means there will be additional shortages in the next 5 to 15 years. In particular, the projected population increases within the north of the LGA requires strategic planning by Public Authorities for new health services.

#### High Incidence of Health Problems related to Lifestyle

Central Coast residents have poorer health, higher mortality rates, increased prevalence of chronic health problems attributable to lifestyle and behavioural health in comparison to other areas. Risk factors include smoking, alcohol abuse and obesity.

#### Changing Way of Life

Changes in our way of life, including the increasing blurring of "business hours" and "out of hours" time; increasing numbers of single parent families and single occupant households; and rising population density in many areas are reshaping our social relationships and sense of "belonging" to a community (NSW Department of Health, 2007). There is a widespread perception that stress levels are increasing in the population and having a negative effect on our general physical and mental wellbeing.

#### Settlement Patterns

Over the last few decades, access to private motor vehicle transportation has contributed to our changing settlement patterns, with sprawling low density suburbs now the predominant settlement pattern within Wyong LGA. Whilst this pattern appears to be favoured by the majority of residents, poorly design subdivision patterns and a lack of public transport options can result in unhealthy communities. For example, the traditional cul-de-sac subdivision was popular in previous decades, however this type of subdivision is not amenable to walking due to the number of 'dead end' streets. In addition, isolated communities do not permit pedestrian or bicycle trips as part of day-to-day life. These subdivision patterns encourage residents to use private motor vehicles for most or all trips away from the residence, reducing the amount of daily incidental exercise for residents. This can have detrimental impacts on the health of our communities.

## Planning for our Population

### How do we plan for improvements to our HEALTH?

Council has a limited role in the provision of health facilities and services to the community, as the planning and provision of health facilities and services is largely controlled by the State Government, as well as provisions of the Infrastructure SEPP, which overrides Council's provisions. However, Council can advocate for improved health facilities and services, and Council has a role in encouraging and promoting health by providing social open spaces and facilities that encourage physical activity and cultural expression, such as community centres, parks, playgrounds and shared pathways.

### Facilitation Role

Council has a facilitation role in promoting and developing strategies that ensure ongoing health of our population, including access to medical services and GP's. Council operates a free immunisation program, with immunisation clinics for children under the age of seven run once a fortnight at Wyong, Lake Haven, Long Jetty and Lake Munmorah; and one weekend a month at Lake Haven and Long Jetty.

### Ensuring Adoption of Healthy Planning Principles

A healthy community is more than simply access to hospitals and medical centres. The built environment of our neighbourhoods can either facilitate or discourage active living (Premier's Council for Active Living, 2010). For example, neighbourhoods with good access to destinations (including public transport), connected street networks and higher residential densities are associated with increased levels of incidental exercise. Access to quality open space and recreation areas also increases physical activity levels of residents. Council needs to ensure that new urban release areas are designed with healthy planning principles in mind, to increase the levels of incidental exercise for residents, with the aim of improving the overall health and wellbeing of the community. Utilising the Healthy Planning Checklist prepared by the Premier's Council for Active Living will also lead to improved health outcomes for our community.

In addition, ensuring that our economy is robust will lead to increased employment within Wyong LGA, reducing the time residents spend commuting to work, leaving more leisure time for residents to enjoy. This is likely to also lead to improved health outcomes for residents who suffer from high stress levels and fatigue due to lengthy commutes.

### What are other Government Authorities currently doing?

#### Federal Government

##### *GP Super Clinic*

GP Super Clinics are designed to offer an extensive range of services in a single location in areas of need – either as a result of major population growth or current service unavailability. In addition to doctors, nurses and allied health professionals, these clinics

can also include more specialised services such as renal dialysis, minor surgical procedures, rehabilitation services, radiology and state funded services. In 2009, the Federal Government awarded funding to a private GP Super Clinic provider, to locate within the Warnervale Town Centre site. Construction commenced in August 2011. It is anticipated that the GP Super Clinic will significantly improve access to health service facilities within the Wyong LGA.

#### State Government

##### *NSW Health*

*Health Initiatives:* NSW Health has developed a range of initiatives to provide people with access to health care and to reduce the incidence of chronic disease, including Area Health Advisory Councils, Chronic Care Programs, Health Care Advisory Council, Health Priority Taskforces and the NSW General Practice Council. The State Government also has a role in providing community transport to people who cannot use public and/or private transport or who are disadvantaged by distance. NSW Health also provides the Aged Care Assessment Team (Gosford) and community nursing services.

*Strategic Planning – Fit for the Future, Future Directions for Health in NSW:* Developed by NSW Health and underpinned by the fundamental principle of equity in health, Fit for the Future, Future Directions for Health in NSW is a strategic planning framework to guide the development of services and investments in the NSW public health system over the next 10 to 20 years. This document identifies key areas for action, independent of any changes that may occur in arrangements for sharing health responsibilities between State and Federal Government. The overall aim is to ensure a healthier community and continuing access to high quality, affordable health services for NSW residents.

##### *State Environmental Planning Policy (Infrastructure) 2007*

The Infrastructure SEPP was introduced to facilitate the delivery of infrastructure across NSW by providing a consistent planning regime that overrides provisions contained within LEPs. The policy permits establishment (with consent) of health services facilities in a wide range of zones.

##### **The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013**

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

A review of all health services facilities should be undertaken, considering the provisions of the Infrastructure SEPP and LEP Practice Note 08-002 – Zoning for Infrastructure.

##### *State Environmental Planning Policy (Infrastructure) 2007*

Subject to the Infrastructure SEPP, any person may develop a health service facility with consent on land in a prescribed zone. Prescribed zones identified by the Infrastructure SEPP are as follows:

RU4 Rural Small Holdings	B2 Local Centre
RU5 Village	B3 Commercial Core
RU6 Transition	B4 Mixed Use
R1 General Residential	B5 Business Development
R3 Medium Density Residential	B6 Enterprise Corridor
R4 High Density Residential	B7 Business Park
R5 Large Lot Residential	B8 Metropolitan Centre
SP1 Special Activities	SP2 Infrastructure

**Table 12:**  
Prescribed Zones for health service facilities under the Infrastructure SEPP

**Key Considerations:**

**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.

**Wyang LEP 2013**

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

- Under the Standard Instrument, medical centres are a mandated permissible use within the B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, and B4 Mixed Use zones, however health services facilities are permissible within a wider range of zones, as follows:

Rural Zones	Residential Zones	Business Zones
RU5 Village	R1 General Residential	B2 Local Centre
RU6 Transition	R3 Medium Density Residential	B3 Commercial Core
	R4 High Density Residential	B4 Mixed Use
		B5 Business Development
		B6 Enterprise Corridor
		B7 Business Park

**Table 13:** Permissible Standard Instrument Zones – Health Services Facilities

- Council is also proposing to permit medical centres in the IN1 General Industrial and IN2 Light Industrial zones. Under the Standard Instrument, ‘respite day care centres’ are required to be permissible with consent wherever childcare centres are permitted, as well as a requirement to insert a new definition for respite day care centres into Wyong LEP 2013, as follows:  
*‘a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre).’*

**Wyang DCP 2013**

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

- There are no relevant measures relating to Health Service Facilities in Wyong DCP 2013.

**Strategic Actions and Local Initiatives**

**HEALTH SERVICE FACILITIES**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.	Other		
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	There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
CM25	Liaise with the State Government to develop community health care relief programs.	SG					X		
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		
CM27	Facilitate the provision of additional GP services, and assist in the establishment of new GP services in high need areas.	SG					X		

## Planning for EMERGENCY SERVICES

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF EMERGENCY SERVICES?

#### Background to our EMERGENCY SERVICES:

Under the Standard Instrument, 'emergency services facility' is defined as 'a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.' Emergency services organisations include the Ambulance Service, Fire and Rescue, Rural Fire Service, Police Force, and State Emergency Service. The following emergency service facilities are located within Wyong LGA:

##### NSW Police Force – Tuggerah Lakes LAC

- The Entrance
- Toukley
- Wyong

##### NSW Rural Fire Service / Fire and Rescue NSW

- Wyong Fire Station
- Berkeley Vale Fire Station
- Bateau Bay Fire Station
- Budgewoi Fire Station
- The Entrance Fire Station
- Toukley Fire Station
- Doyalson Fire Station
- Hamlyn Terrace Fire Station

##### Ambulance Service of New South Wales

- Doyalson
- Toukley
- Wyong
- Bateau Bay

##### State Emergency Service (SES)

- Wyong Emergency Control Centre

#### Issues

### What are the current and foreseeable issues that impact upon the provision and level of service within our EMERGENCY SERVICES?

#### Access to Emergency Services

Increasing population within Wyong LGA will create additional demand on emergency services, and the number of emergency services personnel will need to keep pace. In particular, the projected population increases within the north of the LGA requires strategic planning by Public Authorities for new and/or expanded emergency services.

#### Planning for our Population

### How do we plan for improvements to our EMERGENCY SERVICES?

#### Facilitation Role

The planning and provision of emergency services and facilities is largely controlled by the State Government as well as the Infrastructure SEPP, which overrides Council's provisions. However, Council has a facilitation role in promoting and developing strategies that ensure ongoing provision of adequate emergency services in Wyong LGA. Council buildings are also often used in emergency situations as emergency shelters, for example during the June 2007 flood event, Council's Civic Centre became an emergency control centre for a number of State Government emergency response agencies.

#### Emergency Risk Management Report

The Wyong Emergency Risk Management Report has been prepared in accordance with the NSW State Emergency Management Committee's 'Implementation Guide for Emergency Risk Management'. The report considers the risks associated with a range of Natural, Technological, Biological and Other hazards that, if each hazard occurred, would require a "significant and coordinated emergency response" within the meaning of Section 4 of the *State Emergency and Rescue Management Act 1989* (as amended). The objective of the report is to create a prepared community by identifying, analysing, evaluating natural, technological and biological risks appropriate to the Wyong LGA, and recommending treatment options. The Report identifies the following hazard ratings within Wyong LGA:

- Extreme: Bushfire, flood, extreme heat, communicable disease (humans).
- High: Tornadoes, earthquake, coastal landslip, severe storm, tsunami, storm surge, bridge collapse, dam failure, hazardous materials, infrastructure failure (power and communications), transport accident (road), communicable diseases (animals).
- Moderate: Infrastructure failure (sewerage), transport accident (rail and/or air),
- Low: Land slip (rural), severe coastal erosion.

The Report includes Risk Assessments for each of the above hazards, including the likelihood, consequence and responsible authorities to lead a response to each hazard. For example, the lead agency for bushfire is the Rural Fire Service, whereas the lead agency for extreme heat events is NSW Health. Risks considered to be natural hazards of significant concern to Wyong LGA (including flooding and bushfire) are dealt with in more detail in the "Planning for NATURAL HAZARDS" chapter of the Settlement Strategy.

#### Telecommunications Infrastructure

Telecommunications are increasingly used to assist in the management of natural disasters and other emergency events, and therefore this type of infrastructure needs to be adequately planned for and protected from damage during emergency events.

#### Business Continuity Plan (BCP)

Council has prepared a draft BCP, addressing the risks that may arise as a result of emergency events causing interruption to Council's critical business processes. The draft



BCP is intended to provide guidance to build organisational capabilities to continue critical business functions in the face of disruption. The draft BCP identifies the required facilities, technical infrastructure, key responsibilities, and processes to position Council to recover from a business interruption event.

**What are other Government Authorities, currently doing?**

**State Government**

*NSW State Disaster Plan*

Prepared subject to the *State Emergency and Rescue Management Act, 1989*, the State Disaster Plan (2010) details emergency preparedness, response and recovery arrangements for NSW to ensure the coordinated response to emergencies by all agencies with responsible functions in emergencies. The Plan:

- Identifies the responsible agencies for leading the response to specific emergencies
- Provides for coordination of other agency activity to support responsible agencies
- Specifies the tasks to be performed by all agencies in the event of an emergency
- Specifies the responsibilities of the Minister.

A number of Sub-Plans have also been developed to counter a specific hazard, where the planning required is either more specialised or more detailed than that provided for in the State Disaster Plan. Sub-Plans include (but are not limited to):

- Aviation Emergency
- Bushfire
- Counter Terrorism
- Flood
- Tsunami Emergency
- Human Influenza Pandemic
- Lucas Heights Emergency
- Major Structure Collapse
- State Waters Marine Oil and Chemical Spill
- Sydney CBD Emergency

The Plan also requires that "Functional Area Supporting Plans" be produced to ensure appropriate support is provided for the efficient supply of the necessary assistance. The following supporting plans have been developed:

- Energy and Utilities
- Engineering Services
- Gas Supply Disruption
- Recovery plan
- Transport Services
- Agriculture and Animal Services
- Environmental Services
- Health Services
- Public Information Services
- Welfare Services Functional Area

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

**What provisions can be incorporated into our Planning Instruments to ensure planning for EMERGENCY SERVICES can be met?**

A review of all emergency services facilities should be undertaken in accordance with Council's LEP Review project and in consideration of the provisions of the Infrastructure SEPP and LEP Practice Note 08-002 – Zoning for Infrastructure.

**SEPP (Infrastructure) 2007**

Development for the purpose of an emergency services facility may be carried out by or on behalf of a public authority without consent in a prescribed zone. Development for the purpose of an emergency services facility may be carried out with consent by or on behalf of the Ambulance Service of NSW, NSW Fire Brigades or the NSW Rural Fire Service on land in any prescribed zone. Prescribed zones are prescribed by the Infrastructure SEPP:

RU1 Primary Production	RU2 Rural Landscape	RU3 Forestry
RU4 Rural Small Holdings	RU5 Village	B1 Neighbourhood Centre
B2 Local Centre	B3 Commercial Core	B4 Mixed Use
B5 Business Development	B6 Enterprise Corridor	B7 Business Park
B8 Metropolitan Centre	IN1 General Industrial	IN2 Light Industrial
IN3 Heavy Industrial	IN4 Working Waterfront	SP1 Special Activities
SP2 Infrastructure		

**Table 14:** Prescribed Zones for emergency service facilities under the Infrastructure SEPP

**Wyong LEP 2013**

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

- Under the Standard Instrument, emergency services facilities are permissible within the following zones:
  - Rural - RU1 Primary Production, RU2 Rural Landscape, RU5 Village, RU6 Transition
  - Residential – R5 Large Lot Residential
  - Business – All (B1 – B7)
  - Industrial – All (IN1, IN2)
  - Special Use – SP2 Infrastructure
  - Recreation – All (RE1, RE2)
  - Environmental – E3 Environmental Management, E4 Environmental Living
  - Waterways – W2 Recreational Waterways

**Wyong DCP 2013**

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

- Wyong DCP 2013 contains a chapter detailing Council's requirements in relation to Emergency Services Facilities.

**Key Considerations:**

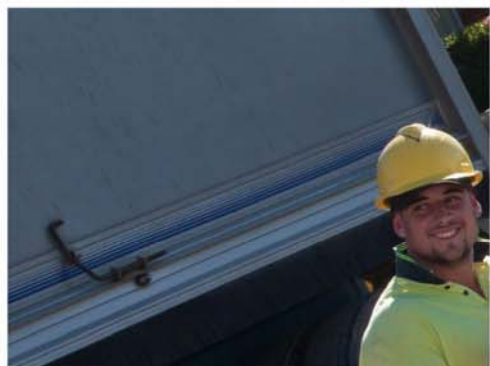
**Key Considerations for improved EMERGENCY SERVICES:**

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

**Strategic Actions and Local Initiatives**

**EMERGENCY SERVICES**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>CM28</b>	Approach the State Government and advocate for additional police officers to service our growing population.	SG					<b>X</b>	There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
<b>CM29</b>	Finalise the draft Business Continuity Plan to support the continued achievement of critical business functions in the face of uncertainty or disruption.	WSC					<b>X</b>	There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.



# PLANNING for UTILITIES INFRASTRUCTURE

Wyong Shire Council

The Planning for UTILITIES INFRASTRUCTURE section of Wyong Shire Council's Settlement Strategy primarily considers the servicing and infrastructure for our water supply and sewerage network; stormwater management, waste management and public utility undertakings. The chapter also identifies ways in which Key Objective 7 of our Community Strategic Plan can be achieved:

*'Information communication technology will be consistent with world's best practice and adaptive to technological advances across all sectors.'*



## Establishing our Vision

### What do we want to achieve?

Planning for new urban communities needs to consider provision of utilities infrastructure, including water supply, sewer, stormwater, waste management and public utilities, including electricity substations and broadband provisions. Land sited for future urban development should be located so that it can be adequately serviced with water, sewer, stormwater disposal and public utilities.

Development Servicing Plans for water supply and sewer infrastructure should identify ultimate demand for new and expanding urban communities in order to prioritise the release of new urban areas. Progressive staging should also ensure that the prioritising of release of the new urban areas mimics the prioritising, where possible, of other elements such as transport demands. In addition, urban infill development also needs to take into account existing utility infrastructure capacities. Infill development potential may be limited depending on the capacity of any utility item.

### Key Documents for Planning for UTILITIES INFRASTRUCTURE:

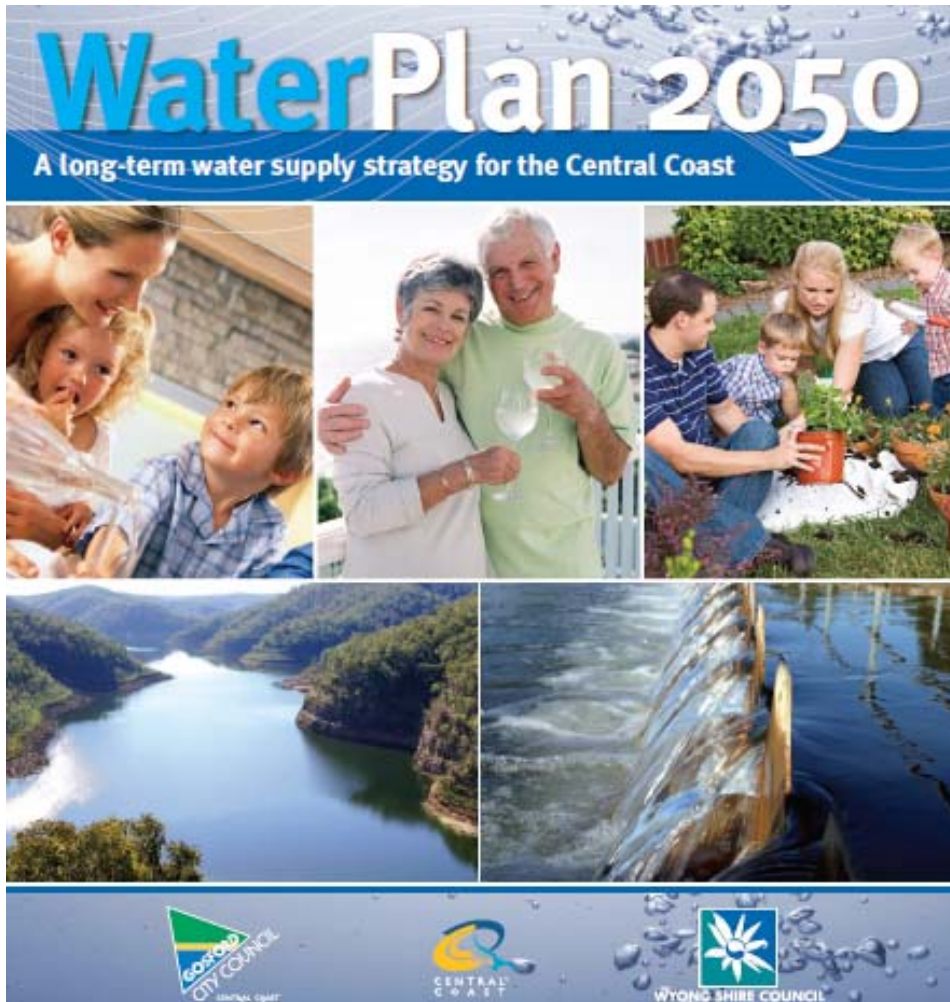
Community Strategic Plan (2011)	Community Plan (2008)
Central Coast Regional Strategy (2008)	NSW State Plan (2010)
North Wyong Shire Structure Plan (2010)	WaterPlan 2050
Development Servicing Plans	Estuary Management Plan
Wyong DCP 2013 Chapter – Controls for Site Waste Management	

### What legislation do we need to consider?

Environmental Planning and Assessment Act 1979	SEPP (Infrastructure) 2007
Protection of the Environment Operations Act 1997	Water Management Act 2000
Central Coast Water Corporation Act 2006	Local Government Act 1993
Electricity Supply Act 1995	Telecommunications Act 1997
Waste Avoidance and Resource Recovery Act 2001	
Water Sharing Plan for the Central Coast Unregulated Water Sources 2009	
Water Sharing Plan for the Jiliby Creek Water Source 2003	
Water Sharing Plan for the Kulnura Mangrove Mountain Groundwater Sources 2003	
Coastal Protection and Other Legislation Amendment Act 2010	

**Planning for WATER SUPPLY**

**HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF WATER SUPPLY REQUIREMENTS?**



**Background to OUR WATER SUPPLY:**

The water supply for the Central Coast has historically been provided by Gosford and Wyong Council's with joint coordination of the shared major water supply infrastructure. In early 2011, the Council's resolved to form the Central Coast Water Corporation (CCWC), declared under the *Central Coast Water Corporation Act 2006*. Establishment activities are currently underway for the CCWC, jointly owned by Gosford and Wyong Council's.

Water for the Central Coast is largely supplied by various streams, including Mangrove Creek, Mooney Creek, Ourimbah Creek, Jilliby Creek and Wyong River. Water is stored in three dams: Mangrove, Mardi and Mooney Mooney. During times of water shortage when storages are depleted the supply is supplemented with groundwater sources and transfers from the Hunter Water Corporation. Community awareness of the need for water conservation is improving, as significant emphasis has been placed on educating the community on water efficient practices over the last decade.

Council supplies water to approximately 60,000 properties via a network of 180km trunk and 1,120km reticulated water mains, with the wider Central Coast water supply system servicing about 300,000 people. The water supply strategy has been developed to service a population of about 450,000.

Water Supply Population	<b>150,000</b>
Residential Properties Served	<b>60,000</b>
Non-Residential Properties Served	<b>3,150</b>
Volume of Water Treated	<b>12,000 ML/year</b>
Dams	<b>1 (3 in total on Central Coast)</b>
Water Treatment Plants	<b>1 – Mardi</b>
Water Pumping Stations	<b>20</b>
Water Reservoirs	<b>22</b>
Length of Water Mains	<b>180km trunk, 1,120km reticulated</b>

**Table 15:** Summary of Water Supply Infrastructure (Extracted from the State of the Shire Report, 2009/2010)

**Drinking Water Catchments**

A drinking water catchment (catchment) is an area where water is collected by the natural landscape, with rain flowing to a dam, creek, river etc or seeping into the groundwater system. Together, the combined catchment area of the Central Coast drinking water system is approximately 727km<sup>2</sup>. The drinking water catchment areas within Wyong LGA are Wyong River, Porters Creek, Mardi Dam, and Ourimbah Creek (see Figure below).

Figure 6: Our Water Network

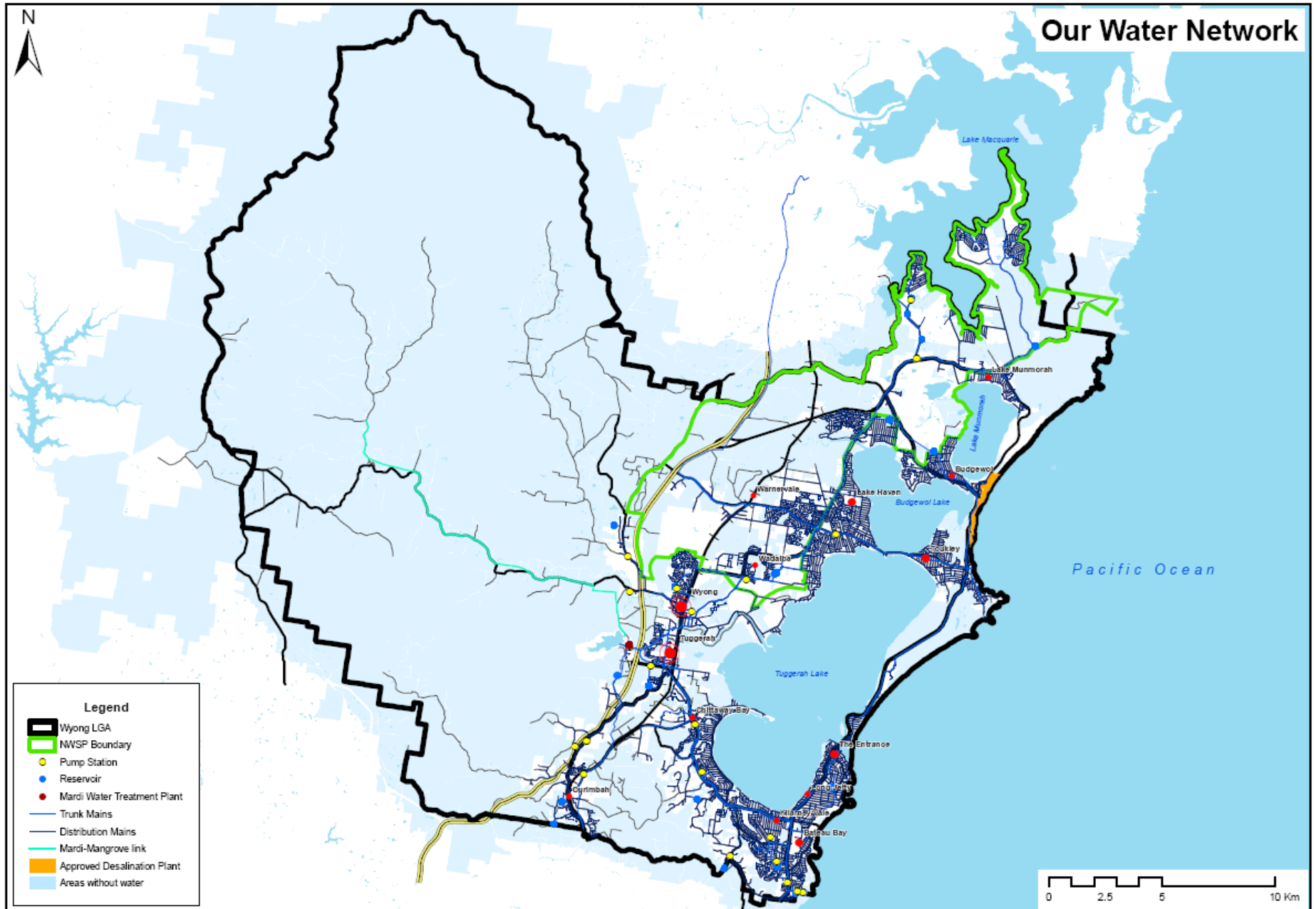
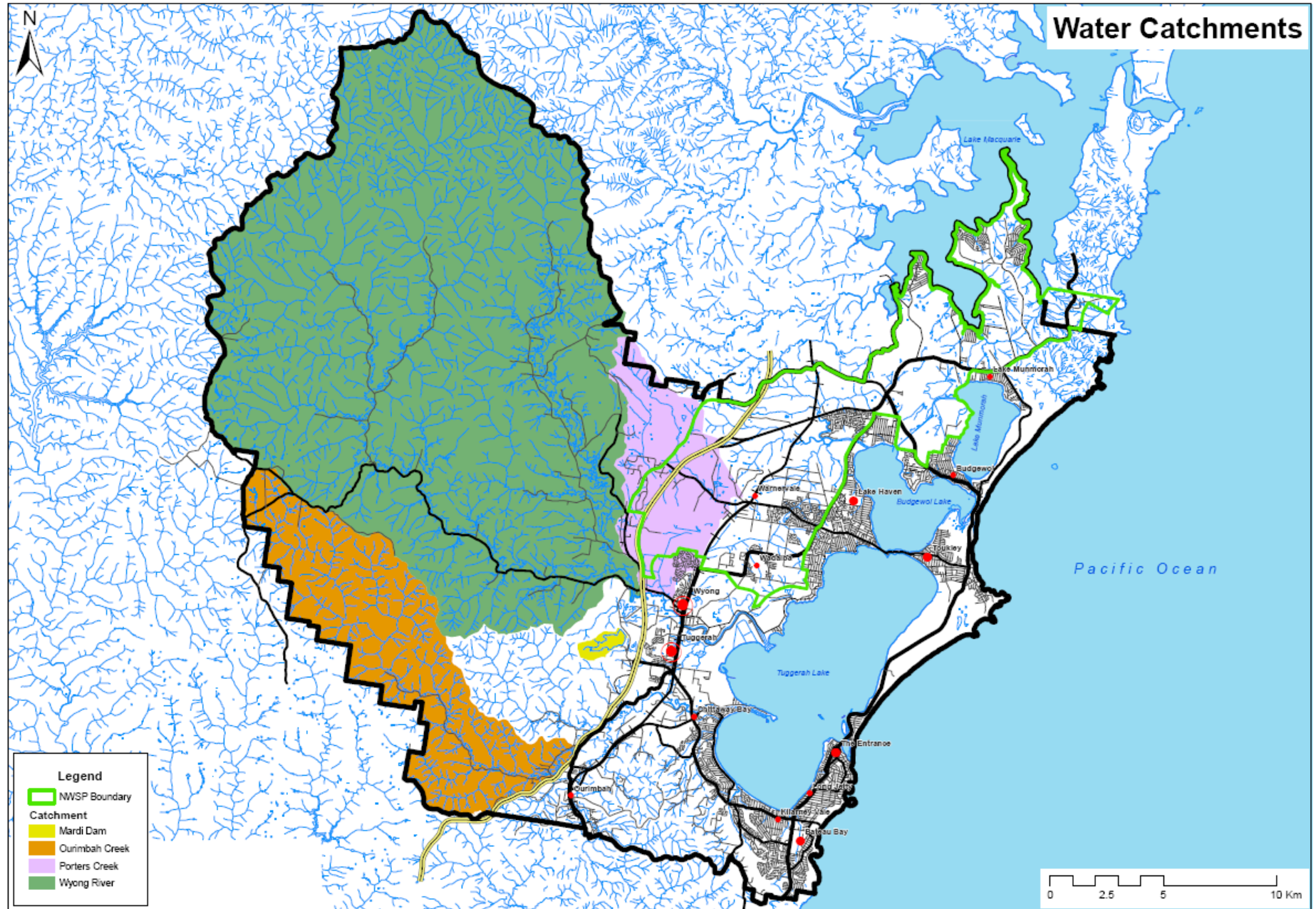


Figure 7: Our Water Catchments



**Issues****What are the current and foreseeable issues that are, and will continue to impact, upon WATER SUPPLY?****Ageing Infrastructure**

A large number of Council's water assets are ageing significantly. Water assets are subject to life cycle management through Council's Asset Management Plans, which identify renewal and refurbishment requirements based on condition assessment and risk of failure and form the basis for future expenditure. Effective asset management reduces whole-of-life costs, while maintaining agreed levels of service, over an assets useful life.

**Projected Population Growth**

In 2008, the then Department of Planning released the Central Coast Regional Strategy (CCRS), which ultimately requires Gosford City and Wyong Shire Councils to provide for an additional 100,000 residents over a 25 year period. In addition, the Department of Planning & Infrastructure's (DP&I) North Wyong Shire Structure Plan (NWSSP) identifies new future urban release areas for Wyong LGA, which previously have not been considered in the long-term water supply planning for the LGA. In summary, Wyong LGA will need to plan for an additional population of 70,000 residents to 2031.

**Private ownership of water catchment land**

Managing and protecting our catchments is a key process in ensuring water quality, as activities on the land may affect water quality and quantity downstream. There is a need to preserve and maintain water quality in designated water supply catchments, to protect potable drinking water quality. Given that our drinking water catchments are largely in private ownership, the system is reliant on appropriate land use zoning restrictions and landholder management for protection of water quality.

**Drought and Securing Long-Term Water Supply**

While there is no universal definition of drought, it is generally described as a prolonged, abnormally dry period where there is not enough water to meet user's normal needs (Bureau of Meteorology, 2010). The Central Coast has recently experienced the worst drought on record, with 15 years of below average rainfall and stream flows. This drought, together with population growth over the same period, resulted in the region's water supply capacity being significantly strained.

As well as a reduction in the supply of potable drinking water, the effects of prolonged drought are widespread. Drought impacts upon the sustainability of agriculture and rural resource sectors; can contribute to adverse social impacts within communities reliant upon agriculture as a source of income; results in declining water quality; and increases the probability of wind erosion and bushfire. Drought also has environmental impacts on aquatic ecosystems, groundwater systems, aquifers, and fauna and flora in general.

**Climate Change**

Climate model projections indicate an increasing risk of below average rainfall for southern and eastern mainland Australia, higher temperatures and evaporation, and below average runoff. In particular there is a significant projected increase in frequency of extremely hot and dry years (CSIRO, 2010). Effects of climate change may exacerbate drought conditions and result in further strain on the water supply to Wyong LGA.

**Planning for our Population****How do we plan for improvements to our WATER SUPPLY?****Securing Long-term Water Supply - Water Plan 2050**

Concerns over the long-term supply of water for the Central Coast, and the enhancement of environmental flow requirements, triggered the release of *Water Plan 2050* in 2007. *Water Plan 2050* is the Central Coast's long-term strategy to secure and sustain our water supply system over the next 40 years. *Water Plan 2050* was developed taking into account population growth, hydrology, climate change projections, and enhanced environmental flow provisions. It contains actions which aim to enhance the region's current supply; promote the efficient use of water; and develop additional future water supply sources.

A major action of *Water Plan 2050* is the completion of the Mardi to Mangrove Link enabling more water to be harvested and stored in Mangrove Creek dam during wet periods. In addition, significant investments have been made in recent years to reduce the demand on the town water supply through the provision of rainwater tanks, recycled treated effluent, stormwater harvesting and demand management programs. The plan can be adjusted in response to climate change, population growth, achievement of demand management performance, as well as consideration of emerging technologies.

**Development Servicing Plans**

Planning for water supply provision for our residents is undertaken through Development Servicing Plans (DSPs). DSPs relate to the provision of water and sewer infrastructure and detail water and sewer infrastructure requirements for new Greenfield developments or redevelopment of infill areas. More specifically, DSPs allow Council to obtain monetary contributions for the provision of water and sewerage infrastructure to assist in meeting the required levels of service for the community. At present, Wyong LGA has 12 DSPs.

The CCRS requires Wyong LGA accommodate an additional 39,500 dwellings within nominated town centres and urban release areas. While the timing of new urban release areas largely relates to the orderly and economic development of land, consideration is given to the availability and schedule of programmed works for the provision of new infrastructure. Notwithstanding the above, further detailed planning is required to ensure that DSPs are aligned to the release of additional Greenfield areas and to ensure that our existing network has the capacity to provide for the projected population growth.



## Desalination

In response to the drought, Gosford and Wyong Councils developed a range of contingency plans to supplement the Central Coast's water supply. In 2007, Council obtained development consent for a permanent desalination plant, as a contingency measure should it be required in a future period of water shortage to secure the supply. The proposed development includes a desalination plant located at the Toukley sewage treatment plant site, a water intake system and water pumping station at Lakes Beach, and extensive water infrastructure mains to transfer water between these facilities.

In 2009, Council resolved to rezone the vegetated areas of the Budgewoi Coastal Zone (including Lakes Beach), from existing 6(a) (Open Space and Recreation Zone) to E2 - Environmental Conservation, as part of the Comprehensive Local Environmental Plan process. However, this rezoning will be restricted to the revegetated areas and excludes operational areas such as the surf club and car park. This rezoning will therefore exclude the land proposed for the water intake system and pumping station at Lakes Beach.

## Management of Land Use Conflicts in Drinking Water Catchments

Management of land use conflicts within our catchments is essential to ensure that our drinking water catchments are protected from inappropriate development. Due to the majority of land within the catchment being privately owned, the CCWC does not have direct control over land management and development in the water catchments. Therefore, protection of the water catchment is largely reliant on the Wyong LEP 2013, Council policy and landholder management. Strategic land use planning in the catchments is essential to ensure new development is not harmful to water quality. Planning for our catchment areas needs to limit the density of dwellings and on-site effluent management systems within drinking water catchments and maintain vegetated corridors and buffer zones along waterways.

## What are other Government Authorities currently doing?

### Central Coast Regional Strategy (CCRS)

To protect our drinking water catchments, the CCRS prevents urban development west of the F3 Freeway. Council will continue to support the State Government in delineating areas of inappropriate development in the vicinity of our drinking water catchment areas.

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

## What provisions can be incorporated into our Planning Instruments that will help facilitate our vision for improvements to our WATER SUPPLY network?

### Wyong Local Environmental Plan 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for our water supply network:

- Planning and development provisions contained in the Wyong LEP 2013 will determine what activities are permissible in water catchment areas. By implementing suitable land uses we are able to better protect water quality and lessen any potential threats to the water supply. Significant water storage facilities are to be acknowledged with an SP2 Infrastructure (Water Supply Systems) zone under Wyong LEP 2013.
- Inclusion of model local clause Part 6 Urban Release Areas, in particular Clause 6.2 – Public Utility Undertakings which aims to ensure that any public utility infrastructure essential for the proposed development, including water servicing and infrastructure, is made available, prior to the commencement of development in these areas.
- Inclusion of model local clause for water catchment areas, which addresses the need to control development within a prescribed drinking water catchment that provides potable water to the community. Utilising this model local clause will assist in controlling development within the drinking water catchment. Future amendment to this clause may be required to include consideration of location of bore fields.

### Wyong DCP 2013: Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for our water supply network:

- Model local clause 6.3 - Development Control Plan, requires a DCP be prepared prior to development of urban release areas, ensuring that development occurs in a logical and cost-effective manner, and only after a DCP chapter has been prepared. DCP chapters would include a staging plan for the timely release of land that provides for necessary infrastructure and sequencing, including water servicing infrastructure.
- In addition, in a future amendment of Wyong DCP 2013 a chapter should be included, titled Water Supply Catchment Area Development, in order to ensure that development within our drinking water catchments will not threaten our water supply.

### Key Planning Considerations:

### 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 both 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.*

**Strategic Actions and Local Initiatives**
**WATER SUPPLY**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.		
<b>IN01</b>	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, amongst other things, provide a staging plan for the timely and efficient release of urban land that makes provision for necessary infrastructure and sequencing, including water servicing, sewer and drainage infrastructure.	WSC	X			X		<p>There are no CSP actions that apply to this component.</p> <p><b>8.1:</b> The local water authority and councils are to implement WaterPlan 2050, having regard to the dwelling and employment capacity targets in the Regional Strategy for the next 25 years and take part in future reviews of these capacity targets. (IN1)</p> <p><b>8.4:</b> Require new residential development to comply with BASIX targets to reduce water consumption and energy consumption.</p> <p><b>8.5:</b> Ensure that LEPs seek to improve existing land use conflicts within defined water catchment areas.</p> <p><b>8.6:</b> At each review of the Regional Strategy an assessment is to be carried out on the capacity of the water supply system to adequately meet forecast housing and employment capacity targets. (IN3)</p> <p><b>9.3:</b> Councils are to identify suitably-located and appropriately zoned land for new water supply, wastewater treatment and recycling, energy and waste avoidance, and resource recovery infrastructure, to support growth in major regional centres and major towns.</p>
<b>IN02</b>	Incorporate model local clause within Wyong LEP 2013 – Drinking Water Catchments to control development within prescribed drinking water catchments providing potable water to the community.	WSC	X					
<b>IN03</b>	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					
<b>IN04</b>	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		
<b>IN05</b>	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	
<b>IN06</b>	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	
<b>IN07</b>	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	
<b>IN08</b>	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				

## Planning for SEWERAGE INFRASTRUCTURE

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR SEWERAGE INFRASTRUCTURE?



#### Background to OUR SEWERAGE INFRASTRUCTURE and SERVICING:

Like water supply infrastructure and servicing, sewerage infrastructure and servicing for the Central Coast has historically been provided individually by Gosford and Wyong Council. In early 2011, Gosford and Wyong Councils resolved to form the Central Coast Water Corporation (CCWC), declared under the *Central Coast Water Corporation Act 2006*. Establishment activities are currently underway for the CCWC to provide water and wastewater asset management and regulatory activities from 2014.

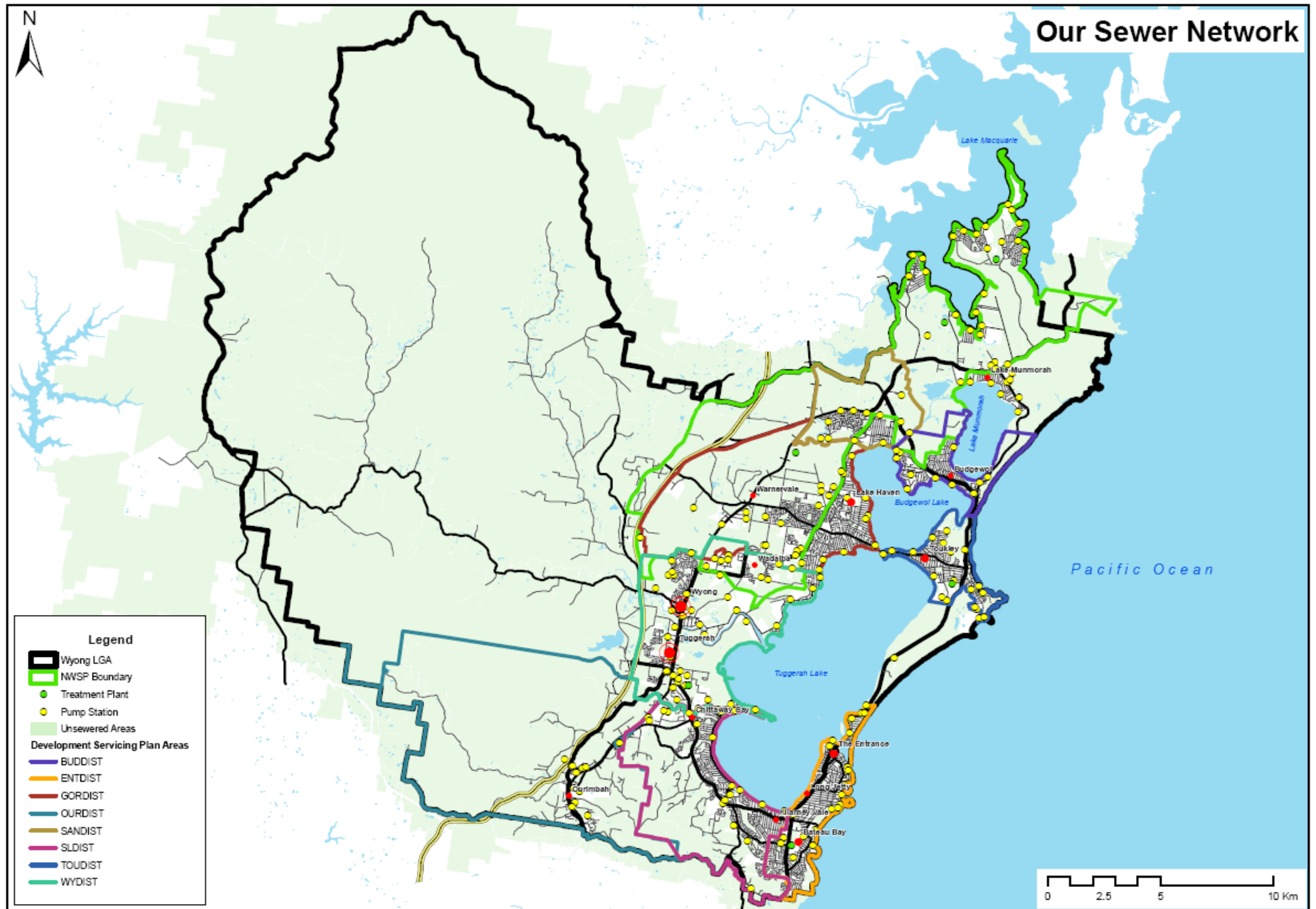
Sewerage infrastructure and servicing within Wyong LGA is provided to a permanent population of over 150,000 within 59,000 properties. Council currently collects approximately 12,000 ML of wastewater annually, via a network of 1,200km of reticulated mains and 142 pumping stations. At present, Council operates 6 sewerage treatment plants (STPs), with the following current and projected capacities:

STP	Capacity		Areas Served
	Current	Projected	
<b>Gwandalan</b>	12,000	18,000	Gwandalan, Summerland Pt
<b>Manning Park</b>	12,000	36,000	Manning Park, Chain Valley Bay, Elizabeth Bay and Lake Munmorah
<b>Charmhaven</b>	40,000	120,000	Charmhaven, San Remo, Blue Haven, Doyalson, Warnervale
<b>Wyong South</b>	48,000	64,000	Wyong, North Wyong, Tuggerah, Ourimbah, Chittaway, Tacoma, Berkeley Vale, Tumby Umbi
<b>Bateau Bay</b>	58,000	65,000	Bateau Bay, The Entrance, The Entrance North, Long Jetty, Blue Bay, Toowoona Bay, Killarney Vale
<b>Toukley</b>	41,400	50,000	Toukley, Gorokan, Kanwal, Tuggerawong, Wyongah, Buff Point, Norah Head, Noraville

**Table 16:** Sewerage Treatment Plants (State of the Shire Report, 2009/2010)

Our STPs process sewage to secondary treatment stage for sewage effluent discharged to the ocean at the Wonga Point and Norah Head ocean outfalls; or higher level tertiary treatment for effluent reused for non potable uses. Council is increasingly reusing treated effluent for non-potable uses, such as watering golf courses and playing fields and for construction activities. The remaining grit, screenings and dewatered sewage sludge are transported to Buttonderry Waste Management Facility, where the sludge is mixed with river sand, soil, ash, etc and made into a soil conditioner for sale to wholesale nurseries in the Gosford to Newcastle area, and for Council operational uses.

Figure 8: Our Sewer Network



**Issues****What are the current and foreseeable issues that are, and will continue to impact, upon our SEWERAGE INFRASTRUCTURE?****Ageing Infrastructure**

A large number of Council's sewerage assets are ageing significantly. Sewerage assets are subject to life cycle management through Council's Asset Management Plans, which identify renewal and refurbishment requirements based on condition assessment and risk of failure and form the basis for future expenditure. Effective asset management reduces whole-of-life costs, while maintaining agreed levels of service, over an assets useful life.

**Projected Population Growth**

Council is required to ensure that the provision of sewerage infrastructure is undertaken in consideration of the DP&I's projected population growth for the Wyong LGA of 70,000 additional residents by 2031, within existing centres and new urban release areas. In this regard, consideration will need to be given to the augmentation of our existing network and the provision of new infrastructure in areas which do not possess the capacity to support an increased population.

**On-site Sewerage Management**

A number of rural areas, such as Jilliby, Glenning Valley and Tumbi Umbi; and the Dooralong, Yarramalong and Ourimbah Valleys are not serviced by the reticulated sewer network. In these locations, effluent disposal is undertaken by on-site sewerage management systems. It is known that use of on-site sewerage management systems can impact upon both environmental and public health if not adequately managed.

**Odour Impacts**

Council's six STPs have the potential to be a source of pollution. A number of Council's STPs are located within existing and future urban release areas and may result in odour impacts for current and projected, surrounding populations. Council will manage odour impacts arising from STP operation through appropriate land use controls.

**Liquid trade waste**

Liquid trade waste is all liquid waste, other than domestic sewage, including waste from industrial, business and commercial premises; community premises; saleyards, racecourses, stables and kennels; and septic tank waste. As economic activity increases within the LGA, so does the amount of liquid trade waste that is discharged into our sewerage system. This needs to be considered when planning for employment lands.

**Flooding**

A number of sewerage pump stations within Wyong LGA are located in flood prone areas and become inundated during flood events. For example, during the June 2007 flood

event, catchments for 6 pumping stations in the southern Tuggerah Lakes were inundated and out of operation for up to 4 days. 4 of these pump stations (at Chittaway Point) were out of operation for longer than 4 days. This has negative health impacts on the population and environment, and damages essential infrastructure, requiring increased maintenance and repairs. This issue needs to be addressed in future planning for upgrades and/or relocation of these facilities in the future.

**Climate Change**

Increased severe storm, storm surge and rainfall events; and anticipated sea level rise associated with climate change will have negative impacts on sewer pump stations due to the low-lying nature of a large amount of Council's sewerage infrastructure. Impacts may include inundation of sewerage pump station wells, valve pits and sewer mains, either permanently or during flood events. This may require upgrading, raising and/or relocation of these facilities. Our sewerage infrastructure may also experience more exposure damage, requiring changes to exposure classification for existing and future structures.

The *Coastal Protection and Other Legislation Amendment Act 2010* requires that any sewerage infrastructure within the coastal foreshore that is to be upgraded/replaced, must take into account sea level rise and coastal impact zones. Essentially this means relocation of the infrastructure to higher ground at substantial expense. This may affect many coastal foreshore assets in the future. In addition, climate change is expected to generate altered weather patterns in terms of wind, which may alter odour impacts from our STPs. If prevailing winds are altered, the direction that the odours travel will also be altered, which may affect areas that have previously not experienced odour issues.

**Changing Groundwater Levels**

Groundwater levels can rise as land is cleared and irrigated. Rising groundwater levels can impact on sewer infrastructure through additional system infiltration, and changes to groundwater composition such as increasing salinity.

**Planning for our Population****How do we plan for improvements to our SEWERAGE INFRASTRUCTURE?****Development Servicing Plans**

Planning for the provision of sewerage infrastructure is undertaken in the form of Development Servicing Plans (DSPs). Refer to the general discussion on DSPs in the "Planning for WATER SUPPLY" section of this chapter. The CCRS requires the Wyong LGA to accommodate an additional 39,500 dwellings within nominated town centres or urban release areas. While the timing of new urban release areas largely relates to the orderly and economic development of land, consideration is given to the availability and schedule of programmed works for the provision of new infrastructure.

Notwithstanding the above, further detailed planning is required to ensure that DSPs are aligned to the release of additional Greenfield areas and to ensure that our existing network has the capacity to provide for the projected population growth. While Council's current sewerage network can accommodate an additional 203,000 residents, the existing sewerage infrastructure network is progressively being upgraded to cater for an increased population and compliance with new legislative standards.

### On-site Sewerage Management Systems

A DCP 2005 Chapter – Onsite Effluent Disposal in Non-Sewered Areas was prepared to prevent the spread of disease, odours, contamination of water, soil and vegetation; propose measures to discourage vermin and insects; and to minimise adverse impacts on the amenity of the land. This chapter was recently amended to ensure that improved flooding information and climate change impacts are considered in the location of on-site sewerage management systems. Generally, the existing DCP chapter requires an assessment to be undertaken in accordance with performance criteria; promotes appropriate system selection; identifies guidelines for high-risk sites; and requires Council approval in the installation, operation and maintenance of these systems.

### Upgrading Existing Facilities

Council is progressively upgrading its STPs, pumping stations and sewerage mains to cope with new and more stringent public health, environmental standards and improved infrastructure materials as well as increased load from a growing and visiting population.

### Consider Odour Impacts

The Technical Framework for the *Assessment and Management of Odour from Stationary Sources (Department of Environment and Conservation, 2006)* states that odours are the largest source of air and pollution complaints. Odour issues usually arise when new or expanded urban development occurs within proximity to an existing odour-generating activity; or if such an activity is inappropriately located near residential development.

Of our six STPs, only the Charmhaven STP is located in an area outside of the zone of influence from current and projected residential areas. The Toukley and Bateau Bay STPs are located in areas adjoining existing residential subdivisions. While the Wyong South Treatment Plant does not directly impact on residential areas, it adjoins land proposed for redevelopment by the Central Coast Mariners as a Centre of Excellence. Both the Gwandalan and the Mannering Park STPs are located within the study area defined by the NWSSP and may impact upon future residential areas nominated by the draft Plan. Odour studies taking this into account will need to be undertaken during investigations for the release of these precincts in the future.

### What are other Government Authorities currently doing?

Sewer servicing is for the most part the domain of Council, with little involvement from the State or Federal Governments, however the Independent Pricing and Regulatory

Tribunal of NSW (IPART) is an independent authority, which has a role in regulating the prices of developer charges for water, sewerage and drainage services.

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

### What provisions can be incorporated into our Planning Instruments that will help facilitate our SEWERAGE INFRASTRUCTURE network?

#### Wyong Local Environmental Plan 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for our sewerage infrastructure network:

- Inclusion of model local clause Part 6 Urban Release Areas within Wyong LEP 2013, in particular Clause 6.2 – Public Utility Undertakings, which aims to ensure that any public utility infrastructure essential for the proposed development, including sewer servicing and infrastructure, is made available, prior to the commencement of development in these areas.
- In addition, significant sewerage treatment facilities are to be acknowledged with an SP2 Infrastructure (Sewerage Systems) zone under Wyong LEP 2013.

#### Wyong DCP 2013: Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for our sewerage infrastructure network:

- Model local clause 6.3 - Development Control Plan, requires a DCP be prepared prior to development of urban release areas, ensuring that development occurs in a logical and cost-effective manner, and only after a DCP chapter has been prepared. DCP chapters would include a staging plan for the timely release of land that provides for necessary infrastructure and sequencing, including sewerage servicing infrastructure.
- In addition, DCP 2005 Chapter 65 – Onsite Effluent Disposal in Non-Sewered Areas should be reviewed and retained as part of Wyong DCP 2013.

#### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives**

**SEWERAGE INFRASTRUCTURE**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>IN09</b>	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	There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
<b>IN10</b>	Odour Studies to be undertaken for Toukley, Bateau Bay, Mannering Park and Gwandalan STPs with 2050 proposed operating capacity to identify odour impacts and buffers and limit development of the surrounding region.	WSC					X		

## Planning for STORMWATER MANAGEMENT

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF STORMWATER MANAGEMENT?



### Background to STORMWATER MANAGEMENT:

Stormwater consists of rainwater plus anything the rain carries along with it. In urban areas, impervious spaces (such as buildings, driveways, roads and footpaths) exacerbates the volume of stormwater runoff. Stormwater is carried either overland or through a system of pipes. Council is responsible for managing stormwater, including management of both water quantity and quality. The aims of stormwater management are:

- Reduce the potential stormwater danger to personal safety
- Reduce the potential stormwater damage to property
- Manage pollution of waterways and protect aquatic ecosystem health
- Utilise stormwater as a resource

Stormwater management includes the use of structural measures (physical infrastructure and treatment) and non-structural measures (education programs and monitoring). In addition to natural creeks, rivers and wetlands, Wyong LGA's stormwater drainage system consist of open and piped drains, culverts, and other pollution control devices:

Piped drains	<b>415 km</b>
Culverts and constructed channels	<b>35 km</b>
Flood mitigation basins	<b>35</b>
Wetlands	<b>25</b>
Gross pollutant traps	<b>152</b>
Pits, inlets and junctions	<b>15,984</b>
Headwalls	<b>798</b>
Natural water courses and drains	<b>Many</b>

**Table 17:**  
Stormwater/Drainage  
Infrastructure (State  
of the Shire Report,  
2009/2010)

### Issues

### What are the current and foreseeable issues that are, and will continue to impact, upon our STORMWATER MANAGEMENT network?

#### Population Growth

Wyong LGA is required to provide an additional 39,500 dwellings and create new business opportunities to present an additional 27,000 jobs by 2031. Increasing urban development may lead to increased volume and frequency of stormwater run-off entering our waterways. While stormwater is now recognised as a valuable resource, historically it flowed directly into our waterways, with little consideration to environmental impacts. Our stormwater infrastructure will need to be designed to mitigate such impacts in the future.

#### Level of Service

Our stormwater management systems generally provide a good level of service during typical rainfall events. However they are generally not capable of containing runoff in very large rain events, especially on flood prone land where stormwater systems follow the



path of natural watercourses. The targeted level of service for a particular area can change in accordance with the level of risk. Council will need to continue to review whether our level of service in relation to stormwater management is appropriate.

### Climate Change

Whilst rainfall appears to have decreased in south-east Australia during the period from 1960-2009, it is likely that there will be an increase in intense rainfall events (CSIRO, 2010). Stormwater infrastructure available to accommodate these intense rainfall events needs to be considered. In addition, buildings will need to be designed to ensure that gutters and drainage systems can withstand such events. The low-lying nature of land around the Tuggerah Lakes system adds to difficulties in ensuring adequate drainage of stormwater when climate change impacts occur. This includes impacts due to an increase in permanent water levels in the Tuggerah Lakes system, increased rainfall intensity, and public health impacts due to more moisture in soil, creating mosquito-dense environments with possible subsequent health impacts from mosquito-borne diseases.

### Community Expectations

Council has a kerb and gutter network covering approximately 898km. Kerb and guttering transfers stormwater from the road pavement and adjacent areas into a network of stormwater pits or other disposal locations to reduce flooding risks as well as minimising damage to private properties and infrastructure. The general community expectation is that all non-kerbed and guttered streets in the LGA should be upgraded to incorporate kerb and guttering. However, this will be prohibitively expensive, and is not suitable or required in all cases - the flat grade of some areas means that water has nowhere to drain with kerb and guttering. Instead, water sensitive road development standards are increasingly used including grass swales to replace kerb and guttering and piped stormwater drains. Infiltration measures can also be considered in areas with sandy soils.

### Low Lying Land and Existing Stormwater Infrastructure

Wyong LGA has significant low-lying areas, particularly around the Tuggerah Lakes. There are also large areas where a very flat grade makes it difficult for stormwater to drain into a receiving waterway or stormwater drainage system. This creates difficulties in providing and maintaining a stormwater drainage system that can drain freely. High groundwater levels also have an impact on the infrastructure located underground, leading to an increase in degradation and ultimately failure of this infrastructure.

### Planning for our Population

## How do we plan for improvements to **STORMWATER INFRASTRUCTURE**?

### Urban Stormwater Quality Management Plan

In 1999, Council adopted the *Urban Stormwater Quality Management Plan for the Tuggerah Lakes and Coastal Catchments*. This plan included a suite of actions including

corrective works, operational change and stormwater management studies to be undertaken. The aim of this plan was to ensure an ongoing commitment from stakeholders in protecting the social, environmental and economic values of both the Tuggerah Lakes and coastal catchments.

### Integrated Water Cycle Management (IWCM) Sub-Plan

Stormwater harvesting and reuse is a new field of sustainable water management. Harvesting and reusing stormwater offer a potential alternative water supply for non-drinking uses, reduces inundation of sensitive aquatic environments and is a means to further reduce stormwater pollution in our waterways. Stormwater harvesting complements other approaches to sustainable water management, including rainwater tanks, grey water systems and effluent reuse.

In 2007, Council prepared an *Integrated Water Cycle Management (IWCM) Sub-Plan* to explore options for managing the water supply, sewerage and stormwater services. This sub-plan focused on assessing water efficiency and local sewage, stormwater and grey water recycling measures that could be put in place within the LGA. Gosford Council was also prepared an IWCM Sub-Plan, with the two parts being combined into a single document known as WaterPlan 2050 (discussed previously in the Planning for WATER SUPPLY AND SERVICING section). WaterPlan 2050 recommends further implementation of cost effective stormwater harvesting projects to generate additional water for non-drinking purposes such as irrigation of parks and sporting facilities.

### Porters Creek Catchment Stormwater Harvesting Scheme

In 2006, an *Integrated Water Cycle Management (IWCM) Strategy* was formulated to mitigate stormwater runoff impacts on the Porters Creek Wetland from existing and proposed development in the Wyong Employment Zone and Warnervale Town Centre. A key aspect of the strategy is the Porters Creek Stormwater Harvesting Scheme, designed to capture and treat runoff, bypassing excess stormwater around Porters Creek Wetland and discharging it into Wyong River.

The estimated stormwater harvesting yield for the Porters Creek Stormwater Harvesting Scheme is approximately 3,000 megalitres per year once full development is achieved. If the scheme is expanded to collect water from existing developed areas such as Kanwal, Wadalba and Lake Haven this would result in an additional estimated yield of 4,000 megalitres per year. This could result in a total scheme yield of approximately 7,000 megalitres per year. The quality of the harvested water will depend on whether it can be delivered directly to the Wyong River weir pool or sent to Mardi Dam for potable water use which will contribute to ensuring sufficient water supply to the expanding Wyong LGA population.

### Water Sensitive Urban Design (WSUD)

WSUD is the integration of various stormwater management practices that focus on interactions between the built form and the urban water cycle. It aims to minimise

changes to the natural water cycle and protect the health of aquatic ecosystems through planning and design. WSUD represents a significant shift in the way stormwater is considered in the planning and design of buildings and roads and drainage infrastructure. This approach is based on the premise that the processes of urban development and redevelopment need to adequately address the sustainability of the water and the receiving environment. Council has developed refined a chapter of Wyong DCP 2013 addressing WSUD, including technical guidelines for future development within the LGA.

### The Tuggerah Lakes Estuary Management Plan (EMP)

Developed in 2006, the primary objective of the *Tuggerah Lakes EMP* is to provide direction for the management of Tuggerah Lakes and its catchment in order to ensure the sustainability of its ecological systems. The *Tuggerah Lakes EMP* is discussed in more detail in the 'Planning for ENVIRONMENT' chapter of this document. The EMP has a stormwater management component, with projects implemented including:

- Installing improved systems into residential and industrial areas to reduce excess stormwater run-off in areas like Saltwater Creek
- Building constructed wetlands and catchment improvements to filter nutrients, sediments and stormwater run-off.

### Stormwater Levy and Section 94 Development Contributions Plans

The cost of funding stormwater management works is significant, and cannot be borne by Council alone. A recommendation of the *Tuggerah Lakes EMP* involved the introduction of the stormwater levy to assist in funding the stormwater treatment works identified in the *Tuggerah Lakes EMP*. The levy is also a significant source of funding for other stormwater works in the LGA. Council collects approximately \$1.7 million from this levy per year.

Stormwater management is also considered as part of Section 94 Development Contributions Plans in order to provide funding for stormwater management infrastructure providing for and associated with new development.

### Floodplain Management Program

Council has a Floodplain Management Program, which aims to help Council manage the floodprone land of the LGA. In terms of stormwater management, these plans typically include improvements to stormwater systems, including the planning and construction of new pipes, channels, retarding basins and wetlands. These plans are discussed in more detail in the 'Planning for NATURAL HAZARDS' chapter of this document.

### What are other Government Authorities currently doing?

In recognition of the key role that Council has in stormwater management and the need for ongoing funding for stormwater management, in 2005 the NSW Government amended the *Local Government Act 1993* to allow Council's to levy a stormwater management service charge (see above). The NSW Office of Water is responsible for the

management of the state's surface water and groundwater resources, including water licensing and compliance and implementation of major water infrastructure projects.

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

### What provisions can be incorporated into our Planning Instruments to ensure that STORMWATER MANAGEMENT is effective?

#### Wyong Local Environmental Plan 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for our stormwater infrastructure network:

- Inclusion of model local clause Part 6 – Urban Release Areas in Wyong LEP 2013, in particular Clause 6.2 – Public Utility Undertakings, which aims to ensure that any public infrastructure (including stormwater) essential for a proposed development, is made available prior to the commencement of development in these areas.

#### Wyong DCP 2013: Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for our stormwater infrastructure network:

- Model local clause 6.3 - Development Control Plan, requires a DCP be prepared prior to development of urban release areas, ensuring that development occurs in a logical and cost-effective manner, and only after a DCP chapter has been prepared. DCP chapters would include a staging plan for the timely release of land that provides for necessary infrastructure and sequencing, including stormwater infrastructure.
- Council will continue to finalise and implement the DCP Chapter on WSUD.

### Key Planning Considerations:

#### Key Planning Considerations for our STORMWATER INFRASTRUCTURE:

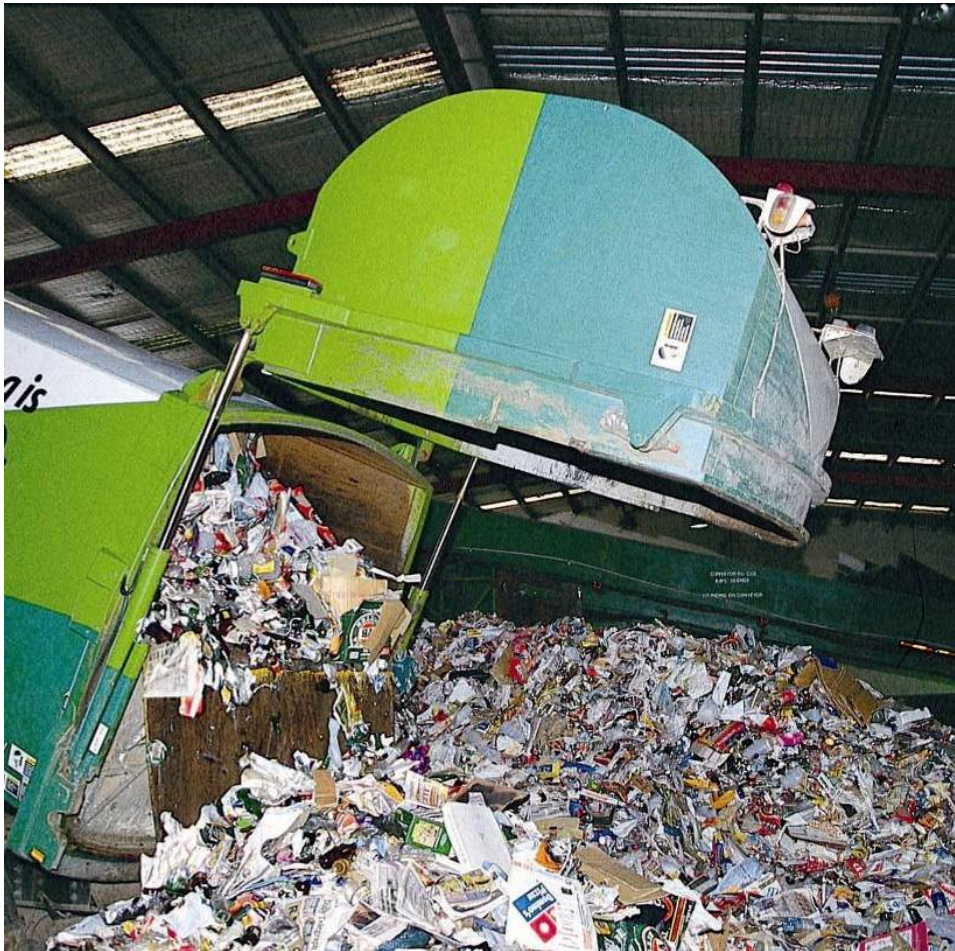
- *Implement site specific and/or precinct specific stormwater harvesting schemes. To reduce quantity of stormwater discharge, improve quality of stormwater runoff, and preserve pre-development hydrological regimes to protect natural wetlands.*
- *Encourage industrial and commercial stormwater re-use 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.*

**Strategic Directions and Local Initiatives**
**STORMWATER MANAGEMENT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>IN11</b>	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				<b>X</b>		There are no CSP actions that apply to this component.  <b>8.2:</b> Councils must incorporate appropriate water efficiency, integrated water cycle management and water sensitive urban design initiatives in local planning, development standards, policies and LEPs.	
<b>IN12</b>	Refine, adopt and implement the Porters Creek IWCM Scheme and continue to seek grant funding to achieve the outcomes of this Scheme.	WSC					<b>X</b>		
<b>IN13</b>	Formalise and coordinate cross-organisational processes and disciplines to ensure the sustainable implementation and management of stormwater and stormwater assets.	WSC					<b>X</b>		
<b>IN14</b>	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					<b>X</b>		

## Planning for WASTE MANAGEMENT

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR WASTE MANAGEMENT REQUIREMENTS?



### Background to OUR WASTE MANAGEMENT:

#### Buttonderry Waste Management Facility

Waste services provided within Wyong LGA include the collection of waste, recyclable materials, garden vegetation, bulk kerbside material, litter bin waste and some commercial waste. Waste within Wyong LGA is collected and disposed of at the Buttonderry Waste Management Facility (BWMF). Recyclables are diverted to the Somersby Materials Recycling Facility for sorting and dispatching to various recycling plants. Vegetation is transported to an organics processing facility located at the BWMF.

Council owns and operates the BWMF, which is the only solid waste facility operational within Wyong LGA. Located on the western side of Hue Hue Road, Jilliby, the BWMF site area comprises 270ha, with approximately 120ha approved for active land-filling operations. The remainder of the site is to be used as visual and odour buffer zones along roadways; protection of ridgelines and view corridors; protection of power easements; and protection of riparian zones along a 100m buffer either side of Buttonderry Creek, which dissects the site into an eastern and western section.

The BWMF consists of a number of land fill operational areas including the transfer area, the active landfill cell and various 'enterprise areas' which help to reduce waste to landfill. These enterprise areas include:

- Separate collection areas for batteries, used motor oil, mattresses, gas bottles, general recyclables, e-waste and tyres
- An organics processing facility
- A sorting and recycling area for scrap metal
- A stockpile and processing area for soil
- A stockpile and processing area for concrete, bricks and tiles for operational purposes
- A methane gas extraction system and power plant to generate electricity.

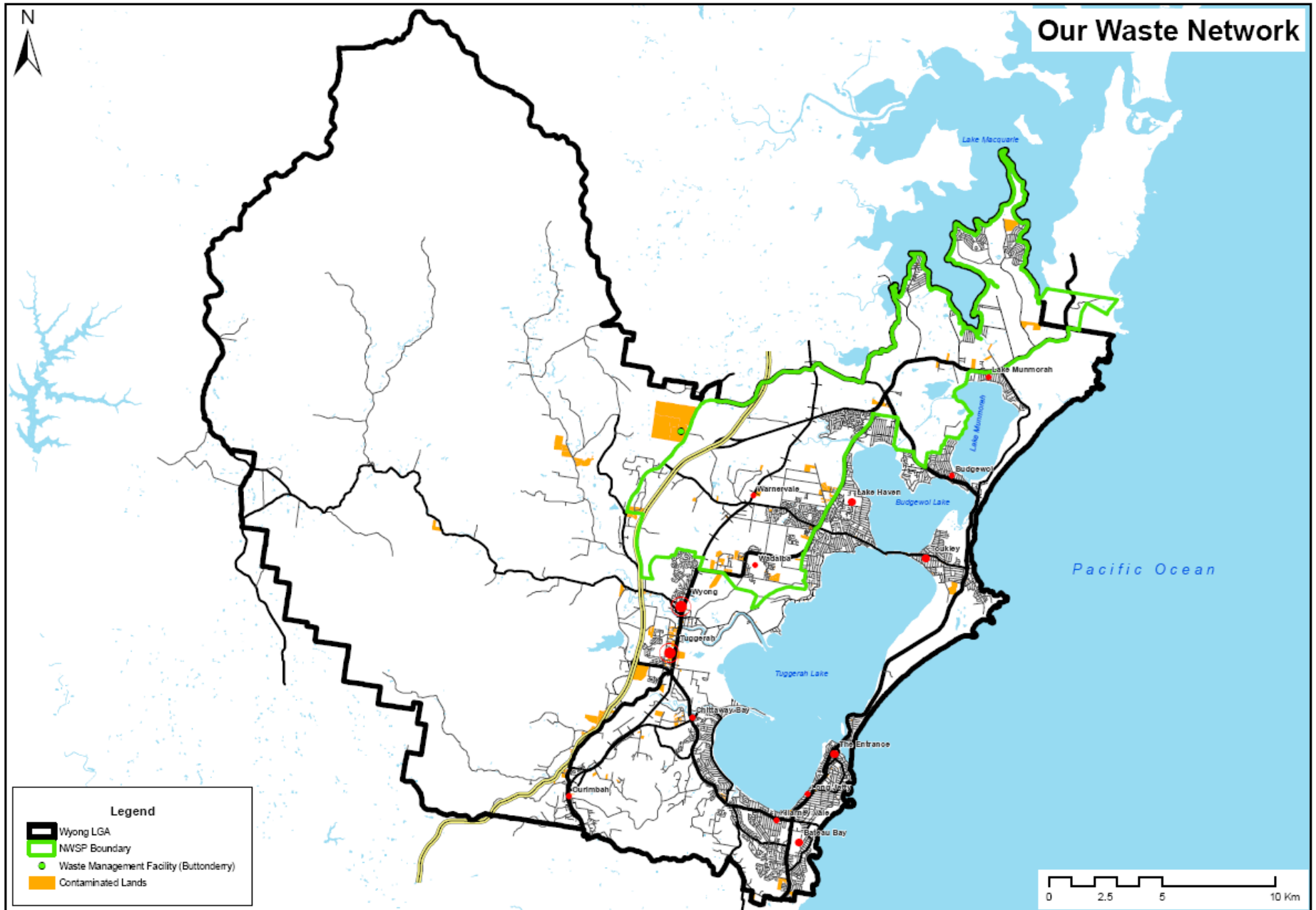
#### Issues

### What are the current and foreseeable issues that are, and will continue to impact, upon Wyong LGA's WASTE MANAGEMENT?

Waste management is increasingly at the forefront of issues for Local Governments, the organisations that have traditionally been tasked with dealing with waste issues. Council recognises that delivery of waste management services is going to grow in complexity as population pressures increase (and consequently waste generation increases) at the same time that environmental controls, community expectations and management considerations are also increasing.

There are number of issues that will continue to impact upon Wyong LGA's Waste Management Services (following pages).

Figure 9: Our Waste Network



### Increased Population

The total amount of waste generated in Wyong LGA per annum is steadily increasing. Whilst a proportion of this increase has been attributed to a general trend of increased packaging and a more 'disposable' society, a considerably higher proportion can be attributed to increasing population. As the population continues to increase, waste management mitigation measures need to be implemented, to ensure the life span of the BWMF is extended as far as possible.

The Shire's population is projected to grow to over 200,000 by 2031 – Community Plan 2008-2013

### Life Expectancy of Buttonderry Waste Management Facility

The BWMF has an expected landfill life of approximately 45 years, with approximately 25ha of the 120ha site utilised at the present time. In 2009/2010, 212,000 tonnes of materials were received at BWMF. Approximately 50,000 tonnes of domestic waste, 44,000 tonnes of commercial and industrial waste, 12,000 tonnes of building and demolition waste and 27,000 tonnes of waste from Council's operations was landfilled. About 38,000 tonnes of vegetation, wood and biosolids was composted, and 37,000 tonnes of soil mainly from Council construction activities was used to cover waste at the end of each day. A total of 61,000 tonnes of material was diverted from landfill through composting and recycling. Improving diversion rates will increase the life expectancy of the BWMF.

### Waste and Environment Levy (WEL)

The WEL is the price paid by operators to dispose of waste at landfills in the Sydney Metropolitan Area, Extended Regulated Area (ERA) and Regional Regulated Area. Wyong LGA is located within the ERA. The WEL is applicable under Section 88 of the *Protection of the Environment Operations Act, 1997* and is incorporated into disposal fees by landfill operators, whom then pass on the value of the levy to the State Government. The ERA levy is currently increasing by \$11.50 per annum plus Consumer Price Index (CPI). In the 2010/2011 financial year the levy is \$65.30 per tonne for waste disposed at BWMF. The WEL is one of the most powerful measures for driving increased waste diversion from landfill. By increasing the cost of disposal of each tonne of waste, the WEL provides an incentive to improve recycling and resource recovery solutions. A negative aspect of the WEL and associated cost of waste disposal is the problem of illegal dumping.

### Carbon Tax/Emissions Trading Scheme

The carbon tax taxes carbon-containing emissions to the atmosphere. As of July 2012, the carbon tax is set to be implemented over a 3–5 year period upon which it will switch to an Emissions Trading System (ETS). Carbon emitters such as the electricity, coal, petroleum, and transport industries will be required to pay the carbon tax for every tonne of carbon equivalents emitted. This tax will therefore benefit non-carbon emitting industries such as the renewable power industry and provide strong incentives to reduce carbon emissions.

At present, carbon emissions are expected to cost approximately \$20-\$30 per tonne. The carbon tax is anticipated to have a significant impact on Council's waste management activities. The BWMF will exceed the 25,000 tonne threshold set by the Federal Clean Energy Future legislation (associated with the Carbon Tax), and will be liable to pay carbon tax. Taking into account the carbon tax, Council's Domestic Waste Management Charge (as part of Council rates) will increase by \$43 per rateable property in 2012-13 of which \$22 relates to the introduction of the carbon price. There is also currently uncertainty whether waste landfilled in the past (legacy waste) will be subject to the carbon tax.

In order to reduce our carbon tax liability, in December 2010 Council contracted the establishment of a methane extraction system and power generation plant at BWMF, which burns methane to generate electricity. Carbon dioxide is generated as part of this process, however Council's financial liability will be significantly reduced as methane is a far more potent greenhouse gas than carbon dioxide.

### State Government Diversion Targets

The NSW Waste Avoidance and Resource Recovery Strategy 2007 (WARR) identifies waste reduction target to be achieved by 2014. The targets are as follows:

- Increased recycling of municipal waste to minimum 66%
- Increased recycling of commercial and industrial waste to minimum 63%
- Increased recycling of construction and demolition waste to minimum 76%.

Council's municipal waste diversion is currently 51%. Increasing this diversion rate can be achieved by diverting food waste from the mixed waste stream and processing it with vegetation, or by processing mixed domestic waste via Alternative Waste Technology (AWT). However, our 10-year waste collection and recycling contract commenced in 2008, preventing Council from changing waste collection and recycling arrangements to allow diversion of food waste without incurring potentially costly contract variations. Similarly our 7-year organic processing facility commenced in 2008 and is not licensed to process food waste. Obtaining such a licence will involve costly modifications to the current organic processing facility operations. Therefore, food waste processing is not possible until the expiry of this contract in 2015. Establishing an AWT facility will also ensure that the diversion target can be met. However, as planning approvals need to be obtained, and an Environmental Impact Statement and other supporting studies prepared, it is unlikely that Council will have access to a local AWT before 2018.

### Planning for our Population

#### How do we plan for improvements to our WASTE MANAGEMENT System in light of the issues identified?

Waste management operations will need to become more sophisticated and considerable resources may need to be invested in the future. Council recently commissioned a

commercial strategy for Buttonderry Waste Management Facility that was designed to support improved efficiency of Council's waste management operations.

#### **Capture and utilization of methane gas generated by the landfill**

A methane gas extraction system and power plant was recently commissioned at the BWMF to capture and process biogas produced from closed landfill cells to generate renewable electricity. Council receives royalty payments of 15% on proceeds from the sale of electricity and the associated green electricity credits. It is expected that the power plant will generate revenue of \$2.6 million over 20 years.

#### **Recycling**

Increased environmental awareness within the community and State Government pressure has encouraged Council to expand recycling services and collect an ever increasing selection of materials for recycling, often at significant cost. Many materials currently collected such as e-waste and mattresses do not generate revenue to Council and require large subsidies. The savings made by receiving a rebate for the waste levy does not cover the cost of collection and recycling. However, it is recognised that diverting these items will save landfill space and conserve finite resources.

Overall efficient management and reduction of disposal of waste streams in landfills also supports the potential to provide multiple benefits, including:

- Meeting (and/or exceeding) State Government landfill diversion targets
- Increased resource recovery in a move to conserve finite resources
- Reduced greenhouse gas emissions and reduced financial impacts under a carbon tax
- Potential generation of green energy
- Diversion of recyclable materials to preserve land fill space
- Generation of secondary resources such as compost, crushed concrete and soil.

#### **Soil Processing Facility (SPF)**

A key outcome of the commercial strategy for the BWMF is to improve the immediate cash flow, financial performance and longevity of the BWMF by developing an SPF. An SPF will be used to better manage, divert and recycle a range of materials such as virgin excavated natural material, excavated natural material and soil from Council's construction works. Analysis has shown that establishment of such a facility offers significant benefits in reducing the amount of waste sent to landfill. Council will investigate this option further and begin planning and implementation for the facility. Council is also currently considering other suitable sites for SPF's, in order to ensure various locations within the LGA are available, minimising the distance required to travel to BWMF for this purpose.

#### **Alternative Waste Technology (AWT)**

As part of the commercial strategy for the BWMF, Council is considering development of an AWT facility, subject to further detailed investigations into the commissioning and development of such a facility. There are a number of potential benefits offered by AWT,

including reducing the amount of material going to landfill, generation of renewable electricity and improved resource recovery; however the financial and economic benefits require further analysis to quantify the benefit in terms of extending the life of the BWMF. Options to partner with Gosford City Council and Lake Macquarie Council in a joint venture AWT solution will be considered. It should be noted that delaying a decision to invest in an AWT will allow for technology to mature, Government controls and regulations to evolve and for the risks associated with the technology (technological, regulatory and financial) to be better managed.

#### **Waste Prevention**

A large proportion of waste generated, such as food waste, could be avoided. Community awareness and education programs may be beneficial in raising awareness of waste management issues and encouraging higher rates of recycling and home composting, as well as increasing consumer demand for products with less packaging.

#### **Identification of new landfill sites**

As stated previously, the BWMF currently has an anticipated life expectancy of 45 years. With the introduction of AWT facilities, improved diversion of recycled materials from the landfill as well as overall waste avoidance, this figure is expected to increase in the future. These factors will reduce the need to identify future landfill sites in the short-term. However, as part of the CCRS, Council is required to identify suitably-located and appropriately zoned land for new water supply, wastewater treatment and recycling, energy and waste avoidance, and resource recovery infrastructure, to support growth in major regional centres and major towns. Council will investigate suitable future sites.

#### **Central Coast Waste Authority**

Council is currently liaising with Gosford City Council in relation to establishing a Central Coast Waste Authority, to provide regional waste programs and initiatives to the Central Coast. Close collaboration between the Councils and the subsequent delivery of regional programs has the potential for significant cost savings by creating economies of scale and increasing efficiency. For example, our current waste collection and recycling contracts were procured as a joint initiative and resulted in substantial savings compared to individual contracts. In addition, the two Councils conduct regional household and joint e-waste collections. The regional contract and joint promotion for these collections resulted in greater efficiencies and subsequently cost savings.

At present, Gosford City Council is aligning its next organics processing contract with the terms of Wyong Shire Council's organics processing contract. Aligning the contract terms will allow the establishment of a regional compositing facility by 2015 after the expiry of the contract for the operation of an organics facility at BWMF. Opportunities for additional collaboration may include:

- Development of a Regional Waste Strategy
- Establishment of a regional AWT facility

- Establishment of a regional soil processing facility
- Regional contracts for the purchase of scrap metal
- Regional contracts for the collection of e-waste and other recyclables.

### What are other Government Authorities currently doing?

#### Waste Avoidance and Resource Recovery (WARR) Strategy

Implemented in 2003, the WARR Strategy provides a framework for reducing waste generation and improving our use of resources.

The key result areas of the WARR strategy are:

- 1 Preventing and avoiding waste
- 2 Increasing recovery of secondary materials
- 3 Reducing toxicity in products and materials
- 4 Reducing litter and illegal dumping.

The WARR Strategy aims to increase recycling of materials from the municipal waste stream to 66% by 2014 – Department of Environment, Climate Change & Water, 2010

The Office of Environment and Heritage is required to report progress against the WARR Strategy every two years. The Waste Avoidance and Resource Recovery Strategy Progress Report (Department of Environment, Climate Change & Water, 2010) states that recycling on the Central Coast increased from 56% in 2006–07 to 59% in 2008–09. The report also identifies challenges and opportunities including recovering food waste and garden organics from households; and focussing on waste avoidance by reducing food waste and improving packaging.

#### Waste and Sustainability Improvement Payments (WaSIP) program

The WEL contributes to the provision of funds for the WaSIP program. The WaSIP Program assists Councils invest in programs that will improve sustainability outcomes across their LGA. To be eligible to receive a WaSIP payment, Councils are required to commit to meeting both the ongoing and current year's WaSIP Standards. The WaSIP Standards are progressively updated in consultation with an Advisory Group and the Local Government and Shires Associations. However, there is an imbalance between the amount of levy collected by the State Government versus that returned to Councils to assist funding waste diversion projects under the WaSIP program. In 09/10 Council received \$550,000 and in 10/11 received \$750,000 from the WaSIP program. The funds were used to implement four waste and sustainability projects in 09/10 and 16 projects in 10/11.

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

### What provisions can be incorporated into our Planning Instruments that will help facilitate our vision for sustainable WASTE MANAGEMENT?

#### Wyong Local Environmental Plan 2013

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

- In view of the life span of the BWMF and the LGA's continued reliance on this site as the sole waste management facility, the site should be zoned SP2 Infrastructure (Waste Management Facility) under the provisions of Wyong LEP 2013.

#### Wyong DCP 2013: Development Controls for Wyong Shire

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

- Council has a key dual role to play in waste management. Firstly, as a service provider, arranging for the collection of recyclable materials and waste, and secondly, as a regulator of building and land use activity.
- In this latter role, Council developed DCP 2005: Chapter 69 – Controls for Site Waste Management and a set of Waste Control Guidelines, which promote waste avoidance, reduction, re-use, recycling and (as a last resort) disposal to landfill. Design criteria for collection, storage and recycling areas and facilities are detailed within these Guidelines. Chapter 69 requires the preparation of Waste Management Plans (WMP) for submission with any of the following applications:
  - Local development;
  - State significant development; and
  - Designated development.

This chapter will be reviewed and retained as part of Wyong DCP 2013. The chapter will be known as "Site Waste Management".

- DCP provisions apply only to development applications and Complying Development Certificate applications lodged under Part 4 of the Environmental Planning and Assessment Act 1979 (EPA Act). Council has therefore also adopted Policy C6 - Controls for Site Waste Management to require the preparation of a Waste Management Plan to address applications for the approval of activities, whether by Council or other applicants, in accordance with Part 5 of the EPA Act.
- Where development or works proposed by Council are subject to assessment under Part 5 of the EPA Act, waste management shall be considered integral to the design of the proposal and be documented within the Review of Environmental Factors (REF). A WMP shall also be prepared and lodged in accordance with the objectives of the Site Waste Management DCP Chapter and associated Technical Guideline.

#### Key Planning Considerations:

#### 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.



**Strategic Actions and Local Initiatives**
**WASTE MANAGEMENT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.	Other		
<b>IN15</b>	Buttonderry Waste Management Facility to be zoned SP2 Infrastructure (Waste Management Facility) under the provisions of Wyong LEP 2013.	WSC	X					There are no CSP actions that apply to this component.	<p><b>6.14:</b> Integrate the aims and objectives of the NSW waste avoidance and recovery strategy (NSW Department of Environment and Climate Change 2007) through local development standards and policies.</p> <p><b>9.3:</b> Councils are to identify suitably-located and appropriately zoned land for new water supply, wastewater treatment and recycling, energy and waste avoidance, and resource recovery infrastructure, to support growth in major regional centres and major towns. (IN20)</p> <p><b>9.6:</b> Councils are encouraged to 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.</p>
<b>IN16</b>	Include a Site Waste Management Chapter in Wyong DCP 2013.	WSC	X						
<b>IN17</b>	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					

## Planning for PUBLIC UTILITY INFRASTRUCTURE

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR PUBLIC UTILITY INFRASTRUCTURE?



#### Background to OUR PUBLIC UTILITY INFRASTRUCTURE:

A public utility is an organisation which provides and maintains essential services or commodities to the public. Having consideration for the provisions of SEPP (Infrastructure) 2007 (Infrastructure SEPP), a public utility under this Settlement Strategy includes Electricity and/or Gas Generating Works and distribution easements; as well as Telecommunications facilities and infrastructure.

#### Electricity Generating Works, Electricity Transmission and Distribution

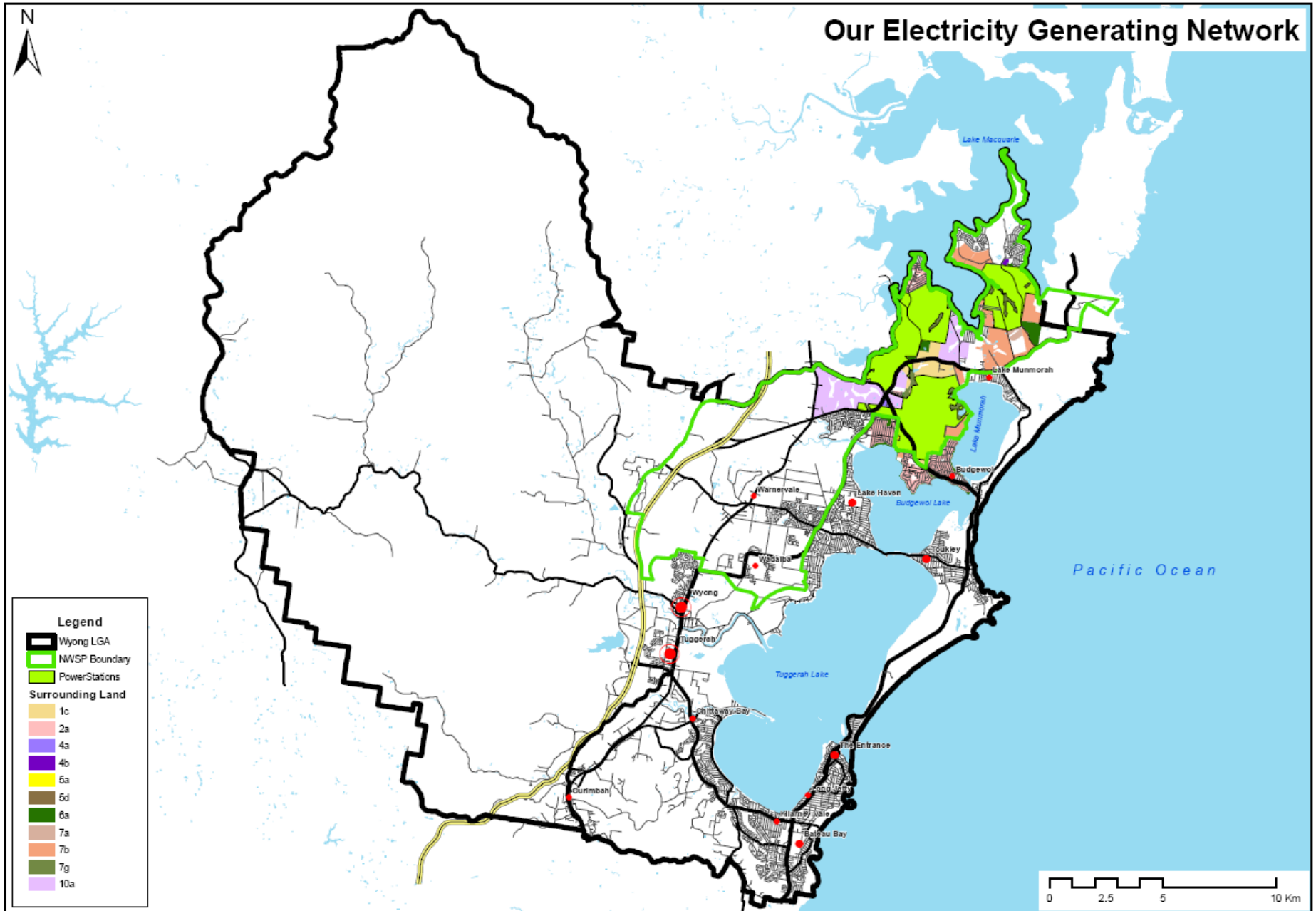
AusGrid owns and operates the electricity network on the Central Coast. Over \$600 million will be invested in upgrades from 2009-2014, to ensure Central Coast networks meet increasing demands. This includes the upgrading of substations and the provision of new high voltage (HV) powerlines.

At present, Delta Electricity operates three Power Stations located within the Wyong LGA, including two coal-fired power stations at Munmorah and Vales Point and a gas-fired power station at Colongra. Both the Munmorah and Colongra Power Stations are located on a 940 hectare site along Scenic Drive, Colongra. Comprising two steam turbines, gas turbines and ancillary infrastructure; the Munmorah and Colongra Power Stations have the capacity to generate in excess of 1,200 megawatts (MW) of electricity. Straddling the Wyong and Lake Macquarie LGA boundary, the Vales Point Power Station has the capacity to generate approximately 1,300 MW of electricity.

#### Telecommunication Infrastructure

Wyong LGA is currently served by 15 Telephone exchanges. ADSL and ADSL+ are available from most exchanges, however only one exchange (Long Jetty) is served by alternate ADSL suppliers. ADSL+ provides high speed access, however is severely impacted by signal loss due to cable quality and radial distance from the telephone exchange. The topography of Wyong LGA can also present challenges in relation to signals, and there are a number of areas within the LGA where ADSL+ is not a viable option. In some instances where cable distances preclude standard ADSL access, Telstra has provided remote multiplexer technology however this is limited to ADSL technology.

Figure 10: Our Electricity Generating Network



**Issues****What are the current and foreseeable issues that are, and will continue to impact, upon our PUBLIC UTILITY INFRASTRUCTURE?****Electricity Generating Works, Electricity Transmission and Distribution****1 Population growth**

World energy demand is expected to increase by 45% between 2008 and 2030 (International Energy Agency, 2008). Future growth within the LGA will place significant demands on existing capacities within the distribution network. Infill development will require additional capacity from existing substations, upgrading of facilities within centres will therefore be required. Our new release areas will increase loads on existing facilities, and allowance will need to be made for additional substation sites within development areas. The identification of suitable substation sites and new transmission routes needs to be undertaken as part of the detailed structure planning for these areas.

**2 Adequate buffer distance**

Encroaching urban development requires the provision of appropriate land use buffers or provisions to ensure that adverse impacts, such as air quality, noise impacts and exposure to potential hazards, from power stations are mitigated. For example, NWSSP Precinct 14 adjoins the Munmorah and Colongra Power Stations. In light of the potential environmental impacts, the NWSSP recognises that Precinct 14 is suitable for future employment generating activities rather than more sensitive uses such as residential.

**3 Future Use of Power Station Sites**

The Munmorah and Vales Point landholdings are largely undeveloped, with considerable tracts of undeveloped bushland acting as land use buffer between operational land and surrounding land use activities. The future use of this land is of particular interest to Council, given the size of this area of land, the degraded nature of parts of the Power Station sites, as well as areas of the sites with high environmental conservation value. In particular, certain peripheral areas of Power Station-owned land is utilised for purposes other than electricity generation, such as open space and recreational uses. With the formal closure of the Munmorah facility in 2012, this issue is of concern to Council.

**Telecommunication Infrastructure****1 Reliability and Effectiveness of Telecommunications Infrastructure**

Technology infrastructure is essential for the competitiveness of Wyong LGA businesses. E-commerce is hampered in some areas by the lack of access to reliable telecommunications including broadband services.

**2 Communications Towers**

The *Telecommunications Act 1997* permits certain telecommunications facilities to be installed without a development application, and the Infrastructure SEPP also specifies

certain types of telecommunications facilities as exempt development. As a result, significant opposition has arisen in relation to the potential health impacts associated with towers and also their aesthetic influence on the built and natural environments.

**3 Cost implications for retro-fitting telecommunications infrastructure**

It is costly to retro-fit telecommunications facilities and underground services to existing areas. Therefore it is important that new release areas be planned for long-term telecommunications infrastructure needs.

**4 Ageing telecommunications infrastructure**

Telecommunications facilities and underground services to existing areas is ageing and may not be adequate for future needs. Therefore it is important that appropriate long-term planning for telecommunications infrastructure upgrades is undertaken in conjunction with population growth and increased development.

**Planning for our Population****How do we plan for improvements to our PUBLIC UTILITY INFRASTRUCTURE in light of the issues identified?****Electricity Generating Works, Electricity Transmission and Distribution**

The Infrastructure SEPP was introduced to facilitate the delivery of infrastructure by supporting 'greater flexibility in the location of infrastructure and services. Along with the provisions of the Infrastructure SEPP, the State Government, through new planning methodology, aims to ensure the greater flexibility and the adaptive management of government land by reducing the application of 'special use zones' within an LGA. While the provisions of the Infrastructure SEPP now enable public utility undertakings to carry out certain infrastructure developments with limited input from Council, a review of all undertakings is required to ensure the application of appropriate zones under Wyong LEP 2013 and minimise potential conflicts with adjoining land use activities.

**Telecommunication Infrastructure**

Council has adopted extensive resolutions that demonstrate awareness of and commitment to the National Broadband Network (NBN) rollout. Council is currently supporting the Regional Development Australia business case for priority NBN rollout. Wyong LGA benefit enormously from an early rollout of the NBN, in terms of economic, educational and health care benefits. In October 2011, it was announced that Long Jetty will be one of ten new locations across NSW to become part of the early rollout NBN.

**What are other Government Authorities currently doing?****Future Use of Power Station Sites**

Delta Electricity anticipates that Vales Point Power Station could operate beyond the next 25 years, and a Part 3A Major Project Application for the rehabilitation and replacement of

ageing components of Munmorah Power Station was approved by the Minister for Planning in October 2010. The proposal enables Delta Electricity to rehabilitate the site to restore the efficiency of existing infrastructure and extend its operational life.

In spite of these plans for Munmorah Power Station, the size of the Munmorah and Vales Point landholdings means that a considerable area of largely undeveloped “buffer” land will continue to be considered for a range of future land uses. This has the potential to affect land utilised for open space and recreational purposes by the Community. Therefore, Council will liaise with Delta Electricity and the State Government to investigate the transfer of lands owned by Delta Electricity, to allow the continued operation of the Extreme Sports Park, Koala Park, a site bound by Scenic Drive, Highview Street and The Outlet, San Remo, and the recreation and open space lands at Vales Point Power Station.

### Investment in Renewable Energy Sources

Over the last 5 years, the State and Federal Government has encouraged private landowners to invest in renewable energy sources (mainly solar and wind power) by way of rebates and feed-in tariffs. As more households and businesses invest in renewable energy, this will reduce reliance on coal-powered electricity generation and hence reduce reliance on our Power Station sites. In order to encourage continued take-up of renewable energy sources, Council will prepare and implement a Renewable Energy Strategy, in accordance with Council’s Natural Resource Management Strategy.

### National Broadband Network (NBN)

Australia currently relies on an ageing copper telecommunications network to connect most homes to the internet, which has resulted in our broadband performance falling behind other developed countries. The NBN is a Federal Government initiative that will deliver high-speed broadband, essential for Australia’s future economic growth and international competitiveness. Implementing the NBN will involve laying fibre optic cable to at least 90% of Australian households, schools and businesses, with the remaining 10% being connected via next generation high-speed wireless and satellite technologies. The NBN will increase access to high-speed internet across Wyong LGA, enabling improved education and employment outcomes, as well as improving community connectedness.

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

### What provisions can be incorporated into our Planning Instruments that will relate to the provision of PUBLIC UTILITY INFRASTRUCTURE?

#### Wyong Local Environmental Plan 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for our public utility infrastructure:

- In relation to electricity generating works, Council must reconsider the application of all special uses zonings for public utility infrastructure. In addition, the NWSSP states that Power Station landholdings are to be zoned to reflect their dominant use.
- Given that the Munmorah and Vales Point Landholdings are considered to be complex infrastructure and it is unlikely that land use activities on the site will change, the three Power Stations should be rezoned to SP2 – Infrastructure (Electricity Generating Works) under the provisions of Wyong LEP 2013.
- In relation to the NBN, the DP&I has developed a model local clause for the provision of public utility infrastructure within Future Urban Release Areas, that requires that development consent not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.

### Wyong DCP 2013: Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for our public utility infrastructure:

- Through the incorporation of model local clause Part 6 – Urban Release Areas, future urban release areas will require the preparation of a DCP, prior to release. In relation to public utility infrastructure, while Precinct 14 is identified as an area suitable for future employment generating activity, such a DCP would ensure that appropriate provisions to mitigate the adverse impacts of the Munmorah and Colongra Power Stations are considered. Appropriate environmental overlays that reflect the environmental values of undeveloped land on each of the sites should be protected through the incorporation of environmental overlays within the DCP.
- In addition, in the future Council should require that implementation of the NBN and other telecommunications infrastructure is considered in the planning of the Urban Release Area Precincts. This may occur by including guidelines in the Wyong DCP 2013. Councils existing DCP Chapter on Subdivision requires that communications infrastructure including cabling/conduit be provided underground in all new subdivisions. This should be updated to account for the NBN rollout.

### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives**
**PUBLIC UTILITY INFRASTRUCTURE**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>IN18</b>	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			<ul style="list-style-type: none"> <li>▪ Providing free wireless broadband throughout Wyong LGA. This should be in partnership with network providers, industry and governments and enable all businesses and residents to be electronically connected.</li> <li>▪ Developing and implementing guidelines to ensure all residences and businesses as well as commercial and educational centres can be quickly linked to fibre-optic telecommunications networks. Hi-speed networks should be connected as soon as buildings are completed and before businesses start operating.</li> </ul> <p><b>9.4:</b> Suitable locally-generated and/ or renewable energy projects such as wind, solar, bio-waste and wave power will be supported.</p>	
<b>IN19</b>	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			
<b>IN20</b>	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		
<b>IN21</b>	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
<b>IN22</b>	Approach the State Government and advocate for the investigation of opportunities for renewable energy.	SG							X
<b>IN23</b>	Prepare and Implement a Renewable Energy Strategy, in accordance with Council's Natural Resource Management Strategy.	WSC							X
<b>IN24</b>	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



# PLANNING for TRANSPORT

Wyong Shire Council

The Planning for TRANSPORT section of Wyong Shire Council's Settlement Strategy primarily considers the Road Network; Public Transport, including the Bus and Rail Network; On-Road Bicycle and Shared Pathways system; and alternative forms of transport. The chapter identifies ways in which Key Objective 2 of our Community Strategic Plan can be achieved:

*'There will be ease of travel within the Shire, and to other regional centres and cities. Travel will be available at all hours and will be safe, clean and affordable.'*



## Establishing our Vision:

### What do we want to achieve?

Transport choice provides more equitable access, and improves the liveability of our urban areas and the sustainability of our environment (Department of Urban Affairs and Planning, 2001). Providing a range of transport options therefore ensures our suburbs are healthy, attractive and convenient places in which to live and work. People should be able to walk, cycle and use public transport, and not rely solely on private vehicles.

A coordinated and coherent access network based on cars, improved public transport and a cycle and pedestrian system will be crucial in making the settlement pattern for Wyong work. Planning for new urban communities needs to consider the provision of accessible, affordable and equitable transport options for the existing and future population as well as visitors.

A significant goal will be to increase transport choice and reduce dependency on private vehicles for access to employment, education, retail and recreational opportunities. This can be achieved through creating environments that are friendly to pedestrians, cyclists and public transport users, including older people and people with disabilities.

These goals also need to be considered in light of the LGA's dispersed, low-density nature as well as the Tuggerah Lakes system, rugged topography and extensive green spaces between settlements, which can result in public transport being costly and inefficient to operate.

### Key Documents for Planning for Transport:

Community Plan (2008)	On-Road Bicycle and Shared Pathways Strategy (2010)
Community Strategic Plan (2011)	Central Coast Regional Strategy (2008)
NSW Bike Plan	North Wyong Shire Structure Plan (2010)
NSW State Plan (2010)	Integrating Land Use and Transport (2001)

### What legislation do we need to consider?

Roads Act 1993	SEPP (Major Developments) 2005
SEPP (Infrastructure) 2007	



**Planning for  
OUR ROAD NETWORK**

**HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR ROAD NETWORK?**



**Background to OUR ROAD NETWORK:**

**Federal Road Network**

The F3 Freeway is the only Federal road located within Wyong LGA, with approximately 25 kilometres of a total 128 kilometres traversing the Wyong LGA. Providing a link between Sydney and Newcastle, the F3 Freeway has a daily usage of more than 75,000 motorists and 7,000 freight vehicles (Transport NSW, 2010). F3 Freeway access interchanges within the Wyong LGA are located at Ourimbah, Tuggerah, Warnervale and Doyalson.

**State Road Network**

State Roads are funded by the State Government and are the primary network for the movement of people and goods within the urban centres of Sydney, Newcastle, Wollongong and the Central Coast, as well as throughout the State. State Road's within Wyong LGA include the Central Coast Highway, Pacific Highway; Wyong Road; the Sparks Road, Wallarah Road and Main Road (Toukley) system; and the Motorway Link Road.

**Regional Road Network**

Regional Roads are the responsibility of Council, and comprise the secondary road network which, together with State Roads, provide for travel between smaller towns and perform a sub-arterial function within major urban centres. The Regional Road network within Wyong LGA includes Enterprise Drive and Chittaway Road; Tumbi Road; Elizabeth Bay Drive, Mimosa Road, Budgewoi Road, Ourringo Street, and Wye Road.

**Local Road Network**

Local Roads are the responsibility of Council, and comprise roads not classified under the *Roads Act 1993*, and provide for connectivity and local access. Council's existing road network and road infrastructure is summarised below:

<b>State</b>	>55 km
<b>Regional</b>	19 km
<b>Local</b>	1,049 km
<b>Sealed roads</b>	952 km
<b>Unsealed</b>	97 km
<b>Growth on average</b>	8 km of additional roads per annum
<b>Number and type of bridges</b>	71 (47 concrete, 24 timber)
<b>Length of kerb and gutter</b>	898 km

**Table 18:** Summary of Road Infrastructure

**Role of Roads and Maritime Services (RMS)**

The RMS is the primary agency responsible for roads and associated infrastructure within New South Wales. The RMS manages almost 18,000km of Federal and State Roads; approximately 3,000km of regional roads and relevant corridor assets within the State; as well as all traffic signals in NSW (RTA, 2010).

### Our Public and Private Transport Network

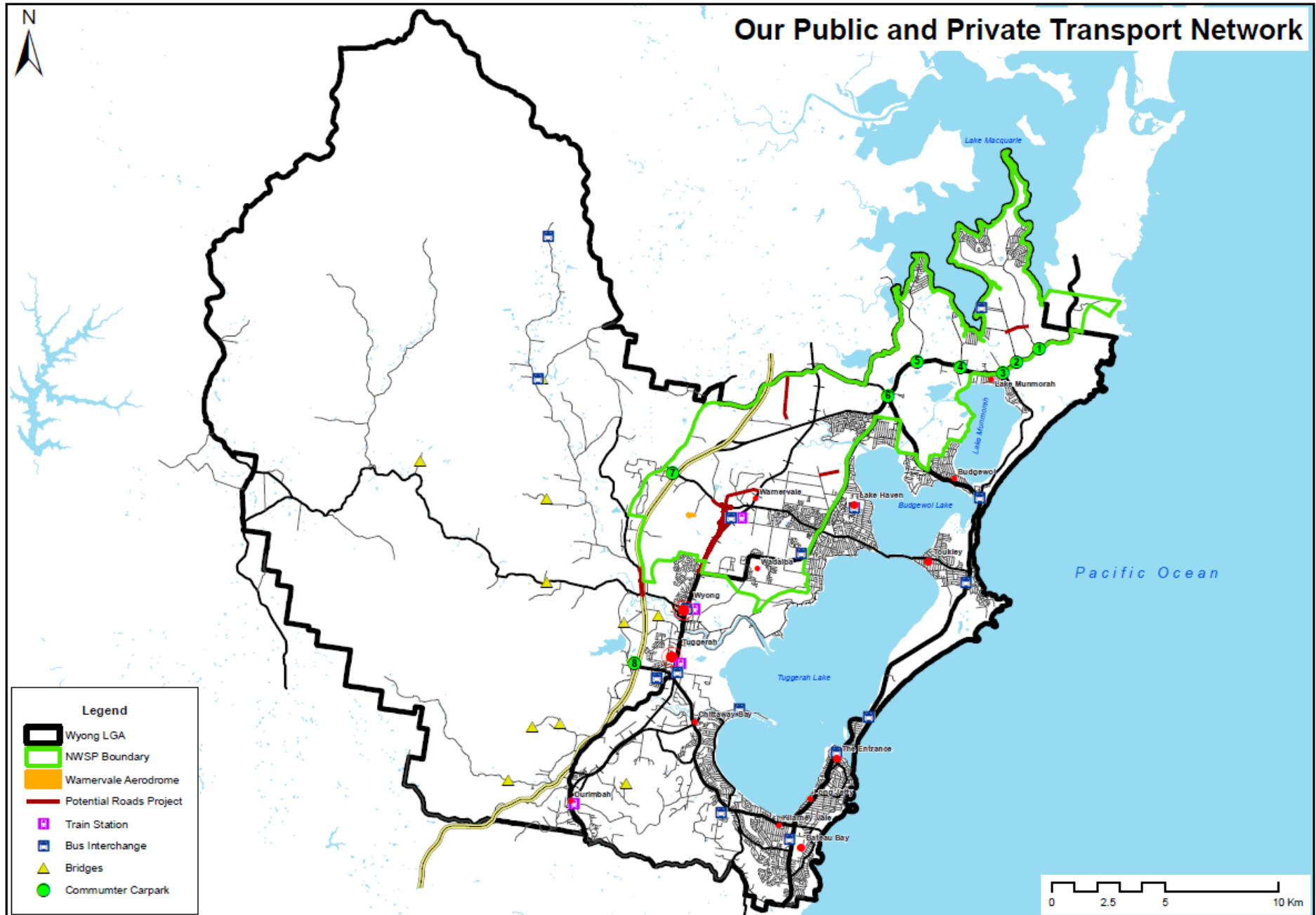


Figure 11: Our Public and Private Transport Network

**Issues:**

**What are the current and foreseeable issues that impact upon the delivery of an appropriate ROAD NETWORK for Wyong LGA?**

**Projected Population Growth**

The Department of Planning & Infrastructure (DP&I), through the Central Coast Regional Strategy (CCRS), requires Wyong LGA to accommodate an additional 70,000 residents in 39,500 new dwellings over the next 20 years, within existing centres and new urban release areas. Traffic congestion along key routes is already an issue for Wyong LGA, therefore any population increase will ultimately reduce the capacity of our road network and add to traffic congestion on a number of major roads, including Wyong Road and the Central Coast Highway. Furthermore, development in future urban release area precincts will require the provision of new road infrastructure, and a large proportion of urban release areas do not promote the use of public transport. Future new release areas are therefore anticipated to add to the existing congestion of our road network.

**Deterioration of our network due to increased traffic**

Increased population has generated increased traffic movements on the LGA’s roads, causing deterioration of some road infrastructure within the LGA. In addition, increasing employment activity generates increased truck movements which cause a disproportionate share of road deterioration. Increasing population in the future will lead to further increases in traffic movements and therefore further deterioration of the road infrastructure, resulting in greater maintenance and replacement costs for all levels of Government, however Council will be hardest hit with future maintenance costs due to the area of Regional and Local Roads for which it is responsible. Discouraging the dispersed nature of the LGA’s settlement patterns by locating higher density development within our existing centres and/or next to transport nodes or main roads will assist in reducing this damage, as well as the cost of future construction and future maintenance.

2/3 of domestic freight in Australia is hauled by road (Department of Foreign Affairs and Trade,

**Accessibility**

Wyong LGA currently has only four interchanges providing access to urban centres. Access to the Wyong-Tuggerah Major Centre is undertaken via the Tuggerah or Sparks Road interchanges. Accessibility to the F3 Freeway is limited for those residents living within the north of the LGA, as the partial Doyalson Interchange limits access to and from the F3 Freeway from areas in the north of the LGA. Additional access interchanges to the F3 Freeway will be needed to cater for the increased population. In addition, population and employment growth associated with the new

63.6% of the working population travels to their employment by private car (ABS, 2006)

Warnervale Town Centre and Wyong Employment Zone will require further upgrades to the Sparks Road Interchange to accommodate the additional vehicle trips. In addition, better connections to the Sydney road network (M2 and M7) are required to reduce congestion at the southern end of the F3 Freeway.

**Safety and Efficiency**

The two direct routes between Sydney and Newcastle, the F3 Freeway and Pacific Highway, are susceptible to major disruptions from traffic incidents and natural events such as bushfire. In addition to identifying additional routes between the two major cities, mitigation measures to improve safety and efficiency of these roads is required.

**Informal Commuter Carparking**

Rising petrol prices and increased congestion on the arterial road network is considered to have contributed to increased car pooling and the appearance of informal commuter parking arrangements at key interchanges along the F3 Freeway and the State Road network. Such localities include the Sparks Road and Tuggerah Interchanges; and intersections at the Pacific Highway/Wyee Road, Doyalson and the Pacific Highway/Kanangra Drive, Crangan Bay. These facilities are for the most part used for informal carpooling arrangements. Formalised commuter carparking is required at the Sparks Road and Tuggerah Interchanges to cater for this demand.

**Planning for our Population:**

**How do we plan for improvements to the ROAD NETWORK in light of the issues identified?**

**Planning Strategies**

39,500 new dwellings are to be provided over the next 20 years, contained within existing Town Centres, including Tuggerah-Wyong Major Centre; The Entrance, Long Jetty and Toukley; and within future urban release areas. Planning Strategies for redevelopment of our Town Centres can serve to identify and prioritise areas of need in respect to transport related issues. Furthermore, the LEP review will identify needs and mechanisms to improve existing road systems and provide new road systems. In particular, by identifying future growth areas within the Wyong LGA, new and upgraded roads can be constructed to the appropriate standard to meet future demand and reduce deterioration and overall maintenance costs.

**Lobby Federal and State Government for improved road infrastructure**

Council is limited in its ability to influence decisions on the Federal and State Road networks. In this regard, Council has adopted an advocating approach through a strong working relationship with the RMS. With 39,500 new dwellings and 70,000 new residents expected over the next 20 years, difficulty in accessing the F3 Freeway will be exacerbated, particularly with regard to increasing populations within our Town Centres.

For example, Wyong and Tuggerah townships are identified as a Major Centre by the CCRS. As such, Wyong Central Business District has increased in importance as the civic and administration hub for the LGA. Increased residential densities and commercial developments within this Major Centre will require the provision of a full interchange to the F3 Freeway at Alison Road, Wyong; further upgrades to the Tuggerah Interchange and feeder roads; as well as upgrades to the Pacific Highway. In relation to The Entrance/Long Jetty centres, upgrading of the Central Coast Highway through Long Jetty is required to encourage occupancy of the existing vacant shops and apartments and generate further development on The Entrance Peninsula. Council will continue to advocate with the RMS for the delivery of essential State Road improvements in line with projected growth.

Accessibility to future residential and employment lands proposed within the NWSSP area will also require significant road improvements and new road accesses to be constructed. Appropriate linkages to areas within the north of Wyong LGA will need to be facilitated by the provision of a full F3 Freeway interchange at Doyalson and Bushells Ridge Road, Bushells Ridge to accommodate future growth. Growth within the Warnervale area will require further upgrades to the Warnervale Interchange and feeder roads.

The cost of providing these roads and interchanges is significant, and careful planning needs to be carried out in anticipation of the need for this infrastructure. Council needs to ensure that the costs are dispersed across Federal, State and Local Government, as well as ensuring that a proportion of the costs are borne by new residents as part of Section 94 Development Contribution Plans. Council will continue to lobby the State Government for improved road transport connections both within and to and from Wyong LGA. This will also include continued support for F3 widening to three lanes in both directions as well as the Outer Sydney Orbital transport corridor linking the F3 to the M7.

### Improved Safety and Efficiency

The following improvements to safety and efficiency of the road network include:

- Real time information signage provided on key State and Regional roads, including the F3 Freeway, used to convey potential hazards and significant delays to motorists. To improve the safety and efficiency of the entire road network, Council recommends additional signage at locations on the arterial road network, including Wyong Road.
- Council, in partnership with the RMS, participates in the Local Government Road Safety Program (LGRSP), including joint funding of a Council Road Safety Officer to undertake road safety education and address local road safety issues. The Action Plan for the Road Safety Officer under the LGRSP includes education programs that cover:
 

a Speeding	b School Based programs
c Drink Driving	d Bicycle Education
e Pedestrian safety	f Learner Driver Education
g Restraints	h Seniors safety.
- CARES program - Wyong Shire Council, Gosford City Council, NSW Police initiative.

- Road Safety Auditing - numerous Council staff are accredited road safety auditors.
- Safe Systems Approach (SSA) - Council is working towards a SSA.

### Formalised Commuter Carparking

Formalised commuter parking for motorists using the F3 Freeway and other major roads promotes safe and sustainable road transport through carpooling. Whilst upgrading the Pacific Highway through Ourimbah, the RMS provided a formalised commuter car park at the Ourimbah Interchange, and Council is advocating for the provision of commuter car parks at various locations throughout Wyong LGA. Preliminary investigation has identified the following potential sites for formal commuter carparking areas to be used for car pooling and 'Park-n-Ride' with the local bus services:

- Kanangra Drive and Pacific Highway, Gwandalan
- Chain Valley Bay Road and Pacific Highway, Chain Valley Bay
- Elizabeth Bay Drive and Pacific Highway, Lake Munmorah
- Tall Timbers Road and Pacific Highway, Lake Munmorah
- Rutleys Road and Pacific Highway, Mannering Park
- Wye Road and Pacific Highway, Doyalson
- Sparks Road and F3 Freeway, Warnervale
- Wyong Road and F3 Freeway, Tuggerah.

Council will approach the State Government and advocate for provision of formalised commuter car parking areas for major roads.

### Local Area Traffic Management Plans (LATM)

A Local Area Traffic Management Plan (LATM) is concerned with the planning and management of the usage or road space within a local area, and considers modification to street and street networks to consider the current needs of local residents. A LATM should be developed and/or upgraded for existing developed areas and future urban release areas to ensure the safety and efficiency of the local road system.

### What are other Government Authorities currently doing?

#### Draft Central Coast Regional Transport Strategy

Transport NSW recently released the draft Central Coast Regional Transport Strategy which sets out the Government's priorities for improving the arterial road network and making the public transport network more reliable and attractive. Key proposals in relation to the road network include:

*To 2012*

- Investigate opportunities for formal parking arrangements at specific interchanges along the F3 to support car pooling.

*2012 to 2020*

- Continue planning upgrades including F3 widening; F3/Wyong Road interchange; Doyalson Link; Wyong Road/Pacific Highway Intersection.

- Conduct initial feasibility and corridor identification for the Outer Sydney Orbital transport corridor linking the F3 to the M7.
- Explore private financing options for the F3 to M2 link.

2020 to 2036

- Continue to focus on improving the safety and reliability of the road network
- Continue detailed planning for a future Outer Sydney Orbital transport corridor linking the Central Coast to the North West and South West Growth Centres.

### RMS Regional Traffic Model

In 2010, the then RTA engaged traffic consultants to construct a regional traffic model for the Central Coast region. The model will continue to be utilised to predict the impacts of future traffic growth and identify strategic road network improvements. More detailed traffic, transport and road safety assessments will be undertaken to inform local planning.

### Planned Upgrades to the existing Network

Significant queuing occurs at the Tuggerah F3 Freeway interchange, causing delays and safety concerns. The RMS is currently upgrading the interchange, providing a new F3 entry ramp for northbound traffic, a new roundabout at the southbound entry/exit ramp intersection with Wyong Road; new traffic lights at the northbound entry/exit ramp intersection with Wyong Road, and a formal commuter carpark.

### National Road Safety Strategy (NRSS)

The NRSS, prepared by the Australian Transport Council (2011), outlines broad directions for road safety, initiatives for Safe Roads, Safe Speeds, Safe Vehicles and Safe People, and a range of options for further consideration as the strategy progresses. The NRSS is framed by the guiding vision that no person should be killed or seriously injured on Australia's roads. As a step towards this vision, the strategy presents a 10-year plan to reduce the annual numbers of deaths and serious injuries on Australian roads by 30%.

### Black Spot Funding/Roads to Recovery Funding

The Federal Government has provided funding to improve road safety and functionality as part of the Nation Building Program under both the Black Spot and Roads to Recovery funding programs.

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

### What provisions can be incorporated into our Planning Instruments that will help facilitate our vision for an improved ROAD NETWORK?

#### Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for the road network:

- Incorporate mandated provisions in relation to the permissibility of roads within any land use zone prescribed by Wyong LEP 2013.
- Incorporate model local clause Part 6 Urban Release Area to ensure that satisfactory arrangements are made for the provision of state infrastructure such as roads, before the subdivision of land in an urban release area.
- Ensure car parking is a permitted land use activity within nominated areas within the provisions of the Wyong LEP 2013, in order to make it easier to establish commuter carparking areas. This will need to occur in close consultation with the RMS and may require a later amendment to Wyong LEP 2013.
- Clause 5.1 Relevant Acquisition Authority within Wyong LEP 2013 provides for the acquisition of land for public purposes, such as roads and carparking. The Land Reservation Acquisition Map will identify the parcels required for acquisition.

### Wyong DCP 2013: Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for the road network:

- Clause 6.3 – Development Control Plan of model local clause Part 6 Urban Release Area requires a DCP be developed for any area identified as a new urban release area. In this regard, the model local clause, and subsequently Wyong LEP 2013 will ensure that a relevant DCP provides a staging plan for the provision of necessary infrastructure; and an overall transport movement hierarchy which illustrates 'major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.
- It will also be essential for developments to promote modes of transport other than the private motor vehicle. This will be promoted through the development of a new Parking and Access chapter in Wyong DCP 2013 to replace the existing Carparking chapter. For example, this will include provision for reduced parking requirements around transport nodes and Traffic Impact Studies allowing a reduction in parking requirements where appropriate public transport is available.

### Key Considerations:

### 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.*

**Strategic Actions and Local Initiatives:**
**OUR ROAD NETWORK**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP				
			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>Improving commuter hubs along the freeway. These should be planned and designed to encourage carpooling and should provide safe, easy parking for vehicles, bicycles and buses. Some hubs should have kiosks selling coffee and newspapers.</p> <p>SP - Ongoing upgrading of roads in the region including The Entrance Road and Pacific Highway.</p> <p>SP - Improving the F3 links to Sydney to three lanes in each direction in partnership with the Federal Government.</p> <p><b>6.13</b> Implement key NSW government initiatives and guidelines, including Action for air, NSW industrial noise policy, Noise and vibration guidelines and Environmental criteria for road traffic noise.</p> <p><b>10.4:</b> The RMS is to continue to plan for and implement upgrades to the Pacific Highway, the Central Coast Highway, Terrigal Drive, Avoca Drive and Sparks Road and to incorporate bus priority and cycleway initiatives where justified and feasible.</p> <p><b>10.6:</b> Assess and evaluate proposals to widen parts of the F3 Freeway. Progress investigations into the F3 Freeway and M2 Motorway connection. As a result of the Federal Government's review of the F3 Freeway and M7 Motorway corridor selection and the AusLink corridor strategies – Sydney urban corridor strategy (2007) and Sydney-Brisbane corridor strategy (2007) – undertake preliminary planning for a new connection from the M7 to north of the Hawkesbury River. The Department of Transport will also participate in these reviews.</p> <p><b>10.9:</b> Councils and the DP&amp;I are to ensure there is sufficiently zoned employment land near major transport nodes to meet targets set by the Regional Strategy, through the preparation of LEPs and the NWSSP.</p> <p><b>10.13:</b> Councils in conjunction with State Government will develop strategies that identify future improvements to the capacity of road, rail and bus services to cater for population growth, and to identify infrastructure investment priorities in conjunction with future reviews of the Regional Strategy.</p> <p><b>10.14:</b> The NSW Government, in partnership with councils and the community, to develop and implement TravelSmart and other travel demand management initiatives including those focused on major trip generating land uses.</p>	
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		
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		
TR04	Approach the State Government and advocate for the provision of improved information signage and intelligent systems on the arterial road network.	SG					X		
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		
TR06	Approach the State Government and advocate for funding assistance for completion of the Link Road, from Watanobbi to Warnervale.	SG/FG					X		
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		

## Planning for OUR PUBLIC TRANSPORT SYSTEM

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR PUBLIC TRANSPORT SYSTEM?



#### Background to OUR PUBLIC TRANSPORT SYSTEM:

The community is increasingly aware of the social, environmental and economic costs of reliance on private motor vehicle use. Urban areas dominated by road infrastructure to accommodate high car usage rates generally suffer poor amenity and congestion. Public transport can make more efficient use of space and energy and be more cost effective than private vehicles, as well as providing mobility for a wider range of people (Department of Urban Affairs and Planning, 2001). When employment, housing, retail, leisure activities and services are concentrated in accessible centres, there is more use of public transport than in areas where these facilities and activities are dispersed. Within and close to these centres, people are more likely to walk or cycle for short trips and to use public transport for longer journeys. Concentrating activities lets people make a single trip for a range of purposes, with walking or public transport more attractive options.

#### The Railway Network

Wyong LGA is serviced by the Newcastle-Sydney Railway Line, a key link for travel within the Central Coast as well as to Newcastle and Sydney, with more than 7,500 people travelling by train daily to work in Sydney (Transport NSW, 2010), with a smaller number of residents commuting daily to the Hunter Region. There are four railway stations located within the Wyong LGA, with major stations at Wyong and Tuggerah, and smaller stations located at Ourimbah and Warnervale. Wyee station (in Lake Macquarie LGA) is also used by residents from the northern part of Wyong LGA. This will significantly increase as a result of the NWSSP. In addition, a new railway station is proposed at a site north of Sparks Road, in conjunction with the development of the Warnervale Town Centre.

#### Unsolicited Proposed Upgrade of Existing Warnervale Railway Station

An unsolicited proposal has been submitted to the NSW Government and Council for the upgrading of the existing Warnervale Railway Station. The key components of this proposed upgrade include extended railway platforms and a pedestrian overpass. Further upgrades are presented subject to the proponent receiving retail rights across the platform, which include construction of a commuter carpark and shared pathway links. If successful this would facilitate closer settlement options in the vicinity of the Warnervale Village. Council has endorsed the proposal however this does not diminish the importance of the State Government funding construction the North Warnervale Railway Station in conjunction with the development of the Warnervale Town Centre.

#### The Bus Network

Commercial contracts are the primary mechanism used to provide bus services on the Central Coast. Bus servicing within Wyong LGA is provided by private bus operators: Red Bus Services, Busways, and through a subcontract to Coastal Liner Coaches. The bus network provides a key connection for areas not serviced by rail, with connections to rail services at Gosford, Tuggerah, Wyong and Wyee.

#### Issues:

## What are the current and foreseeable issues that impact upon the delivery of PUBLIC TRANSPORT within Wyong LGA?

### Route and Servicing Efficiency

In the Community Strategic Plan (Wyong Shire Council, 2011), residents reported that travel around the LGA is difficult without a motor vehicle. Reliance upon public transport is problematic, as this can be costly and there is often a lack of coordination between bus and rail transport in terms of routes, scheduling and connections, increasing travel times significantly. This is a particular issue for young people and the elderly, particularly in light of the need to use various bus and train services in order to reach a desired location.

### Safety

Lack of public transport ancillary infrastructure, such as bus shelters, contributes to poor public transport patronage. There are safety concerns associated with isolated, unlit bus stops; commuter car parks; as well as safety concerns regarding the Warnervale level railway crossing. Safety issues will continue to increase as the population increases.

### Commuter Carparking and Other Associated Infrastructure

Commuter car parks for rail commuters are available at Warnervale, Tuggerah, Wyong and Ourimbah railway stations, however studies indicate that Warnervale and Tuggerah commuter car parks are undersized, particularly in light of anticipated public transport patronage due to population growth.

### Rising Fuel Costs

When private motor vehicle running costs increase, public transport becomes a more viable option. Rising fuel costs are likely to create a greater demand and need for public transport services. This needs to be considered in planning for our future population.

### Ageing of the Population

Wyong LGA has a high proportion of the population aged 65 and over, a population that generally has decreased car ownership and increased dependency on the public transport network. Similarly, the lower socio-economic profile of the LGA also results in increased public transport, which needs to be considered in planning for our future population.

### Planning for our Population:

## How do we plan for improvements to PUBLIC TRANSPORT in light of the issues identified?

### Lobby Federal and State Government

As Council is not a direct provider of public transport services, our ability to influence decisions to improve the public transport network is limited, and therefore an advocacy role must be adopted. Council will continue to lobby the State Government for improved public transport, for example:

- To ensure that the Warnervale Town Centre railway station and bus interchange are designed and constructed for transport requirements to 2031.
- To ensure that adequate commuter car parking is provided at the new Warnervale Town Centre railway station, as soon as the station is operational.
- To ensure safety issues are resolved, such as the Warnervale level railway crossing.
- To ensure planning and implantation of the high speed train service proposal linking Williamtown and Sydney, with a stop within Wyong LGA.

### Rapid Transit Corridors

Better connections are required between existing urban settlements in the Wyong LGA, to reduce travel time and also to service future development areas. The State Government, in conjunction with Council, needs to identify future rapid transit corridors and protect these from future development.

### Ancillary Infrastructure

Ancillary infrastructure such as new rail and/or bus Park and Ride Facilities, dedicated transit/bus lanes and new bicycle lanes needs to be provided particularly on major road improvement projects and new road developments as part of urban release areas. In order to facilitate express bus routes, 'Park-n-Ride' facilities are required at strategic locations within the Wyong LGA. Bus shelters are also an important component of providing improved amenity to public transport users, and provision for bus shelters needs to be incorporated into future amendments to Wyong DCP 2013. See discussion under the heading 'The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013'.

### Commuter Carparking

There is a demand for commuter car parks to be provided so that they can be utilised as parking areas for 'Park-n-Ride' facilities in conjunction with express bus lanes. Council will continue to lobby the State Government for improved commuter car parking facilities at all railway stations within the Wyong LGA.

## What are other Government Authorities currently doing?

### Draft Central Coast Regional Transport Strategy (CCRTS)

Transport NSW (now Department of Transport) recently released the draft CCRTS which sets out the Government's priorities for improving the arterial road network and making the public transport network more reliable and attractive. Key proposals in relation to the public transport network include:

#### To 2012

- Commence North Warnervale Railway Station and Transport Interchange by 2012/13.
- Investigate options for commuter car parking at North Warnervale Railway Station.

#### 2012 to 2020



- Complete North Warnervale Railway Station and Transport Interchange by 2015/16.
- Plan for commuter car parking at North Warnervale Railway Station.
- Prepare a North Wyong Bus Servicing Strategy.
- Deliver bicycle and bus infrastructure for all major road enhancements.
- Investigate options to undertake further interchange upgrades.
- Complete Tuggerah Railway Station upgrade.
- Fund acquisition of CCTV cameras and duress alarms on regular route bus services.
- Monitor the need and potential for implementing new Strategic Bus Corridors as frequencies and patronage grow on the initial key corridors.

#### 2020 to 2036

- Investigate options for fast rail connections in the long term.
- Progressively implement the North Wyong Bus Servicing Strategy.
- Pursue further improvements to the Sydney-Newcastle rail corridor.

#### Route and Servicing

In November 2010, Transport NSW (now Department of Transport) increased the frequency of bus servicing on the Central Coast by approximately 30%. Other improvements include better connections to rail service for residents in the north of the LGA and a significant increase to Sunday services. In addition, the draft CCRTS identifies strategic bus corridors within Wyong LGA and the wider Central Coast region.

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

#### What provisions can be incorporated into our Planning Instruments that will help facilitate our vision for increased PUBLIC TRANSPORT patronage?

##### Wyong LEP 2013

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

- As previously stated, model local clause Part 6 Urban Release Areas was developed by the Department of Planning (now DP&I) to ensure that consideration to the provision of required infrastructure and planning for urban release areas is undertaken prior to the issue of development consent. Incorporating Part 6 Urban Release Area, Clause 6.1 Arrangements for State Infrastructure within Wyong LEP 2013 will ensure that satisfactory arrangements are made for the provision of designated state public infrastructure before the subdivision of land in an urban release area.

##### Wyong DCP 2013: Development Controls for Wyong Shire

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

- Further to Part 6, Clause 6.3 – Development Control Plan requires a DCP chapter to be prepared for any area identified as being a new urban release area. This DCP is required to provide a staging plan for the provision of necessary infrastructure; and provide a Transport Management Plan to show how the proposal will encourage modes of travel, other than private car, including an overall transport movement hierarchy which illustrates ‘major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.’
- In light of Wyong Shire Council’s Sustainability Principles, Council is supporting the provision of increased public transport systems to promote patronage amongst its residents. In this regard, future amendments to Wyong DCP 2013 will include a chapter on Parking and Access which will establish guidelines for Public Transport and require major developments and planning proposals to provide a Transport Management Plan to indicate how developments will encourage modes of travel other than the private vehicle.
- Requirements for the provision of facilities for public transport as part of major new residential or employment generating developments needs to be incorporated into future amendments to Wyong DCP 2013. The most appropriate chapter of Wyong DCP 2013 for this requirement is the Parking and Access chapter.

#### Key Considerations:

##### 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.*

**Strategic Actions and Local Initiatives:**
**PUBLIC TRANSPORT SYSTEM**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.			
TR08	Approach the State Government and advocate for identification of locations for rapid transport corridors.	SG					<ul style="list-style-type: none"> <li>▪ Ensuring public and private bus services are timely, clean, safe and affordable. They should service schools, workplaces and commercial centres and major community events along with entertainment venues during off-peak times such as large clubs, hotels, tourist centres and festivals.</li> <li>▪ Upgrading train and public transport services between Williamtown and Sydney Central ensuring the service is safe, timely and reliable. This should include a very fast train during peak hours that will decrease travel time to Central by 30%. Local shuttle trains should run every 20 minutes.</li> <li>▪ Improving and linking the bicycle/shared pathway network and related facilities to encourage more cycling opportunities. This includes improved road crossings, signage and installing lockers and showers at key centres. Businesses should also provide financial incentives for the purchase of bicycles.</li> <li>▪ Improving commuter parking at railway stations. This should focus on being safe, accessible and appealing. Landscaping and bicycle facilities should also be provided.</li> <li>▪ SP - Creating a better public transport system including new outer suburban train carriages, upgrades of the Tuggerah station, rail maintenance upgrades and better local bus services.</li> </ul>	<p><b>10.1:</b> The Department of Transport, the RMS and local councils are to implement the strategic bus corridors with improved bus priority on all corridors.</p> <p><b>10.2:</b> The NSW Government is committed to planning and delivering a new town centre, including the station and interchange. Bus services that reflect the centre's important role as a town centre will be introduced.</p> <p><b>10.3:</b> For centres that are subject to redevelopment strategies, councils are to identify, in consultation with the Department of Transport, passenger interchanges that are centrally located, visible from public areas, integrated into overall centres and well connected to both pedestrian and bicycle paths.</p> <p><b>10.7:</b> The NSW Government is to continue to improve the reliability and increase the capacity of rail services by continuing to implement the Rail Clearways project, in accordance with the State Plan.</p> <p><b>10.8:</b> The NSW Government is to facilitate greater use of rail for freight movement and reduce the impact of road freight movement by promoting greater efficiency of road freight movements and developing a series of strategies to reduce emissions from diesel vehicles, reduce noise impacts from freight movements, activities around the domestic inter-modal terminals, as well as the movement of construction materials and bulk fuel.</p> <p><b>10.10:</b> Concentrate employment in areas that allow for efficient public transport servicing, such as centres and specialised key nodes.</p> <p><b>10.11:</b> Council and the NSW Government to investigate opportunities for additional or improved forms of regional public transport, subject to future funding.</p>	
TR09	Approach the State Government and advocate for the replacement of the level railway crossing at Warnervale, with a grade separated facility.	SG							
TR10	Approach the State Government and advocate for the provision of adequate commuter parking at train stations, including North Warnervale.	SG							
TR11	Approach the State Government and advocate for the upgrading of Tuggerah and Ourimbah Train Stations.	SG							
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							
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							
TR14	Approach the State Government and advocate for increased services to Ourimbah Station for improved access to the University of Newcastle/TAFE Institute.	SG							
TR15	Approach the State Government and advocate for the construction of North Warnervale Train Station.	SG							
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							
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							

## Planning for OUR BICYCLE and PEDESTRIAN NETWORK

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR BICYCLE AND PEDESTRIAN NETWORK?



#### Background to OUR BICYCLE AND PEDESTRIAN NETWORK:

People should be able to walk, cycle and use public transport, and not rely solely on private cars (Department of Urban Affairs and Planning, 2001). Footpaths, bicycle lanes and shared pathways play a key role in providing transport options and improving the quality of life for our residents. In addition to promoting recreational activity, the provision of footpath, bicycle and shared pathway infrastructure encourages healthy lifestyles, improves the liveability of our urban areas, provides alternative forms of transport, facilitates improved access to key destinations within our LGA and promotes sustainability (Department of Urban Affairs and Planning, 2001).

Footpaths are off-road paths principally designed for foot traffic, mostly located in road reserves and are used for a wide range of trip purposes. There are approximately 154 km of constructed footpaths in Wyong LGA (Wyong Shire Council, 2010). Shared Pathways are identified for shared use by pedestrians, cyclists and motorised mobility vehicles. In 2010, Wyong LGA had approximately 107 km of shared pathways for use by both pedestrians and cyclists (Wyong Shire Council, 2010).

**On-Road Bicycle Lanes are primarily used by competitive cyclists for athletic training.**  
(WSC On-Road Bicycle and Shared Pathway Strategy, 2010)

On-road bicycle lanes are generally located on the side of the roadway, identified by painted white lines and bicycle symbols and sometimes with signage to highlight its use. There are approximately 50 km of on-road bicycle lanes throughout the Wyong LGA, predominately located along major roads, such as the Central Coast Highway. They are used primarily by commuters and athletic training (Wyong Shire Council, 2010).

The existing footpath, bicycle and shared pathway network is fragmented and lacks connectivity, particularly between key destinations. As a result, the network has limited use, especially in its ability to be effectively used to connect communities or as an alternative transport option. However, key connections have been identified as part of the On-Road Bicycle and Shared Pathway Strategy (Wyong Shire Council, 2010).

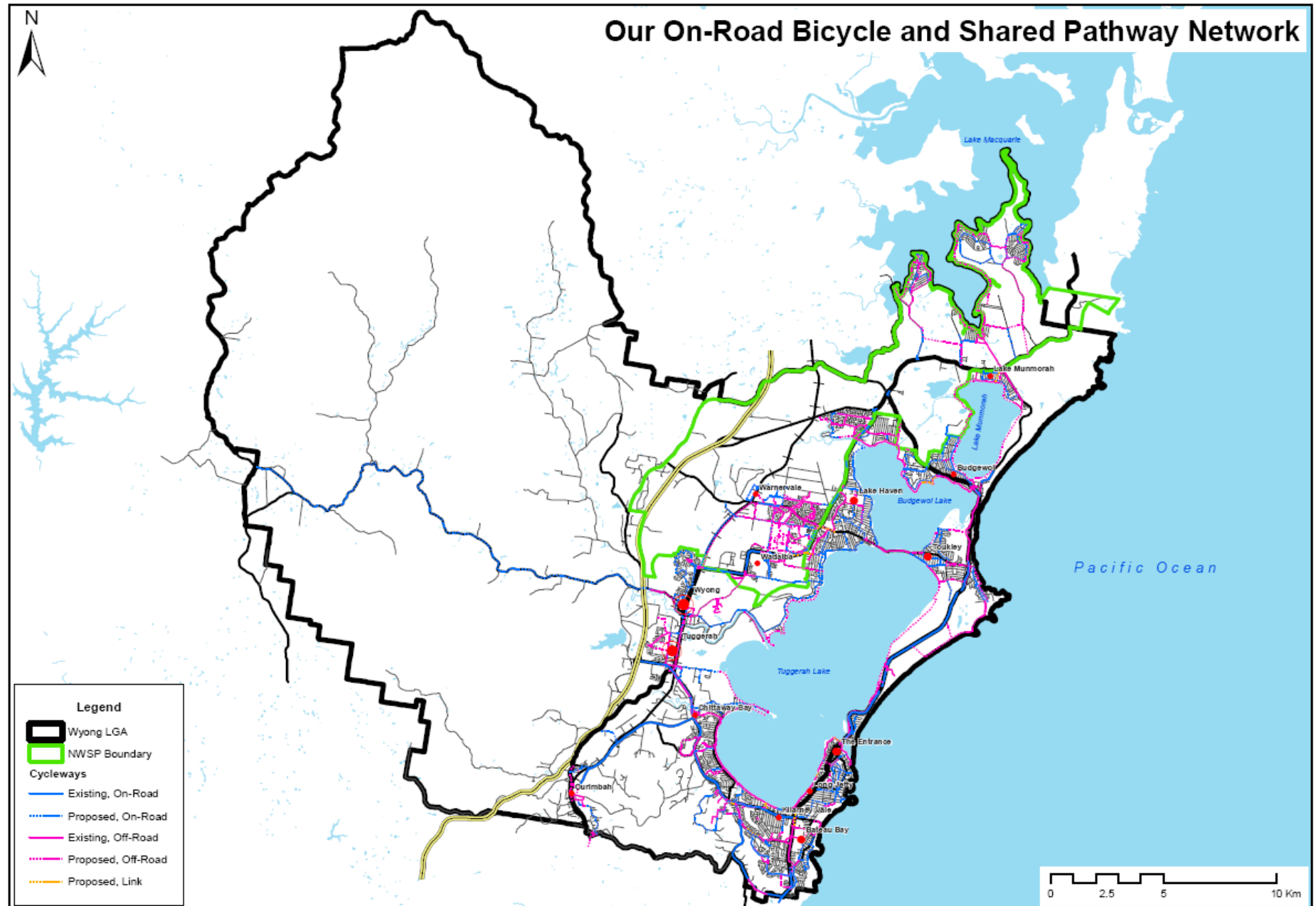
#### Issues:

#### What are the current and foreseeable issues that impact upon the delivery of our BICYCLE AND PEDESTRIAN NETWORK?

##### Geographic Limitations

- The geographic size of the LGA and the topographic, safety and ecological challenges in designing and constructing pathways in certain locations throughout the LGA;
- The existing pedestrian, bicycle and shared pathway network is fragmented and currently lacks connectivity to key destinations. The network is readily accessible only to a small proportion of the LGA residents.

Figure 12: Our On-Road Bicycle and Shared Pathway Network



### Construction Costs

- Due to the geography of the LGA, significant construction costs are involved in delivering an integrated pedestrian, bicycle and shared pathway network
- Developer reluctance to supply pedestrian, bicycle and shared pathway infrastructure
- The ability to provide end of trip facilities to make cycling more accessible
- The ability and cost of installing bicycle infrastructure on the existing road network.

### Maintenance Costs

- The cost in maintaining the expanding asset/network – the ability to provide safe and clean surfaces which encourage pedestrian and bicycle use.

### Conflicts with Other Road Users

- The prioritisation and provision of road infrastructure over other transport modes
- The opposition of many motorists to providing road space for bicycles and lack of safety for cyclists utilising the road network, including squeeze points at bridges, intersections and roundabouts
- The conflicting needs of pedestrians, cyclists and motorised mobility vehicles
- The impact of other service infrastructure (e.g. water, gas) on the space available for pedestrian, bicycle and shared pathway infrastructure.

### Public Perception

- The quality and history of fragmented pedestrian and bicycle infrastructure development and the challenge in making walking and cycling more attractive.

### Ageing Population

- Our ageing population and the increased use of motorised scooters as personal transport and the subsequent increased demand for shared pathways.

### Planning for our Population:

## How do we plan for improvements to the BICYCLE AND PEDESTRIAN NETWORK in light of the issues identified?

### General Planning for Bicycle and Shared Pathways

In order to provide a sustainable transport network, pedestrian, bicycle and shared pathway infrastructure needs to be connected, coherent, safe, direct, attractive and comfortable. A coordinated network based on pedestrian, bicycle, motorised mobility vehicles will be crucial in making our settlement pattern work. To effectively plan and deliver an integrated network, a variety of actions will be necessary, including:

- Better integration of land use planning, transport planning and development: Incorporating provisions into planning strategies will ensure infrastructure is provided 'up-front' and reduce the difficulty and cost of retro-fitting infrastructure.

- Providing a clear way-finding system for the network, end of trip facilities and other infrastructure which promotes, complements and supports pedestrian and bicycle use is essential in delivering a network that caters to residents, businesses and visitors.
- Ensuring planning and development incorporates all relevant transport modes. Improving access by walking, cycling, motorised mobility scooters and public transport must receive equal or greater consideration than private vehicle access.
- Ensuring infrastructure provides direct connections to key destinations and facilities.
- Ensuring key design issues such as pathway widths; clearances; surface treatment; line marking; intersection treatments; road crossings; signage/way-finding; lighting; landscaping; and supporting infrastructure, are comprehensively addressed.
- Increasing the level of resources for infrastructure development and ongoing asset maintenance. This will be essential in addressing the backlog of pathways and gaps within the network and in providing a safe and usable network.
- Develop partnerships with community, business and government agencies in the delivery, promotion, education and support of bicycle and shared pathway infrastructure. This may include end-of-trip facilities such as secure bicycle racks and showering facilities at work places in addition to pathway infrastructure.

Council has a number of key infrastructure programmes and strategies in place to support new and encourage improvements to the quality of the pedestrian, bicycle and shared pathway network within the LGA. Specific Council initiatives include the Annual Footpath and Shared Pathways Programme which aims to provide integrated networks throughout the LGA; and identify priority projects.

In addition, major developments including new urban release areas are vital in improving the pedestrian, bicycle and shared pathway network within Wyong LGA. Planning Agreements and Section 94 Development Contributions Plans enable footpaths, shared pathways and on-road cycleways to be provided by the development industry and improve linkages to key community facilities and/or access to Council's wider network. In terms of providing on-road bicycle infrastructure, Council where possible, attempts to provide new on-road bicycle lanes, shared pathways and supporting infrastructure during major road improvements. These improvements expand and support the existing network.

The ongoing maintenance of the pedestrian, bicycle and shared pathway network is essential to ensure safety to users. Minor defects present a safety issue to pedestrians and bicycles users, as they are more likely to trip or lose control as a result of cracked and lifting pavements, gaps between road joints, intruding vegetation and build-up of debris than motor vehicles. Implementation of designated maintenance programs is essential to maximising community use of this infrastructure.

### On-Road Bicycle and Shared Pathways Strategy

In 2010, Council adopted the On-Road Bicycle and Shared Pathways Strategy to establish a policy framework to improve our on-road cycling and shared pathway network. The

Strategy identifies key recommendations considered necessary to achieve Council's vision in improving the quality of life of residents. The Strategy aims to:

- Guide the sustainable development of a connected on-road bicycle and off-road shared pathway network throughout Wyong LGA;
- Identify facilities and infrastructure necessary to support and encourage the use of on-road bicycle lanes and off-road pathways; and
- Support and encourage the use of bicycle lanes and shared pathways in Wyong LGA.

Council should incorporate the principles of the On-Road Bicycle and Shared Pathways Strategy into Wyong LEP 2013 and Wyong DCP 2013, as well review and update S.94 Contributions Plans and Voluntary Planning Agreements to allow developers to contribute to the development of the On-Road Bicycle and Shared Pathways Strategy.

### Liaise with the State Government

Council should continue to approach the State Government and advocate for:

- Improvement of pinch points and intersections on all classified state roads to encourage cycling and alleviate present problems.
- Construction, upgrading and maintenance of bicycle lanes on all State roads to encourage cycling and alleviate vehicle congestion.
- Additional funding to extend the pedestrian, bicycle and shared pathway network.

### What are other Government Authorities currently doing?

#### NSW Bike Plan

In 2010, the State Government released the NSW Bike Plan which describes the key actions and initiatives that will be undertaken over the next 10 years to deliver an improved bicycle network and cycling environment. NSW Bike Plan identifies a number of strategic actions which support Council's On-Road Bicycle and Shared Pathway Strategy and actions specific to the Central Coast. The strategy identifies the development of shared pathways around Tuggerah Lakes and Warnervale Town Centre as key projects.

#### Financial Support

Financial support, in the form of dollar for dollar matching funds was provided in 20010/11 via the RMS to help implement the Tuggerah Lakes shared pathway project. In terms of providing on-road bicycle infrastructure, the RMS where possible, provides new on-road bicycle lanes and supporting infrastructure as part of major road improvements. These improvements expand and support the existing network.

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

### What provisions can be incorporated into our Planning Instruments that will help facilitate our vision for the BICYCLE AND PEDESTRIAN NETWORK?

#### Wyong LEP 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for our bicycle and pedestrian network:

- Incorporation of model local clause "Development on the foreshore must ensure access" in Wyong LEP 2013 requires all future developments on the foreshore to provide access to the foreshore for a continuous public access.
- Incorporate model local clause Part 6 Urban Release Area to ensure that satisfactory arrangements are made for the provision of infrastructure such as pathways, before the subdivision of land in an urban release area.
- Consideration can be given to providing additional floor space provisions in future amendments to Wyong LEP 2013, for developments that incorporate end-of-journey facilities for bicycles, such as showers, lockers and bicycle storage.

#### Wyong DCP 2013: Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for our bicycle and pedestrian network:

- Model local clause 6.3 – Development Control Plan requires the preparation of a DCP for any new urban release area. A DCP can provide a staging plan for the provision of necessary infrastructure; and an overall transport movement hierarchy which illustrates major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.
- A DCP chapter on Parking and Access has been prepared, requiring major developments and planning proposals to provide a Transport Management Plan to indicate how modes of travel other than the private vehicle will be encouraged. The Parking and Access chapter proposes that developments providing facilities for modes of transport other than the private vehicle should have reduced car parking requirements, particularly in town centres.
- Requirements for the provision of facilities for cyclists and pedestrians as part of major new residential or employment generating developments will also need to be incorporated into future amendments to Wyong DCP 2013.

#### Key Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**
**BICYCLE AND PEDESTRIAN NETWORK**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>TR18</b>	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			Improving and linking the bicycle/shared pathway network and related facilities to encourage more cycling opportunities. This includes improved road crossings, signage and installing lockers and showers at key centres. Businesses should also provide financial incentives for the purchase of bicycles.	<b>6.19:</b> Councils and the NSW Government are to ensure that development in the NWSSP Area and in existing urban areas is designed to encourage use of sustainable forms of transport, including walking and cycling.  <b>10.12:</b> Councils and the NSW Government to work together to align walking and cycling networks with public transport routes to improve accessibility to public transport. This will include completion of the NSW Coastal Cycleway network.
<b>TR19</b>	Continue to implement the Wyong Shire On-Road Bicycle and Shared Pathway Strategy.	WSC					X		
<b>TR20</b>	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		
<b>TR21</b>	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		
<b>TR22</b>	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		

## Planning for WARNERVALE AERODROME

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF WARNERVALE AERODROME?



#### Background to WARNERVALE AERODROME:

The Warnervale Aerodrome is situated within the Wyong Employment Zone (WEZ). It can be characterised as a local scale airport facility based on its dimensions (970 metres long) and the relatively small types of aircraft (light or twin engine aircraft) that use a shorter runway. In December 1993, Council resolved to upgrade airport facilities by lengthening and widening the runway to 1800 metres and 150 metres respectively. The effect would be to raise the scale of the airport to a regional airport facility. In 1996, State Parliament passed the *Warnervale Airport (Restrictions) Bill*, placing restrictions on future aircraft movements, the length and siting of the runway, and any expansion of airport operations. In 2003, Council resolved not to continue with plans to expand the runway as it would not be viable to construct such a facility due to this legislation.

Council currently leases the land to Central Coast Aero Club Ltd until August 30 2021. The Warnervale Aerodrome will continue to operate as a local airport until such time that Council makes a decision on the ultimate future use of the site.

#### Issues:

#### What are the current and foreseeable issues that impact upon the WARNERVALE AERODROME or surrounding land use activities?

Planning for the Warnervale Aerodrome must consider the impacts of the operations upon surrounding development as well as Council's long-term plans for the site.

#### Obstacles and Noise Impacts

Buildings and other structures have the ability to interfere with flight paths, and noise impacts of airport operations can also adversely impact upon development. To facilitate appropriate land use planning in the vicinity of the airport, planning controls are required. These controls are based on Australian Noise Exposure Forecast (ANEF) contours and an Obstacle Limitation Surfaces (OLS) survey. ANEF contours are lines superimposed on maps that indicate various levels of exposure to noise at various points on the ground. An OLS comprises a series of contours relative to the scale of an aerodrome that identify the lower limits of airspace above which buildings, structures or objects can become obstacles to aircraft movements or operations. As can be seen by Figure 4.12, these planning controls have a large impact on the WEZ and its surrounds.

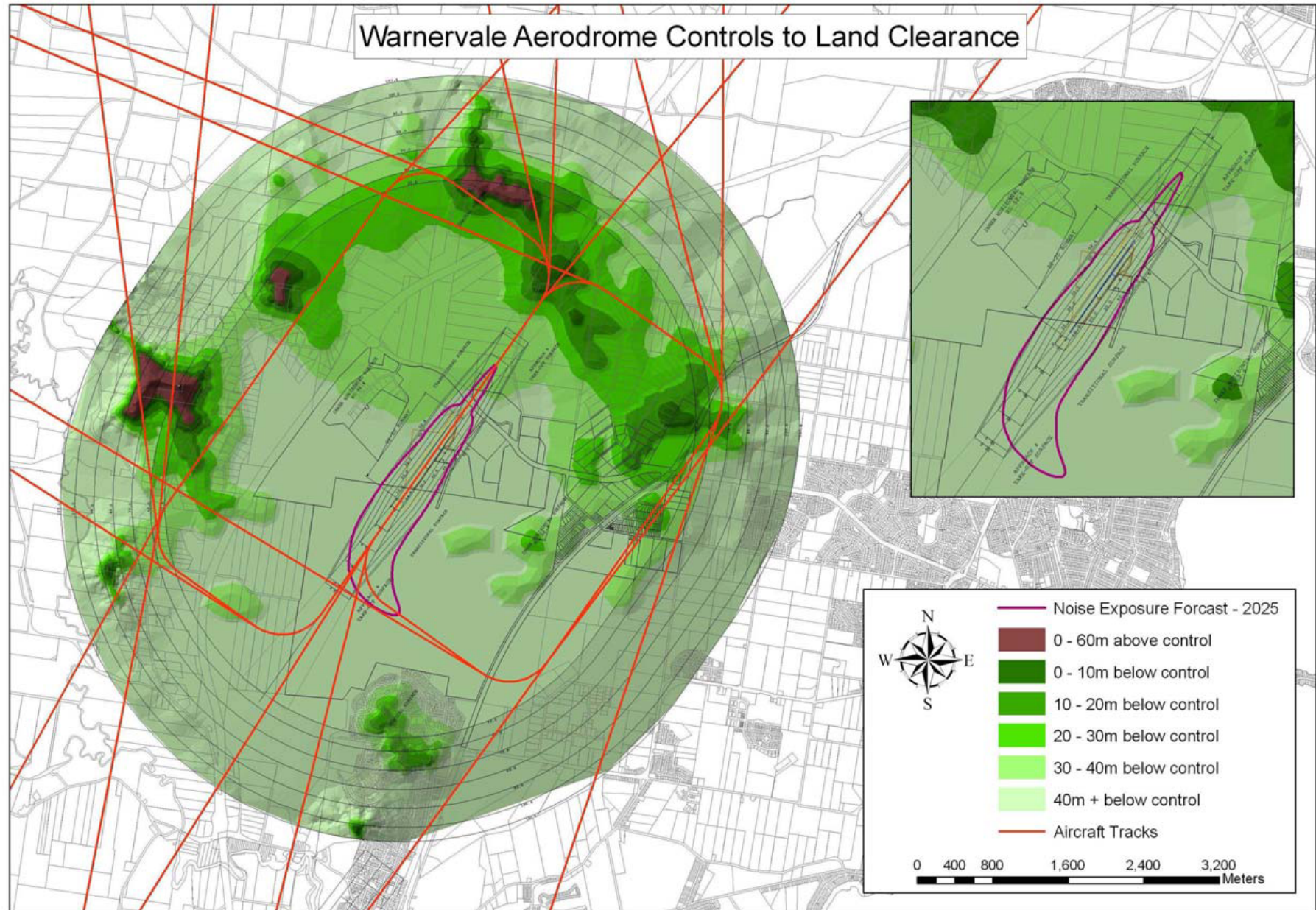
New developments proposed in the vicinity of the Aerodrome, including the WEZ, Warnervale Town Centre and Precinct 7A Urban Release Area are restricted in terms of height of buildings due to the proximity of the Aerodrome.

#### Long-Term Strategic Planning:

Given its location, consideration of the Warnervale Aerodrome has implications for land use planning within Wyong LGA, particularly the development of the WEZ; Warnervale Town Centre; and the release of the Precinct 7a Urban Release Area.



Figure 13: Obstacle Limitation Surface/Noise Effect Areas – Warnervale Aerodrome (Airbiz, 2006)



**Planning for our Population:****How do we plan for the WARNERVALE AERODROME in light of the issues identified?****OLS Plans and ANEF System**

OLS Plans define height limits for obstacles surrounding Australian airports, including buildings and structures. The ANEF system was developed in the 1980's as a land use planning tool aimed at controlling encroachment on airports by noise sensitive buildings. The ANEF system contains advice on the acceptability of building sites based upon appropriate criteria.

Provisions for development surrounding the Warnervale Aerodrome in relation to acoustic requirements for new buildings are provided by Council's primary environmental planning instrument and associated mapping. For Wyong LGA, the provisions of Wyong LEP 1991 (Clause 46) restricts certain development within the 51 metre Australian Height Datum, and furthermore, requires development applications for sites defined by the OLS Plans to be referred to the Civil Aviation Safety Authority. Clause 47 also requires development for the purposes of residential land uses to satisfy the provisions of AS2021 and adequately insulate any buildings from aircraft noise. This clause will need to be reviewed as part of the Wyong LEP 2013.

**What are other Government Authorities currently doing?****Warnervale Aerodrome**

The Warnervale Aerodrome is owned by Council, and the future use of this site is a decision for Council, noting that the land is currently leased by Council to the Central Coast Aero Club Ltd until August 30 2021. The Warnervale Aerodrome is currently zoned IN1 General Industrial under Amendment No 21 of the *SEPP (Major Developments) 2005*.

**Regional Airport Proposal**

Council is considering the concept of a 'Type 3' airport (a single runway airport) to become the Central Coast Regional Airport located in Wyong Shire. A site has been outlined in the Wyong LEP 2013 based on a location identified as a suitable airport location in the *Joint Study on Aviation Capacity in the Sydney Region* Federal Government study about suitable airport locations. Sites were assessed based on proximity within 90 minutes travel time to Sydney; aviation development capacity; airspace conflicts with existing airports and flight paths; environment impacts; and proximity to growth centres. One of the sites identified is within Wyong LGA at Wallarah. Council is liaising with the Department of Planning & Infrastructure to give consideration to this site as a potential regional airport for the Central Coast.

**The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:****What provisions can be incorporated into our Planning Instruments for the planning of the WARNERVALE AERODROME?****Wyong Local Environmental Plan 2013**

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for the Warnervale Aerodrome:

- Incorporate model local clause (Development in Areas Subject to Aircraft Noise) to address sensitive receivers and noise intrusion within the vicinity of airports.
- Incorporate model local clause (Airspace Operations) to enable the on-going operation of Warnervale Airport by ensuring that such operation is not compromised by development penetrating the Obstacle Limitation Surface.

**Wyong DCP 2013: Development Controls for Wyong Shire**

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for the Warnervale Aerodrome:

- No provisions have been identified within the Wyong DCP 2013.

**Key Considerations:****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.*

**Strategic Actions and Local Initiatives:**

**WARNERVALE AERODROME**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>TR23</b>	Wyong LEP 2013 is to incorporate the model local clauses 'Development in Areas Subject to Aircraft Noise' and 'Airspace Operations'.	WSC	<b>X</b>					There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
<b>TR24</b>	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					<b>X</b>		

## Planning for ALTERNATIVE TRANSPORT

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR ALTERNATIVE TRANSPORT NETWORK?

#### Background to OUR ALTERNATIVE TRANSPORT NETWORK:

##### Taxi Network

The Central Coast's local taxi network has 86 taxis operating, 21 of which are wheelchair accessible. This number of taxis is generally adequate with the exception of weekend hotels and club closing times which generates a spike in demand for taxi services.

##### Ferry Network

There is currently no ferry service operated in the Wyong LGA. Commercial operators have expressed interest in providing a ferry service from the Central Coast to the Sydney Central Business District; however feasibility issues have stalled this service to date. Regardless, if deemed feasible in the future, this service is likely to originate from a southern Central Coast location, rather than from the Wyong LGA.

##### Community Transport

The State Government's Regional Transport Coordination Program provides flexible transport solutions for Central Coast residents who are transport disadvantaged. Working with existing Central Coast transport providers, since 2004 more than 40 individual projects for the transport disadvantaged have been funded in the region, including for:

- Transport to mental health services;
- Transport to educational opportunities and youth outreach services; and
- Transporting elderly residents by bus or taxi to health services.

In the wider Central Coast region, three Government funded community transport service operators provide community transport services. In the twelve months to the end of March 2010 these services provided more than 97,000 passenger trips.

#### Issues:

### What are the current and foreseeable issues that impact upon the provision of ALTERNATIVE TRANSPORT?

#### Taxi Network

Previously, taxi fleet growth in NSW has generally not kept pace with demand for services, with a contributing factor being the high cost of obtaining a new taxi license. On 14 December 2009, State legislation came into effect to help achieve the following objectives:

- Ensure that the supply of taxis responds more closely to growth in passenger demand for taxi services
- Balance the need for a more affordable means of entry into the taxi market with the need to avoid unreasonable impacts on existing licence holders
- Reduce barriers to entry and encourage competition
- Place downward pressure on fares over time
- Simplify existing taxi licence structures.

These reforms, whilst aimed at the Sydney taxi market, may have a trickle down effect to the Wyong LGA, improving taxi services to our residents and visitors.

#### Ferry Network

There are no current ferry services operating within Wyong LGA. Reports prepared by Council staff have also identified that a regular ferry service between The Entrance and Wyong would not be viable. It is therefore unlikely that a ferry service will commence operation within the Wyong LGA in the near future. A review of the viability of this ferry service should be conducted by 2020.

#### Community transport

Community Transport is a critical element of the regions transport network and demand for these services continues to outstrip supply.

#### Planning for our Population:

### How do we plan for ALTERNATIVE TRANSPORT in light of the issues identified?

#### Lobby the State Government

Council will continue to lobby the State Government to provide increased community transport services, as well as increased taxi licenses for the Central Coast to address shortages during peak periods. Council will also lobby the State Government for the return of Night Owl bus services, with cooperation of clubs and shopping centres. Council will also investigate the feasibility and operational requirements for sea planes and heliports to support tourism and/or business opportunities.

## What are other Government Authorities currently doing?

### Draft Central Coast Regional Transport Strategy (CCRTS)

The recently released draft CCRTS includes an action to consider regulatory changes to allow some ferry services to operate without a contract with the State Government. This may resolve any issues involved with starting a ferry service in the Wyong LGA.

### Community Transport Providers

The Department of Transport administers Home and Community Care funding to Community Transport operators, with the NSW Department of Ageing, Disability and Home Care responsible for planning and policy development for the services provided through this Program.

The Department of Transport also funds the Community Transport Program which provides funding for community transport services which fall outside the scope of other funding programs and in many instances, provides isolated communities with their only access to transport services.

### Regional Transport Coordination

The Government's Central Coast Regional Transport Coordinator works closely with Wyong Shire Council and Gosford City Council, public transport providers, community transport service providers, community groups and government agencies to identify and respond to the needs of the transport disadvantaged through better utilisation of existing transport arrangements.

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

## What provisions can be incorporated into our Planning Instruments for planning for ALTERNATIVE TRANSPORT?

### Wyong Local Environmental Plan 2013

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for the alternative transport:

- No provisions are recommended for inclusion in Wyong LEP 2013.

### Wyong DCP 2013: Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for the alternative transport:

- To improve access to taxi and community bus facilities, major residential and/or employment generating developments should be required to provide space for access and parking for taxis and community buses. Such a requirement should be prepared for consideration for inclusion as part of future chapters of Wyong DCP 2013.

### Key Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**

**ALTERNATIVE TRANSPORT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP				
			2013	Am.	2013	Am.			
TR25	Approach the State Government and advocate for improved taxi services within Wyong LGA.	SG					X	There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
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		
TR27	Approach the State Government and advocate for additional funding for the Community Transport Program.	SG					X		
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			



# PLANNING for ENVIRONMENT

Wyong Shire Council

The Planning for **OUR ENVIRONMENT** section of Wyong Shire Council's Settlement Strategy considers biodiversity conservation; green corridors; catchments, lakes and waterways; wetlands; groundwater; environmental amenity, heritage; and scenic protection, within the LGA. The chapter identifies ways in which Key Objectives 4 and 5 of our Community Strategic Plan can be achieved:

*'Areas of natural value in public and private ownership will be enhanced and retained to a high level in the context of ongoing development.'*

*'There will be a sense of community ownership of the natural environment through direct public involvement with environmental programs.'*



## Establishing our Vision:

### What do we want to achieve?

Wyong LGA possesses unique natural environmental attributes and scenic landscapes. The future planning of the LGA will require management and protection of these environmental values, including conservation of our biodiversity, heritage and scenic values, and management of our catchments, lakes and waters, wetlands, and environmental amenity. In addition, we need to ensure that green corridors are established and appropriately managed.

However, it is acknowledged that there needs to be a balance between development and the environment in the LGA. The purpose of this chapter of the Settlement Strategy is to guide population and development to areas where notable environmental assets and scenic landscapes can be protected.

### Key Documents for Planning for **OUR ENVIRONMENT**:

Hunter-Central Rivers Catchment Action Plan (2007)	Wyong DCP 2013 – Tree and Vegetation management
Environmental Management Framework (2011)	Tuggerah Lakes Estuary Management Plan (2006)
North Wyong Shire Structure Plan (2010)	Central Coast Regional Strategy (2006)
Wyong DCP 2013 – Wetlands Management	

### What legislation do we need to consider?

Environmental Planning and Assessment Act, 1979	Local Government Act 1993
Environment Protection and Biodiversity Act, 1999	Heritage Act 1977
National Parks and Wildlife Act 1974	Rural Fires Act 1997
Protection of the Environment Operations Act 1997	Native Vegetation Act 2003
Threatened Species Conservation Act 1995	Water Management Act 2000
Fisheries Management Act 1994	Coastal Protection Act 1979
SEPP 26 – Littoral Rainforests	Noxious Weeds Act 1993
SEPP (Infrastructure) 2007	SEPP 44 – Koala Habitat
SEPP 14 – Coastal Wetlands	Section 117 Direction 2.1



## Planning for BIODIVERSITY CONSERVATION

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF BIODIVERSITY CONSERVATION?



#### Background to BIODIVERSITY CONSERVATION:

Wyong LGA has extensive lake, wetland and riverine systems, giving rise to a diverse range of habitats and high biodiversity (ecosystems, species and genetic diversity). Sharp contrasts in vegetation occur due to the presence of three different geologies (Hawkesbury Sandstones, Terrigal Formations and Quaternary alluviums) resulting in many different soil types leading to a high diversity of vegetation types, especially within the coastal parts of the LGA (Wyong Shire Council, 2003).

#### Ecological Communities

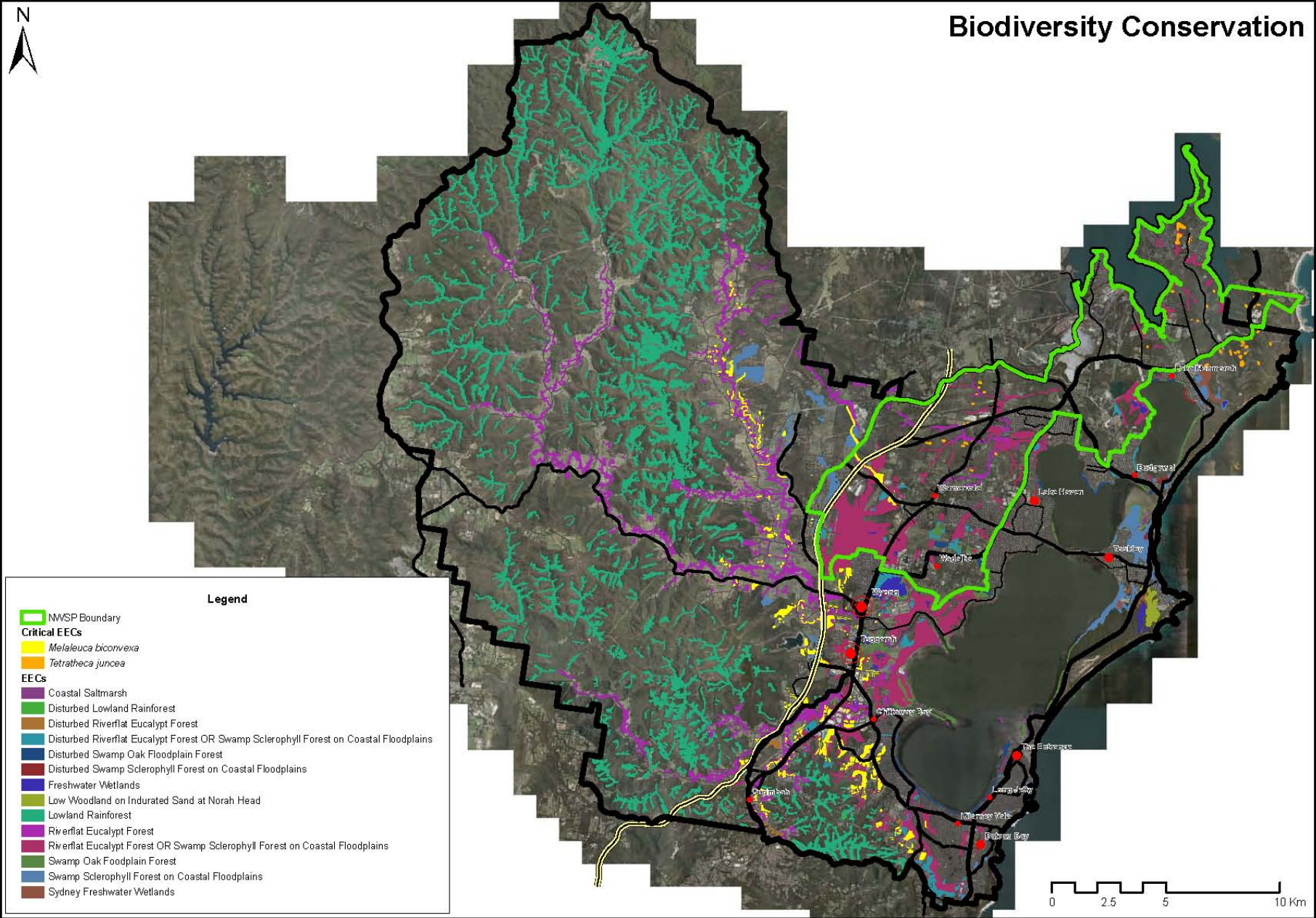
Wyong LGA has 46 distinct vegetation communities, twenty of which are recognised as likely to possess state conservation significance (Bell, 2008). Fifteen vegetation communities were also considered to possess regional conservation values and twenty-eight were considered to have local conservation significance (Bell, 2008). Wyong LGA has a relatively high rate of vegetation retention, with approximately 68% vegetation cover.

However, there are still many conservation issues due to high development pressure occurring in specific parts of Wyong LGA. Some ecosystems have been more heavily impacted than others, for example vegetation types occurring in lowland and riparian habitats have experienced the highest rates of vegetation loss. There are ten Endangered Ecological Communities (EECs) known to occur within Wyong LGA:

- Low Woodland with Heathland on Indurated Sands at Norah Head
- Sydney Freshwater Wetlands in the Sydney Basin Bioregion
- Coastal Saltmarsh in the NSW North Coast, Sydney Basin and South East Corner Bioregions
- Freshwater Wetlands on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions
- Littoral Rainforest in the NSW North Coast, Sydney Basin and South East Corner Bioregions
- Lower Hunter Spotted Gum - Ironbark Forest in the Sydney Basin Bioregion
- River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions
- Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions
- Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions
- Themeda grassland on seacliffs and coastal headlands in the NSW North Coast, Sydney Basin and South East Corner bioregions

The following figure shows the location of endangered ecological communities within the Wyong LGA.

Figure 14: Endangered Ecological Communities



## Flora

The *Wyong Shire Natural Vegetation Technical Report* by Bell (2002) recognises over 1,300 plant species within Wyong LGA, seven of which are listed as endangered and twelve listed as vulnerable under the NSW *Threatened Species Conservation Act 1995* (TSC Act). Eight species were also identified as having highly restricted habitats, with potential to fall under endangered population classifications in the future. Furthermore, 56 threatened species within Wyong LGA are listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). These species are at risk of becoming extinct if action is not taken to stem the causes of their decline and assist in their recovery.

## Fauna

The Wyong sub-region of the Hunter-Central Rivers Catchment Management Authority (CMA) region supports 427 native terrestrial fauna species, of which 86 species (including 1 insect, 8 frog, 5 reptile, 48 bird and 24 mammal species) are listed in the TSC Act. There are also 58 migratory marine and terrestrial species, including eight vulnerable and four endangered species protected under international treaties and the EPBC Act.

### Issues:

## What are the current and foreseeable issues that impact upon BIODIVERSITY CONSERVATION?

### Habitat loss, fragmentation and alteration

Animals rely on niches in vegetation types and changes of season to lead them to food and breeding opportunities. Primary population effects such as development along coast lines due to urban settlement patterns and habitat fragmentation due to vegetation clearing for roads and towns include:

- Reducing and isolating habitat, potentially making some populations unviable.
- Simplifying habitat structure can reduce the diversity of native plants and animals.
- Whilst moving across roads and between fragments of remnant vegetation, native species face death or injury from motor vehicles, and attacks from foxes, cats and dogs.

Other processes altering or degrading habitats in Wyong LGA include pollution, removal of bush rock, fire wood collection, and mine subsidence. Current subdivision practices have also contributed to a loss of biodiversity, as lot sizes in urban release areas tend to be the minimum permitted, and there is little remaining space for substantial tree plantings on private property. This has resulted in a depletion of the urban tree canopy.

### Introduced Species

Pathogens, weeds and pest animals reduce agricultural productivity, compete with native flora and fauna, degrade landscapes and reduce the value of areas for recreation and tourism. Predation and grazing by introduced animals presents a major threat to our fauna and flora. Species such as foxes, feral cats and dogs are major predators of

indigenous fauna, whilst rabbits, goats, pigs and deer cause disturbance to indigenous vegetation. Feral honey bees compete with native species for food and habitat. Introduced plant species also present an ongoing threat to biodiversity in Wyong LGA, with new weeds and existing weeds increasing in area and density. Weeds result in a loss of native plant biodiversity, as well as increased weed management costs. Additionally, pathogens including Myrtle rust, amphibian chytrid and *Phytophthora cinnamomi*, are a significant threat to native plants and animals in Wyong LGA. Other processes, such as bell-miner associated die-back, is affecting native vegetation in Wyong LGA.

### Increasing cost of maintenance and operation of protected lands

Maintenance and operational costs for protected lands is steadily increasing due to increased introduced species, edge effects from urbanised areas, more stringent management requirements (in particular bush fire risk) and increased community expectations. This will strain Council's budget, and funding mechanisms to address the issue of maintenance costs for protected land should be investigated.

### Climate Change

As discussed in the 'Planning for NATURAL HAZARDS' chapter, impacts of climate change may include more intense and frequent bushfire events. This may negatively impact on biodiversity within Wyong LGA, as fire sensitive vegetation types such as dry rainforest and wetland communities can only tolerate fire to an extent. The combination of fire with other threatening processes such as vegetation clearing and weed infestation will be detrimental to these ecosystems. Other potential impacts of climate change include expansion of introduced species, such as weeds and cane toads.

### Land Tenure

Whilst there are large amounts of sensitive environmental lands designated as National Park and State Forest within Wyong LGA, a large amount of Wyong LGA's sensitive environmental lands are in private ownership. Therefore, private land is highly significant for biodiversity conservation, as degradation and fragmentation of environmental lands can negatively impact biodiversity of the region. Increasing fragmentation of land creates edge effects, discussed in more detail in the 'green corridors' section of this chapter.

### Planning for our Population:

## How do we plan for BIODIVERSITY CONSERVATION in light of the issues identified?

### Draft Wyong Conservation Strategy (WCS)

In 2003, Council prepared the draft WCS to guide future management for the protection and management of biodiversity within the Wyong LGA. Whilst the WCS was not adopted by Council, this document and its background studies provide useful reference

information for a number of Council activities in relation to biodiversity conservation. Note that the Council resolution of 9 June 2004 also adopted the following policy:

- That government and semi-government lands bear the prime burden of achieving conservation goals for the Shire and private lands only be included where they are already severely constrained from development due to existing physical attributes.
- That any proposed constraint on private land only proceed after extensive and exhaustive information and consultation with affected land owners.
- That cleared private land not be included in the draft Strategy.

In order to strengthen biodiversity protection, Council should develop, adopt and implement a Biodiversity Management Plan for Wyong LGA.

### Draft Natural Resources Management Strategy (NRMS)

The purpose of the NRMS is to ensure Wyong LGA retains and enhances its valuable natural resources and landscape setting, both for its intrinsic value and to support our lifestyle, community and economy. The NRMS focuses on informing the Wyong LEP 2013, Settlement Strategy, and Wyong DCP 2013 and future amendments.

### Coastal Zone Management Plan (CZMP)

In order to maintain coastal biodiversity, coastal ecological communities must have room to migrate and adjust to new climate and sea level conditions. Council's policy is to maintain buffer zones to enhance ecological resilience, wherever practicable. The CZMP has eight action plans that Council proposes to implement over the next ten years, including a plan for 'Biodiversity Resilience', to strengthen the ecological resilience of the coast. Council should continue to protect coastal biodiversity in line with the CZMP.

### Greening Wyong Strategy

Increasing urbanisation, increasing density, OH&S legislation and risk management practices has put enormous pressure on existing trees and tree planting possibilities, resulting in the decline of the urban tree canopy. Lot sizes in urban release areas tend to be the minimum permitted, and once these lots are built upon there is little remaining space for substantial tree plantings on private property. In recognition of the depletion of our urban tree canopy, Council is currently developing a strategy to guide and manage ongoing tree planting within public streets and parks in a proactive and sustainable way. Priority planting precincts will be identified and action plans prepared for these areas.

### Land Use Planning

The primary land use planning mechanism for biodiversity conservation is through adoption of a Settlement Strategy to confine growth to targeted areas which allows for biodiversity conservation to be achieved through a regional framework for assessment and long term management. The Central Coast Regional Strategy (CCRS), prepared by the Department of Planning & Infrastructure (DP&I) promotes the concentration of new

development within the North Wyong Shire Structure Plan (NWSSP) area, with progressive investigation and assessment of biodiversity impacts of new release areas in accordance with the draft Central Coast Regional Conservation Plan (CCRCP) to be prepared by the Office of Environment and Heritage (OEH).

The assessment of potential biodiversity conservation impacts as a result of development proposals requires accurate and up to date baseline information. For example, it has been identified that mapping of EECs west of the F3 Freeway needs to be updated. Council needs to undertake additional investigations and mapping for EECs west of the F3 Freeway in conjunction with the State Government.

In addition, to complement the Greening Wyong Strategy, Council should investigate methods of incorporating increased tree retention as part of future subdivision applications, in order to retain more of the urban tree canopy. Council should also investigate innovative funding schemes for community acquisition and/or incentives for private land holders for the protection, restoration and management of land for biodiversity conservation.

### Plans of Management

Council prepares Plans of Management for all land under Council ownership or control that is classified as community land. All plans are prepared under the provisions of the *Local Government Act 1993* (LG Act) and outline how the land is to be used and managed. These plans are therefore important planning tools to assist in protecting biodiversity. Council will continue to develop and update Plans of Management for natural areas.

### Work closely with the State Government

Council has worked in close liaison with the State Government in the preparation of both the NWSSP and the draft CCRCP, including the identification of appropriate green corridors throughout the LGA. Council will continue to liaise closely with both State and Federal Government in relation to our biodiversity conservation.

### What are other Government Authorities currently doing?

#### Central Coast Regional Conservation Plan (CCRCP)

Regional Conservation Plans, such as the draft CCRCP prepared by the OEH, guide land use planning by Councils and CMAs. As the majority of future urban will occur in the northern part of Wyong LGA, the draft CCRCP has the objective of protecting and retaining conservation values within the NWSSP area. The draft CCRCP identifies 'Priority Conservation Areas' which contain high biodiversity values, including habitat for a number of EECs and threatened flora and fauna species, and which maintain key green corridors across the region. These areas can be used by the development industry to offset the biodiversity impacts of development. The plans also guide the community on where it can most effectively concentrate its conservation efforts, including voluntary conservation initiatives, and the restoration or rehabilitation of degraded landscapes.

Conservation will be achieved through a range of mechanisms, such as:

- The establishment of new conservation reserves
- The protection and management of conservation land in perpetuity, using mechanisms such as the Biodiversity Banking and Offsets Scheme or conservation agreements
- The provision of green corridors providing connectivity from the coast to the mountains in an east-west and a north-south direction. These corridors will support wildlife movement and provide buffers for organisms affected by climate change.

The OEH is committed to finalising the draft CCRCP to ensure the delivery of a balanced development and conservation package for the Central Coast to 2031.

#### Biodiversity Banking and Offsets Scheme (BioBanking)

BioBanking provides landowners with a financial incentive to protect biodiversity on their property. The scheme enables biodiversity credits to be traded in return for agreeing to establish a BioBank site on certain land to manage and protect biodiversity in accordance with a BioBanking Agreement. These biodiversity credits can be sold and are an opportunity for rural landowners to generate income by managing conservation land. A BioBanking Agreement is legally binding and is also binding on any future land owners. There are currently no Biobanking sites in Wyong LGA. However, since the first priority for biodiversity offsetting is to protect land with the same ecological characteristics as the land being developed, some land within the NWSSP green corridor may be attractive to offset the impact of development elsewhere in the NWSSP area. Any future BioBanking sites will be appropriately zoned to reflect the environmental values on the site.

#### Biodiversity Certification (BioCertification)

BioCertification offers planning authorities such as Council a streamlined biodiversity assessment process to be utilised during the strategic planning stage of development. It identifies and protects areas of high conservation value, as well as identifying areas suitable for development, along with a range of secure options for offsetting impacts on biodiversity. After BioCertification is conferred on an area, development may proceed without the usual requirement for site-specific threatened species assessment. Any future BioCertification sites will be appropriately zoned to reflect this agreement.

#### Hunter-Central Rivers Catchment Action Plan

Catchment Management Authorities (CMA) have been set up by the State Government to co-ordinate community involvement in regional natural resource management. CMA's are responsible for developing a Catchment Action Plan (CAP), and the *Hunter-Central Rivers CAP 2006-2015* applies to Wyong LGA. The Hunter-Central Rivers CAP is a guide to protecting and improving our region's natural resources. The CAP identifies the key natural resource features (biodiversity, aquatic health, soils, estuarine, and marine health) that we need to protect and improve, and outlines the best ways to do it. Management targets to be achieved by 2015 include:

- Regenerate 25,500ha of native vegetation
- Treat 2400ha of weed affected lands and treat animal pests over 31,000ha
- Revegetate 1200ha of salinity recharge areas with deep-rooted vegetation
- Regenerate 550km of degraded native riparian vegetation.

#### Property Vegetation Plans (PVP)

Clearing remnant native vegetation or protected regrowth in non-urban areas generally requires approval under the *Native Vegetation Act 2003* (NV Act), and can only be approved when the clearing will improve or maintain environmental outcomes. Where clearing requires approval, landholders may apply to the local CMA to prepare a PVP. A PVP is a voluntary, legally binding agreement between a landholder and the CMA. A PVP may be obtained for a number of reasons, including applying for native vegetation incentive funding to protect native vegetation; to obtain clearing approval; and to secure offsets associated with that clearing. Like BioBanking and BioCertification, PVPs apply to the land, despite any future change of landholder.

#### Voluntary Conservation Agreements (VCA)

A VCA is a joint agreement between landowners and the Minister for the Environment. A VCA provides permanent protection for land containing special features including native vegetation, wildlife habitat, Aboriginal sites and historic places. The area under the VCA is registered on the title of the land ensuring that if the land is sold, the VCA and management requirements remain in place. Council encourages the use of VCA's in conserving environmental and heritage features of land within the Wyong LGA.

#### State Environmental Planning Policy No 14 – Coastal Wetlands (SEPP 14)

This Policy is addressed in the 'Planning for WETLANDS' section of this document.

#### State Environmental Planning Policy No 26 – Littoral Rainforests (SEPP 26)

This Policy seeks to protect coastal rainforests (littoral rainforests) by requiring development consent for development in or adjacent to mapped littoral rainforest areas. An environmental impact statement and the concurrence of the Director-General of the OEH may also be required under this Policy. Wyong LGA has one SEPP 26 Littoral Rainforest, located in the Wyrabalong National Park at Magenta.

#### State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44)

This Policy seeks to protect koala habitat by requiring a Plan of Management for all development in core koala habitat, and by encouraging core koala habitat to be included in environment protection zones in LEPs. Core koala habitat is defined as:

*'an area of land with a resident population of koalas, evidenced by attributes such as breeding females (that is, females with young) and recent sightings of and historical records of a population.'*

Potential koala habitat is also protected, with requirements for a Plan of Management to be prepared as part of a Development Application to carry out development on land found to be potential koala habitat. Potential koala habitat is defined as:

*'areas of native vegetation where the trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.'*

Trees listed in Schedule 2 that occur in Wyong LGA are as follows:

Scientific Name	Common Name
<i>Eucalyptus tereticornis</i>	Forest red gum
<i>Eucalyptus microcorys</i>	Tallowwood
<i>Eucalyptus punctata</i>	Grey Gum
<i>Eucalyptus haemastoma</i>	Broad leaved scribbly gum
<i>Eucalyptus robusta</i>	Swamp mahogany

**Table 19:** Summary of key Koala habitat trees that occur in Wyong LGA (SEPP 44)

To assist with koala habitat protection, Council should conduct surveys to identify potential and core koala habitat, amend zonings and apply special provisions to land identified as core koala habitat within the Wyong LEP 2013 and prepare a DCP chapter for land that is or adjoins core koala habitat, as per Clause 15 of SEPP 44.

### Office of Environment and Heritage (OEH)

The role of the Parks and Wildlife Group of the OEH is to conserve protected native flora and fauna within the reserve system and wilderness areas and promote community awareness of natural and cultural heritage. The Parks and Wildlife Group is responsible for the following reserves within Wyong LGA:

#### Wyrribalong National Park

Covering an area of 592 hectares, the Wyrribalong National Park conserves the last significant coastal (littoral) rainforest on the Central Coast.

#### Jilliby State Conservation Area (SCA)

In 2003, the National Parks and Wildlife Service took ownership of the 12,159 ha Jilliby SCA. Jilliby SCA was formerly part of Olney (4,423 ha), Wyong (3,842 ha), Ourimbah (3,836 ha) and Watagan (58 ha) State Forests. Jilliby SCA links to the Heaton and Awaba State Forests, and remaining areas of the Olney, Watagan, Wyong and Ourimbah State Forests. In the context of a regional system of reserves, Watagans National Park and Jilliby SCA form part of a significant ecological corridor stretching from the Hunter River estuary in the north to the Hawkesbury River estuary in the south. The Watagans National Park and Jilliby SCA protect important areas of remnant forest ecosystems at the head of major water catchments. Due to the fairly recent establishment of these reserves, a large

proportion of the reserves are not yet zoned correctly. This can be addressed in Wyong LEP 2013, with an amendment to E1 – National Parks and Nature Reserves Zone.

#### Lake Macquarie State Conservation Area (SCA)

Declared in November 1996, Lake Macquarie SCA comprises approximately 650 ha of important remnant bushland in six separate areas on the western and south-eastern foreshores of Lake Macquarie. A portion of the SCA is within Wyong LGA (at Chain Valley Bay), however the majority of the land is inappropriately zoned as 5(a) (Special Uses Zone - Power Station). Lake Munmorah SCA will be converted to E1 – National Parks and Nature Reserves Zone as part of Wyong LEP 2013.

#### Munmorah State Conservation Area (SCA)

Declared in April 1977, Munmorah SCA covers an area of 1,529 ha. Munmorah SCA is a relatively large, undisturbed coastal area which complements the conservation values of other protected areas, state forests and Crown reserves on the Central Coast. The special value of this SCA include its coastal setting and panoramic views; sand dunes; diverse vegetation communities; protected threatened species and migratory bird habitats; and opportunities for nature based recreation and educational and scientific study. For the most part, this site is appropriately zoned as National Park, however a portion of the site is inappropriately zoned 7(a) (Conservation Zone) and 7(g) (Wetlands Management Zone). This part of the SCA will be converted to the E1 – National Parks and Nature Reserves Zone as part of Wyong LEP 2013.

#### Colongra Swamp Nature Reserve

Covering an area of 112 ha and located within the Munmorah Power Station land, this park was created in February 2007 and contains a major SEPP 14 wetland. Colongra Swamp Nature Reserve is not appropriately zoned to reflect its National Park status. This can be addressed in Wyong LEP 2013, with a zone conversion to the E1 – National Parks and Nature Reserves Zone.

#### Tuggerah Nature Reserve

Covering an area of 132 ha and adjacent to Tuggerah Lake, this park was created in February 2007. The Tuggerah Nature Reserve is not yet appropriately zoned to reflect its National Park status. This can be addressed in Wyong LEP 2013, with a zone conversion to the E1 – National Parks and Nature Reserves Zone.

State conservation areas are reserved under the National Parks and Wildlife Act 1974 to protect and conserve areas that contain significant or representative ecosystems, landforms or natural phenomena or places of cultural significance (NSW National Parks and Wildlife Service, 2005)

Nature reserves are reserved under the National Parks and Wildlife Act to protect and conserve areas containing outstanding, unique or representative ecosystems, species, communities or natural phenomena (NSW National Parks and Wildlife Service, 2005)

### *Palm Grove Nature Reserve*

Covering an area of 240 ha and located off Ourimbah Creek Road (adjacent to Gosford LGA), this park was created in February 2007. The area of Palm Grove Nature Reserve within Wyong LGA is not appropriately zoned to reflect its National Park status. This can be addressed in Wyong LEP 2013, with a zone conversion to the E1 – National Parks and Nature Reserves Zone.

### *Point Wolstoncroft Sport Centre*

Point Wolstoncroft Sport Centre is administered by the National Parks and Wildlife Service. It is zoned 6(a) (Open Space and Recreation Zone) however it is more appropriate to rezone this land to E1 – National Parks and Nature Reserves Zone to reflect the status of this site as a National Park. This can be addressed in Wyong LEP 2013.

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

## **What provisions can be incorporated into our Planning Instruments to ensure planning for BIODIVERSITY CONSERVATION can be met?**

### **Wyong LEP 2013**

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

- Review existing zones and land use tables within Wyong LGA to ensure physically constrained, environmentally sensitive land; wildlife linkages; and waterways are appropriately protected.
- Protective zoning and biodiversity conservation provisions provide a limitation on development in sensitive areas and an assessment framework for the consideration of development proposals:
  - Allocate E1 National Parks and Nature Reserves (E1) zone to all National Parks, Nature Reserves and State Conservation Areas.
  - Allocate E2 Environmental Conservation (E2) zone to:
    - Mapped EECs east of the F3 Freeway recognising the state significance of these communities and potential threats from development pressures. During public exhibition, landowners will be encouraged to review the extent of E2 mapping.
    - SEPP 14, SEPP 26, and protected land with VCAs and PVPs.
    - Land acquired by Council for conservation purposes.
    - Agreed conservation lands, including Wadalba Wildlife corridor.
  - Allocate E3 Environmental Management (E3) zone to:
    - Existing 1(c) (Non Urban Constrained Lands Zone), 7(a) (Conservation Zone), 7(c) (Scenic Protection: Small Holdings Zone), 7(d) (Coastal Lands Protection Zone), 7(e) (Coastal Lands Acquisition Zone), 7(f) (Environmental Protection Zone), and 7(g) (Wetlands Management Zone) under Wyong LEP 1991. Exceptions include

7(b) (Scenic Protection Zone) or where the land has been developed for a particular purpose that is not suited to the E3 zone.

- The Environmental Management Framework (EMF) provides further information in this regard. The EMF is also summarised in the “Land Use Strategy” chapter.
- Include bonus subdivision incentive Clause 4.1.B - Variation to minimum lot sizes for environmental benefits, for development proposals that secure long term conservation management of key biodiversity lands.
- Include Clause 5.9 – Preservation of trees and other vegetation allows Council to prescribe trees and other vegetation within a DCP to ensure any proposed clearing is assessed and where approved, impacts are mitigated.
- Include provisions to prevent pre-emptive clearing of native vegetation within the NWSSP area to ensure biodiversity outcomes of the CCRS and the NWSSP are not compromised.

### **Wyong DCP 2013 – Development Controls for Wyong Shire**

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

- Conservation Areas for Northern Wyong Shire
- Wetlands Management
- Tree and Vegetation Management
- Various Chapters – Location specific development controls (may also include requirements to assist in biodiversity conservation)
- Revise DCP provisions having regard to the Standard Instrument local clause for the preservation of trees or vegetation
- Council intends to create a comprehensive Biodiversity Chapter in a future amendment to Wyong DCP 2013.

### **Key Planning Considerations:**

#### **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.*

**Strategic Actions and Local Initiatives:**

**BIODIVERSITY CONSERVATION**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>EN01</b>	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		<ul style="list-style-type: none"> <li>Preserving threatened and endangered species as well as ecological communities and biodiversity. This involves a balance in the use of local endemic species in both landscaping and bush regeneration and the identification of habitats which are so sensitive that no development or recreational access should be permitted near them.</li> <li>Expanding and continuing programs restoring degraded natural areas in our community. This should be done, where possible, in partnership with the local community and all levels of Government. The program could include lakes improvements, streambank stabilisation, bushland regeneration and noxious weed and feral animal control.</li> <li>Developing and implementing strategies to reduce the LGA's Environmental Footprint. This will reduce the impact of the population in the LGA on a range of current and future environmental issues and be an example of sustainable communities and economies.</li> <li>Developing and implementing a Natural Resources Sustainability Strategy for Wyong LGA. This will be based on comprehensive environmental and resource information and outline how the balance between natural and built environments will be achieved over the next 100-200 years.</li> <li>Improving and promoting public access to environmental areas. This will help increase community awareness and involvement, encourage greater use among all ages and abilities, and improve community ownership.</li> <li>Establishing and maintaining projects and</li> </ul>	<p><b>6.3</b> LEPs are to appropriately zone land with high state or regional environmental, agricultural, resource, vegetation, habitat, waterways, wetland or coastline values.</p> <p><b>6.5</b> Councils, through preparation of LEPs, are to incorporate appropriate land use buffers around environmentally sensitive, rural and resource lands.</p> <p><b>6.6</b> The Office of Environment &amp; Heritage (OEH), working with the DP&amp;I, other relevant government agencies and councils, is to prepare a Regional Conservation Plan that:</p> <ul style="list-style-type: none"> <li>identifies the key conservation values of the Region and regionally significant corridors</li> <li>Outlines how the CCRCP relates to the CCRS and the relevant catchment action plans</li> <li>Establishes a biodiversity investment guide that identifies which landscapes and habitats, at a regional level, are to be targeted for investment to achieve improved conservation outcomes</li> <li>Establishes a biodiversity offset package for greenfield development within the NWSSP Area and a framework for an offset strategy to be established for development outside of this area until such time as detailed local strategies are prepared</li> <li>Identifies mechanisms that will be used to fund biodiversity investment</li> <li>Establish monitoring and review mechanisms.</li> </ul> <p><b>6.7</b> The DP&amp;I, Department of Primary Industries, OEH and councils to work</p>
<b>EN02</b>	Investigate private land holder incentives for the protection, restoration and management of conservation land.	WSC	X			X	X		
<b>EN03</b>	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			
<b>EN04</b>	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		
<b>EN05</b>	Finalise and implement the Natural Resources Management Strategy for Wyong LGA.	WSC					X		
<b>EN06</b>	Incorporate suitable zoning and specific development controls for riparian corridors and wetlands.	WSC		X		X			
<b>EN07</b>	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		
<b>EN08</b>	Prepare a study for the Yarramalong Valley and land west of Hue Hue Road to determine highest and best zones.	WSC		X					
<b>EN09</b>	Finalise and implement the Greening Wyong Strategy.	WSC					X		
<b>EN10</b>	Investigate funding mechanisms to address the high cost of conservation land maintenance.	WSC					X		
<b>EN11</b>	Undertake investigations and mapping for Endangered Ecological Communities west of the F3 Freeway, in	WSC/SG					X		



	conjunction with the State Government.										
<b>EN12</b>	Continue to develop and update Plans of Management for natural areas classified as community land.	WSC							<b>X</b>		
<b>EN13</b>	Develop a Natural Areas Assets Register to identify the biodiversity and/or aesthetic value of these areas.	WSC							<b>X</b>	<p>programs to encourage more participation in community based environmental activities. This should include an “Adopt a Park/Nature Trail Program”, and other activities which can break down barriers and help people become involved in improving and maintaining the local environment.</p> <ul style="list-style-type: none"> <li>▪ Creating and promoting a network of renowned natural trails. These could include:                             <ul style="list-style-type: none"> <li>▪ A world-class “Beach and Cliff Walk” along the coastline.</li> <li>▪ A “Mountains to the Sea Trail”</li> <li>▪ Improved promotion and facilities for the Great North Walk</li> <li>▪ Shared pathways around the Tuggerah Lakes system that connects to Lake Macquarie.</li> </ul> </li> <li>▪ Establishing an annual community ‘Celebration of the Environment’ event based around our lakes and beaches. This could partner other major events with artistic or cultural theme.</li> <li>▪ Developing and implementing a ‘Greening Wyong Shire Program’. This can help to ensure native trees form key features of all developed areas and other areas as well as improving the visual amenity of the LGA.</li> <li>▪ Actively supporting and encouraging volunteer environmental champions. These could be individuals, groups, schools, businesses, Council or other organisations, and can help to engage and motivate the community through their actions.</li> </ul>	towards biocertification of LEPs, where appropriate.

## Planning for GREEN CORRIDORS

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF GREEN CORRIDORS?



#### Background to GREEN CORRIDORS:

One of the key measures identified to improve or maintain biodiversity levels is through the creation of green corridors. Providing landscape connections between patches of habitat enables migration, colonisation and interbreeding of plants and animals (Department of Environment & Conservation, 2004). Corridors are critical for the maintenance of ecological processes as follows:

- Identifying areas for protection, enhancement and restoration
- Protecting and conserving areas on a local and sub-regional scale
- Providing landscape connectivity for flora and fauna
- Improving visual amenity for the region, by providing a green buffer.

Corridors can consist of a sequence of stepping stones across the landscape (discontinuous areas of habitat such as paddock trees, wetlands and roadside vegetation), continuous lineal strips of vegetation and habitat (such as riparian strips and ridge lines), or may be part of a larger habitat area selected for its known or likely importance to local fauna (Department of Environment & Conservation, 2004).

#### Issues:

#### What are the current and foreseeable issues that impact upon our GREEN CORRIDORS?

##### Barriers

Infrastructure, such as roads and electricity transmission easements, create barriers to fauna movement. The gap width determines whether the movement of species is limited or not. Other variables including artificial lighting that may deter some species.

##### Edge Effects

Increasing fragmentation of land creates the "edge effect". Due to corridors being generally linear, these tend to be subject to edge effects such as invasion of introduced species, increased predation, altered microclimate (wind and hydrological cycles), and increased isolation from areas of similar habitat. This leads to a loss of biodiversity.

##### Increasing maintenance and operational costs for protected lands

Similar to biodiversity conservation in general, Council's maintenance and operational costs for protected lands is steadily increasing, including land within green corridors.

##### Width and Length

Width and length are significant factors that influence the effectiveness of a green corridor. In general, narrow corridors are less successful however with high costs associated with green corridors, often corridors are not wide enough to achieve the intended conservation outcomes. In addition, short corridors in proximity to large natural areas are more likely to be effective than long corridors in isolation.

### Habitat Linkages - Green Corridors

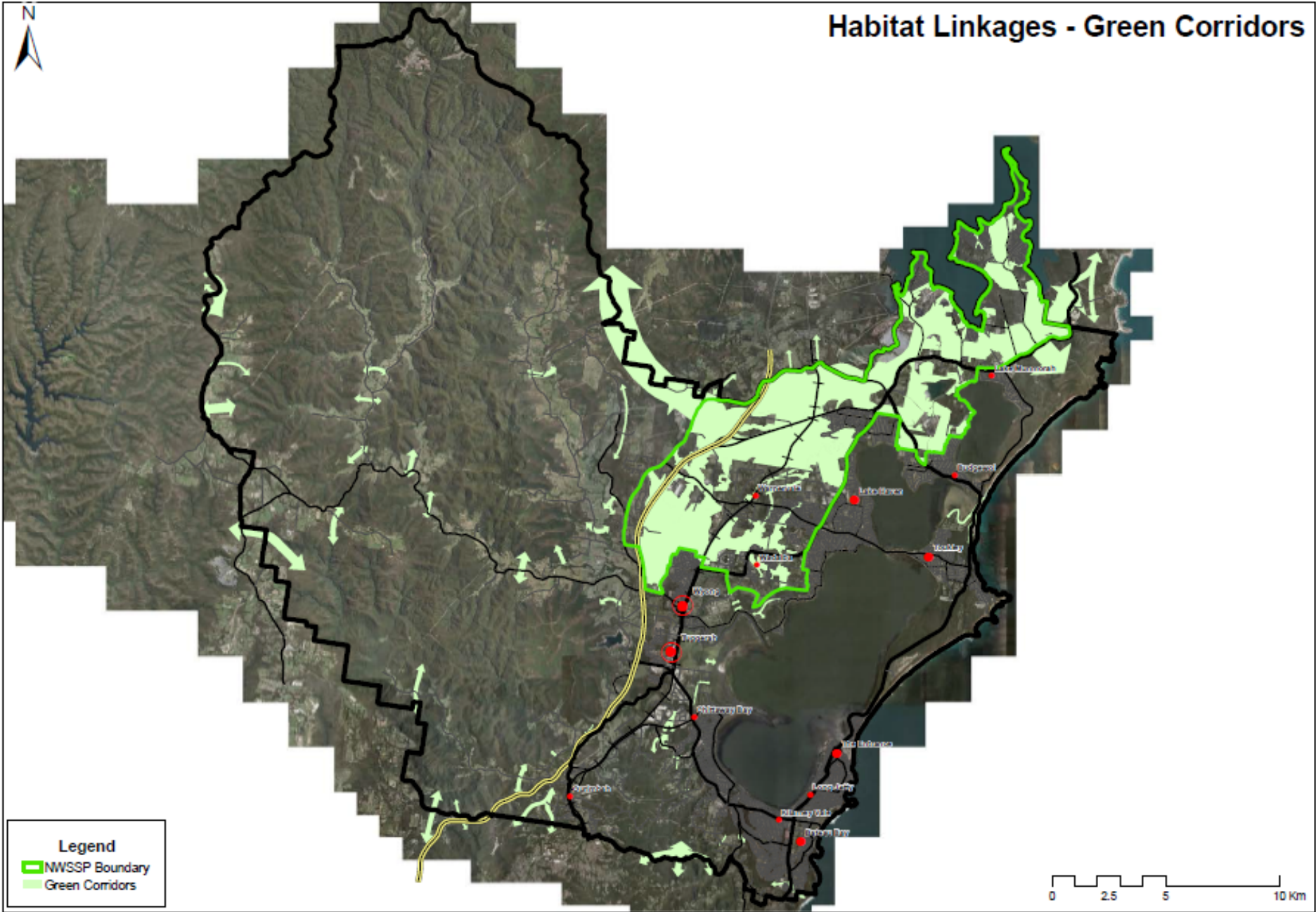


Figure 15: Habitat Linkages – Green Corridors

### Private ownership

Whilst there are large amounts of sensitive environmental lands designated as National Park and State Forest within Wyong LGA (predominantly in the west of the LGA), a large amount of our sensitive environmental lands are in private ownership. In particular, a large amount of privately owned sensitive environmental land is within the coastal floodplain, isolating coastal ecosystems (wetlands, lakes, coast). Fragmentation and degradation of sensitive environmental lands in private ownership fractures green corridors and reduces permeability for organisms, with significant impacts on biodiversity as a result.

### Implementation of Green Corridors

As the draft CCRCP will not provide the level of detail required to establish green corridors by way of appropriate zoning and other planning controls (as previously indicated), consideration needs to be given to the different options available to Council and private landowners to implement the green corridors.

#### Planning for our Population:

### How do we plan for GREEN CORRIDORS in light of the issues identified?

#### Implementation of Green Corridors

The level of detail required to appropriately implement the green corridor network is beyond the scope of the NWSSP and this Settlement Strategy. The draft CCRCP will also not provide detailed information to enable implementation of the network by way of appropriate zoning and other planning controls. NWSSP investigations identified several areas within the possible green corridor that have significant land use planning issues warranting urgent and more detailed local investigation to determine their environmental value, 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 draft CCRCP.

There are a number of options available to implement our green corridor network. It is recommended that the network is investigated and implemented by way of either:

- 1 Preparation of a green corridors plan that will identify the locations of and the minimum width and length required for our green corridors; or
- 2 A piecemeal approach whereby the green corridor is investigated and implemented during development precinct investigations subject to the NWSSP.

Option 1 is favoured by Council. Option 2 is not favoured as it will likely 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 considered.

Resolution of these issues can only be reached through a co-ordinated planning approach involving landowners, Council, DP&I, and other relevant Government agencies. In order to achieve successful green corridor implementation, a green corridors plan should be prepared that identifies the locations of and 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
- 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.

### What are other Government Authorities currently doing?

#### Draft Central Coast Regional Conservation Plan and North Wyong Shire Structure Plan

As part of the draft CCRCP, the OEH has identified the need to implement a green corridor linking our uplands with the coast. The NWSSP has identified an opportunity to contribute to this green corridor based around valuable vegetated areas that contain EECs, threatened species, riparian environments, and wetlands. The creation of such a corridor could also off-set the loss of vegetation likely to occur in new urban release areas. However, while the NWSSP has identified possible green corridors, establishment of these corridors requires more detailed site and precinct planning, environmental assessment, and identification of suitable land-use zones and development controls. It is expected that the majority of land within green corridors will remain in private ownership, with appropriate zoning and land use controls.

#### BioBanking and BioCertification

As discussed in the 'Biodiversity Conservation' component of this chapter, the State Government has introduced BioBanking to give land owners a financial incentive to protect biodiversity on their property, and BioCertification to give planning authorities a biodiversity assessment process during the strategic planning stage of development. These schemes can be utilised in the implementation of the proposed green corridors.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for GREEN CORRIDORS can be met?

#### Wyong LEP 2013

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

- Through Clause 7.9 – Biodiversity and Clause 5.9 Preservation of trees or vegetation, Wyong LEP 2013 will require development proposals to consider the impact on the vegetation and its importance as a habitat corridor.
- In addition, consideration will be given to the inclusion of provisions in Wyong LEP 2013 (in consultation with DP&I and OEH) to prevent pre-emptive clearing of native vegetation within the NWSSP area to ensure biodiversity outcomes of the CCRS and the NWSSP are not compromised.

### Wyong DCP 2013 – Development Controls for Wyong Shire

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

- It is proposed to create a specific chapter for biodiversity and environmental management as a future amendment to Wyong DCP 2013. This will include existing provisions from Council's DCP such as wetlands and interim conservation areas. It is proposed to expand the discussion of biodiversity conservation issues which are not currently covered, such as green corridor planning and buffer width requirements, with reference to best practice documents. Council will strengthen green corridor planning by incorporating the North Wyong Shire Structure Plan map layer into Wyong DCP 2013. The map layer identifies all native vegetation considered by the State Government as being suitable for green corridor planning within the eastern part of the LGA, where development pressure is highest.

In addition, Wyong DCP 2013 will also incorporate the following:

- Part 3 of Wyong DCP 2013 details requirements in relation to a range of environmental issues, including interim conservation areas and setback requirements for development in relevant locations.
- Part 6 of Wyong DCP 2013 – Location Specific Development Controls may incorporate specific controls where green corridors can be considered.

#### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**

**GREEN CORRIDORS**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>EN14</b>	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		<b>X</b>			<b>X</b>	There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
<b>EN15</b>	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		<b>X</b>					

## Planning for CATCHMENTS, LAKES and WATERWAYS

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF CATCHMENTS, LAKES AND WATERWAYS?



### Background to CATCHMENTS, LAKES AND WATERWAYS:

#### Lakes and Waterways

Wyong LGA has a diverse range of aquatic environments from inland freshwater creeks and streams through to estuarine lagoons, lakes and swamps, and marine environments.

#### Water Catchments

Each waterway has its own catchment, an area where water is collected by the natural landscape. In a catchment, rain will eventually flow to a dam, creek, river, lake or ocean, seep into the groundwater system, be used by vegetation and animals or evaporate. Managing and protecting our catchments effectively is a key process for ensuring good water quality.

**Note:** Drinking water catchments are discussed in more detail in the chapter “Planning for UTILITIES INFRASTRUCTURE”.

#### Issues:

### What are the current and foreseeable issues that impact upon our CATCHMENTS, LAKES and WATERWAYS?

The increasing level of development and subsequent population increases in Wyong LGA has resulted in the following issues associated with the LGA’s catchments, lakes and waterways:

- Increased sediment and nutrient loads from development
- Erosion of creeks and banks
- Pollutants in stormwater runoff
- Reduced freshwater flow to the lakes
- Degraded foreshores
- Loss of saltmarsh, which plays a key role in maintaining Tuggerah Lakes estuary health
- Negative community perceptions
- Lack of community education
- Increasing cost of maintenance and protection of drainage reserves (discussed above in ‘Planning for BIODIVERSITY CONSERVATION’ and ‘Planning for GREEN CORRIDORS’).

#### Planning for our Population:

### How do we plan for CATCHMENTS, LAKES and WATERWAYS in light of the issues identified?

#### The Tuggerah Lakes Estuary Management Plan

Developed in 2006, the Tuggerah Lakes Estuary Management Plan (TLEMP) is considered the platform by which Council will manage the estuary into the future. Its primary

objective is to provide direction for the management of Tuggerah Lakes and its catchment in order to ensure the sustainability of its ecological systems. The objectives of the TLEMP are as follows:

- Water quality and quantity meet community and natural ecosystem needs
- The physical structure and vegetation of river, lake and wetland riparian zones are protected (and rehabilitated where required) to sustain healthy ecosystems
- The diversity of all native plant and animal species is conserved and protected to assist the recovery of threatened and endangered species
- Human settlement, primary production and other land uses take place while protecting and enhancing Aboriginal cultural heritage, soil, water and ecosystem health
- The coastal zone environment is protected whilst providing for the social and economic needs of the community
- Knowledge of catchment and estuarine systems is improved.

Projects being implemented as part of the TLEMP include:

- Streambank rehabilitation in Wyong River, Ourimbah Creek, Tumby Creek and Wallarah/Spring Creek to reduce erosion and strengthen banks
- Installing improved systems into residential and industrial areas to reduce excess stormwater run-off in areas like Saltwater Creek
- Building of constructed wetlands and catchment improvements to filter nutrients, sediments and stormwater run-off
- Rehabilitation of significant saltmarsh communities
- Improving recreational amenities and foreshores
- Continuing scientific investigations and monitoring of water quality
- Engaging the community in education programs.

### Plans of Management

Council prepares Plans of Management for all land under Council ownership or control that is classified as community land. All plans are prepared under the provisions of the LG Act and outlines how the land is to be used and managed. The procedure for the preparation of Plans of Management involves public exhibition and consultation processes. Council has prepared the following Plans of Management that relate to our catchments, lakes and/or waterways:

- Plan of Management 2 – Foreshore Reserve - Chelmsford Road East Lake Haven.
- Plan of Management 4 – Boat Harbour and Sandy Beach - Summerland Point
- Plan of Management 10 – Natural Areas
- Plan of Management 12 – Woodbury's Inn and Braithwaite Reserve

Council will regularly review relevant Plans of Management to strengthen management of our catchments, lakes and waterways, including community engagement and education.

### Community Education

The loss of saltmarsh vegetation around our Lakes has contributed to foreshore issues such as odours and 'black ooze'. Council can assist the local community in appropriately managing the foreshore environment through education programs. This may reduce such activities as lawn mowing to the waters edge, which destroys our saltmarsh areas.

### Septic Tanks

The health of our water catchments can be affected by the number of septic tanks in that catchment. Council needs to consider whether it should limit settlement to that which can be feasibly serviced by a reticulated sewerage system.

### Subdivision of waterfront land

Subdivision of waterfront land for additional allotments is of concern due to the potential for additional extraction of surface water and groundwater resources through a proliferation of Basic Landholder Rights (BLRs) under section 52 of the *Water Management Act, 2000*. The proliferation of BLRs can significantly impact upon existing water users and the environment. Council needs to consider whether it should limit subdivision of waterfront land in order to limit additional landholders with BLRs.

### What are other Government Authorities currently doing?

#### Funding Programs

In 2007, the Federal Government committed \$20 million over five years to assist with the implementation of the TLEMP. Stage 1 of the funding provided \$8.6 million to enable works to improve water quality through projects such as streambank and saltmarsh rehabilitation, wetland management, land-use modelling and community education programs. Council and the State Government are also contributing funding to the implementation of the TLEMP and are designing and building stormwater pollution control devices, constructed wetlands and additional recreational foreshore facilities.

In May 2011, the Federal Government committed to fund Stage 2 of the TLEMP through the 'Caring for Our Country' program, at a cost of \$11.4 million. This funding will enable the project to continue for another two years. The works will include streambank rehabilitation and revegetation along many of the rivers, creeks and waterways in the LGA, protection and rehabilitation of wetlands and saltmarshes, extensive weed removal, environmental monitoring and improving land management practices. The works and community education program will be undertaken in partnership with the National Parks and Wildlife Service (NPWS), the OEH and the Hunter-Central Coast CMA.

#### Water Sharing Plans

Developed under the *Water Management Act 2000*, Water Sharing Plans (WSPs) establish rules for sharing water between the environmental needs of a river or aquifer and water users, and also between different types of water use such as town supply, rural domestic



supply, stock watering, industry and irrigation. Each WSP is supported by an implementation program that details the milestones necessary to ensure that the objectives of the plan are achieved. WSPs are in place for 10 years, providing certainty of access for environmental health and for all licensed water users during the life of the plan. Wyong LGA currently has four WSPs:

- Jiliby Jiliby Creek
- Ourimbah Creek
- Kulnura Mangrove Mountain Groundwater Sources
- Central Coast Unregulated Water Sources

### WaterPlan 2050

As discussed in more detail in the 'Planning for UTILITIES INFRASTRUCTURE' chapter, *Water Plan 2050* is the Central Coast's long-term strategy to secure and sustain our water supply system over the next 40 years. However, *WaterPlan 2050* also seeks to identify medium to long-term changes and improvements that can be progressively introduced to protect the health of our rivers and creeks as well as the general environment.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for our CATCHMENTS, LAKES and WATERWAYS can be met?

#### Wyong Local Environmental Plan (LEP) 2013

The following measures can be incorporated into Wyong LEP 2013 to improve planning for our catchments, lakes and waterways:

- In relation to waterways, Council is encouraged to allocate W1 Natural Waterways or W2 Recreational Waterways zones to all lakes, waterways and estuaries up to the tidal limit (estuarine area), and such that the cross sectional extent is to the highest astronomical tide, therefore encompassing the maximum area subject to tidal inundation. The relevant waterways zones are divided as follows:
  - W1 Natural Waterways - high value aquatic vegetation, threatened species habitat, nursery or other identified environmental values.
  - W2 Recreational Waterways - the default waterway zone used for recreational boating and fishing purposes.
- In relation to riparian lands, Council is encouraged to incorporate local provisions in Wyong LEP 2013 to recognise the importance of riparian areas for the protection of aquatic ecosystems, biodiversity and wildlife habitat and corridors, and scenic and cultural heritage values. The OEH and DP&I propose to provide a local clause and supporting local mapping assistance to identify riparian buffer areas and a clause to guide assessment of development in those areas. The proposed clause will recognise the need to prevent inappropriate development and clearing of vegetation within foreshore and riparian zones. It will recommend buffers between 10m and 40m (on

each bank) based on stream orders. A model local clause has not been finalised for riparian buffer areas as yet, however Council will investigate inclusion of a "Sensitive Waterways" clause as an amendment to the Wyong LEP 2013. Inclusion of such a clause would also require appropriate supporting maps. As accurate mapping of riparian areas in the western part of the LGA is not currently available, this needs to be undertaken prior to inclusion of such a clause.

- Where riparian corridors have been identified as having high conservation value, OEH recommends that they be allocated to the E2 zone with permitted uses limited to those that are consistent with the protection of the values of this zone. As part of the investigation of staged urban release areas in the NWSSP area, Council will assess and determine appropriate riparian and foreshore buffers to be zoned as E2 or E3 depending on the detailed assessment of the investigations.
- The use of foreshore building line provisions will also be utilised in certain areas fronting the LGA's river and lake system. Council will include the settled model local clause for foreshore building line and apply to land previously protected by Wyong LEP 1991.

#### Wyong DCP 2013 – Development Controls for Wyong Shire

The following measures can be incorporated into Wyong DCP 2013 to improve planning for our catchments, lakes and waterways:

- Part 2 of DCP 2013 - Setback requirements for development in relevant sections.
- Chapter 3.2 Water Sensitive Urban Design (within a future amendment)
- Chapter 3.3 and Floodplain Management
- Part 6 of DCP 2013 – Location Specific Development Controls

#### Key Planning Considerations:

### 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.*

**Strategic Actions and Local Initiatives:**
**CATCHMENTS, LAKES and WATERWAYS**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
<b>EN16</b>	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				There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
<b>EN17</b>	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			
<b>EN18</b>	Review the Waterfront Structures Policy with a view to creating a new chapter to Wyong DCP 2013.	WSC				X			
<b>EN19</b>	Continue to implement the Tuggerah Lakes Estuary Management Plan and sub-strategies.	WSC					X		
<b>EN20</b>	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		
<b>EN21</b>	Implement a pro-active environmental education and audit program on 'high risk' development sites, with a focus on erosion and sediment control.	WSC					X		

## Planning for OUR WETLANDS

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR WETLANDS?



### Background to OUR WETLANDS

Wetlands are areas of land that are wet by surface water or groundwater, or both, for long enough periods that the plants and animals in them are adapted to, and depend on, moist conditions for at least part of their lifecycle (Department of Environment, Climate Change & Water, 2010). Wetlands form a vital component of regional and national biodiversity by providing habitat for a wide range of animals and plants (Department of Environment, Climate Change & Water, 2010). Wetlands are integral to landscape processes such as nutrient cycling, trapping of sediments, and detention and slow release of flood water (Department of Environment, Climate Change & Water, 2010).

#### Issues:

### What are the current and foreseeable issues that impact upon OUR WETLANDS?

Wetlands have been severely degraded and depleted since the arrival of Europeans in Australia over 200 years ago, with in excess of 80% of the NSW population living near coastal waterways and wetlands (Department of Environment, Climate Change & Water, 2008). The main threats to wetland function from urban development are:

#### Direct Encroachment on Wetland Ecosystems

Land clearing, filling and artificial drainage directly encroach on wetlands and result in and contribute to alterations of these systems and even loss of the wetland system entirely.

#### Alterations to Hydrology and Water Quality

The volume of runoff into and out of a wetland typically increases as a result of urbanisation, which impacts on inundation patterns. Physical disturbances as a result of altered hydrology include direct flood damage on vegetation, erosion and/or deposition of substratum, changes to substratum particle size distribution and changes to inflow and/or outflow patterns. This alteration can cause:

- Redistribution and loss of vegetation communities
- Loss of individual species and biodiversity or changes to species composition
- Deterioration of water and sediment quality within the wetland
- Increased bushfire impacts.

#### Alterations to the Substratum

Alterations to the chemical and physical properties of the substratum are linked to changes in water quantity and quality, altering parameters such as pH, redox potential, dissolved oxygen, nutrients, toxicants and suspended solids. The physical properties of the substratum can be altered in terms of sediment deposition and changes in sediment particle size distribution (Hunter & Central Coast Regional Environmental Management Strategy, 2007).



## Climate Change

Sea level rises appear to be implicated in the decline of salt marsh habitat and increase in mangrove habitat in coastal estuaries (Wilton 2002). Therefore, climate change impacts may have the potential to alter the ecology of our wetlands.

## Increasing cost of maintenance and operation of protected lands

Maintenance and operational costs for protected lands is steadily increasing due to increased numbers of introduced species, edge effects from urbanised areas, and more stringent management requirements and increased community expectations in general. This has the potential to impact Council's budget for years to come.

### Planning for our Population:

## How do we plan for OUR WETLANDS in light of the issues identified?

### The Tuggerah Lakes Estuary Management Plan (TLEMP)

The TLEMP has a role in improving the quality of Wyong LGA wetlands and is discussed in more detail previously in the 'Planning for CATCHMENTS, LAKES AND WATERWAYS' section of this chapter.

### Porters Creek Catchment Stormwater Harvesting Scheme

In 2006, an Integrated Water Cycle Management (IWCM) Strategy was formulated to mitigate impacts on the Porters Creek Wetland from stormwater runoff from existing and proposed new development in the Wyong Employment Zone and Warnervale Town Centre. The IWCM strategy has a key role in improving the quality of Wyong LGA wetlands and is discussed in more detail previously in the 'Planning for UTILITIES INFRASTRUCTURE' section of this chapter.

## What are other Government Authorities currently doing?

### SEPP 14 – Coastal Wetlands (SEPP 14)

SEPP 14 aims to protect and preserve coastal wetlands. The areas covered by SEPP 14 are identified on a series of maps prepared by the DP&I. Over 1,300 coastal wetlands have been mapped under SEPP 14, representing 7% of all coastal wetlands in NSW. Wyong LGA has more than 30 SEPP 14 coastal wetlands (refer to map on previous page).

SEPP 14 restricts development in coastal wetland areas. Land clearing, levee construction, drainage work or filling of land may only be carried out on land within a SEPP 14 coastal wetland with the consent of Council and the agreement of the Director General of the DP&I. Activities on SEPP 14 wetlands which require development consent are deemed to be designated development, which means the development application must be accompanied by an environmental impact statement and be placed on public exhibition for public comment.

## NSW Wetlands Policy

In 1996, the State Government released the first NSW Wetlands Management Policy, which has helped it manage activities in and around wetlands, and guided its conservation and rehabilitation efforts. The latest version of this document, the NSW Wetlands Policy (Department of Environment, Climate Change and Water, 2010) promotes the sustainable conservation, management and wise use of wetlands in NSW and the need for all stakeholders to work together to protect wetland ecosystems and their catchments.

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

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

### Wyong LEP 2013

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

- 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.

### Wyong DCP 2013 – Development Controls for Wyong Shire

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

- Chapter – Wetlands Management specifies a minimum buffer zone to wetlands.
- Chapter - Water Sensitive Urban Design (within a future amendment)
- Part 6 – Location Specific Development Controls where relevant.

### Key Planning Considerations:

## Key Planning Considerations for OUR WETLANDS:

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

**Strategic Actions and Local Initiatives:**

**OUR WETLANDS**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 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					There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.
EN23	Finalise the Water Sensitive Urban Design chapter of Wyong DCP 2013.	WSC				X			
EN24	Review the Wetlands chapter of Wyong DCP 2013 for incorporation into a future biodiversity chapter of Wyong DCP 2013.	WSC				X			

## Planning for OUR GROUNDWATER

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR GROUNDWATER?



#### Background to OUR GROUNDWATER:

Groundwater is water that has seeped from the surface into underground spaces known as aquifers. It is an integral part of the hydrologic cycle and provides significant contributions to rivers, lakes, wetlands and swamps, being an ongoing source of water during seasonally dry periods (Sydney Coastal Councils Group, 2006).

Groundwater is seen as both a resource as well as an essential component of ecosystem health and functionality. Groundwater also maintains the dynamics of estuarine and near-shore marine water bodies, contributing inflows of fresh water to otherwise saline environments, essential for the ongoing health and functionality of these ecosystems (Sydney Coastal Councils Group, 2006).

However, although groundwater accounts for over 30% of Australia's water use for such purposes as irrigation, drinking water and industrial uses, it is not an infinite resource (National Centre for Groundwater Research and Training, 2010). Accordingly, proper planning is required to ensure its sustainable management.

#### Issues:

#### What are the current and foreseeable issues that impact upon OUR GROUNDWATER?

##### Increasing population

An increasing number of residents and businesses are accessing Wyong LGA's groundwater resources. However, there is little opportunity for Council to control the level of access to the resource. Although the *Water Management Act 2000* requires that all connections to a groundwater source for water supply, groundwater monitoring, dewatering, or other specified purposes must be licensed, there are a large number of unlicensed spear pumps and bores in the area. There are gaps in knowledge as to the long-term impacts of uncontrolled access to groundwater resources, on both the groundwater resource itself, as well as the ecosystems that rely on groundwater for continued health and functionality. With population and employment lands in Wyong LGA expected to increase significantly over the next 20 years, it is important for Council to adopt a consistent and well-informed approach to groundwater management.

##### Groundwater Contamination

Sources of contamination are most often referred to as either point sources (generally related to urban development) or diffuse sources (generally rural in nature). Point-source contaminants are localised and include underground storage tanks, septic tanks, landfill, intensive rural industries, manufacturing spills, gas works and mining-related activities (Agriculture and Resource Management Council of Australia and New Zealand, 1995).

Diffuse contaminants are broad-scale and include fertilisers and pesticides. Disturbance of acid sulfate soils during construction can also lead to contamination of groundwater.

Once an aquifer is polluted, it is difficult and expensive to remediate. Due to the varied uses of groundwater, from irrigation to drinking water, groundwater contamination is a serious concern that needs to be carefully monitored, with mitigation measures put in place to avoid further contamination.

### Groundwater Salinity

Natural salinity in groundwater is for the most part determined by the geology of the area as well as the distance to the water recharge source. Natural salinity can be exacerbated by human activity, such as irrigation, waste water disposal and the clearing of land (Sydney Coastal Councils Group, 2006). Excessive extraction of groundwater can also result in coastal aquifers being refilled by inflowing saline water from the ocean.

High salinity groundwater has limited practical uses and can lead to soil degradation and impacts on plants. Increasing groundwater salinity may also have an impact on groundwater-dependant ecosystems, reducing biodiversity as salt-intolerant species are unable to survive in higher saline groundwater environments.

#### Planning for our Population:

### How do we plan for OUR GROUNDWATER in light of the issues identified?

#### Liaison with State and Federal Government

While groundwater is becoming a focus for both Federal and State Governments, information and mapping of the groundwater resource within Wyong LGA is largely unknown. Council should work closely with the State and Federal Governments in mapping and appropriately managing our groundwater resources. As part of this mapping program, mapping of groundwater dependent ecosystems such as wetlands, riparian vegetation and wet heathland should also occur.

#### Groundwater Mapping

Groundwater mapping should be undertaken in order to develop a more complete understanding of groundwater resources within Wyong LGA. Council will liaise with State and Federal Government in order to undertake a groundwater mapping program and determine the vulnerability of Wyong LGA groundwater resources.

A subset of this mapping should also include Groundwater Vulnerability Mapping. These maps show the vulnerability of aquifers to contamination relating to physical characteristics of the location, such as the depth to the water table and soil type, and are a valuable tool used for groundwater quality protection. The maps should be used by groundwater managers, planners, developers, and regulating agencies to make better informed judgements on where to locate potentially polluting activities so as to minimise the risk to groundwater.

Once our groundwater resources are mapped, Council should develop a central register for groundwater information within Wyong LGA to better plan for groundwater management.

### What are other Government Authorities currently doing?

#### National Centre for Groundwater Research and Training

The National Centre for Groundwater Research and Training, established in 2009, is funded by the Federal Government, with \$29.5 million over five years set aside to accelerate the assessment of Australia's groundwater resources and to harmonise definitional issues, governance and management practices. Subsequent to the award of this core funding, the Centre was awarded an additional \$15 million over four years to develop groundwater research infrastructure.

#### National Water Quality Management Strategy

At a national level, guidelines have been developed to provide a framework for reducing groundwater contamination, as part of the National Water Quality Management Strategy. The protection framework involves the identification of the specific beneficial uses of every major aquifer, with strategies which can be applied to protect those beneficial uses.

#### Wyong Water Study (2010)

The Wyong Water Study – Assessment and Documentation of Current Groundwater and Surface Water Information (SKM, 2010) was prepared on behalf of the then Department of Planning. The objective of this report was to assess and document the current status of groundwater and surface water information in the western part of Wyong LGA, in order to verify the previously released report on the impacts of underground coal mining in the Wyong LGA in June 2008.

Whilst this study was prepared for a specific purpose, one of the outcomes of the study was a recommendation as a high priority that all high yielding groundwater extraction bores in the study area should be metered and reported to a central agency or group. The study also recommended that an annual assessment of groundwater use from stock and domestic extraction bores should also be undertaken. Responsibility to implement this recommendation would rest with the Gosford-Wyong Councils Water Authority and the NSW Office of Water) in conjunction with the owners of privately owned bores.

#### NSW State Groundwater Policy Framework Document

The NSW State Groundwater Policy Framework Document (Department of Land & Water Conservation, 1997) was prepared with the aim of achieving efficient and sustainable management of groundwater resources. Three component policies were written to support the framework document:

- NSW State Groundwater Quality Protection Policy (1998).
- NSW State Groundwater Dependent Ecosystems Policy (2002).



- Draft NSW State Groundwater Quantity Management Policy.

Whilst the NSW Office of Water is the main agency responsible for groundwater management in NSW, the OEH is the lead agency responsible for managing contaminated groundwater and developing groundwater clean-up strategies for contaminated sites within NSW.

### State Environmental Planning Policy 55 - Remediation of Land (SEPP 55)

SEPP 55 establishes best practice for managing land contamination through the planning and development control process. Under SEPP 55, planning authorities must consider land contamination issues in assessing development and rezoning applications and must assess whether the land is suitable or can be made suitable for its proposed use. This includes groundwater contamination.

### Legislation

The following legislation covers different aspects of groundwater management:

- The *Water Act 1912* and the *Water Management Act 2000* deal specifically with groundwater resources, including a requirement for an access licence to extract groundwater from an aquifer.
- The *Protection of the Environment Operations Act 1997* prohibits the pollution of all water, including groundwater.
- The *Contaminated Land Management Act 1997* allows for the regulation of the clean-up of contaminated sites, including groundwater that has been impacted by point source pollution.
- The *Environmental Planning and Assessment Act 1979* requires that groundwater impacts are taken into consideration when new developments are proposed.

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

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

#### Wyong LEP 2013

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

- A model local clause is being developed by the State Government and aims to 'maintain the hydrological functions of key groundwater systems and to protect vulnerable ground water resources from contamination as a result of inappropriate development. The utilisation of the model local clause under Wyong LEP 2013 will require further studies in determining the vulnerability of groundwater resources within Wyong LGA and will be done in conjunction with Federal and State Government authorities and organisation.

### Wyong DCP 2013 – Development Controls for Wyong Shire

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

- Utilise Part 6 – Location Specific Development Controls where relevant.

### Key Planning Considerations:

### Key Planning Considerations for OUR GROUNDWATER:

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

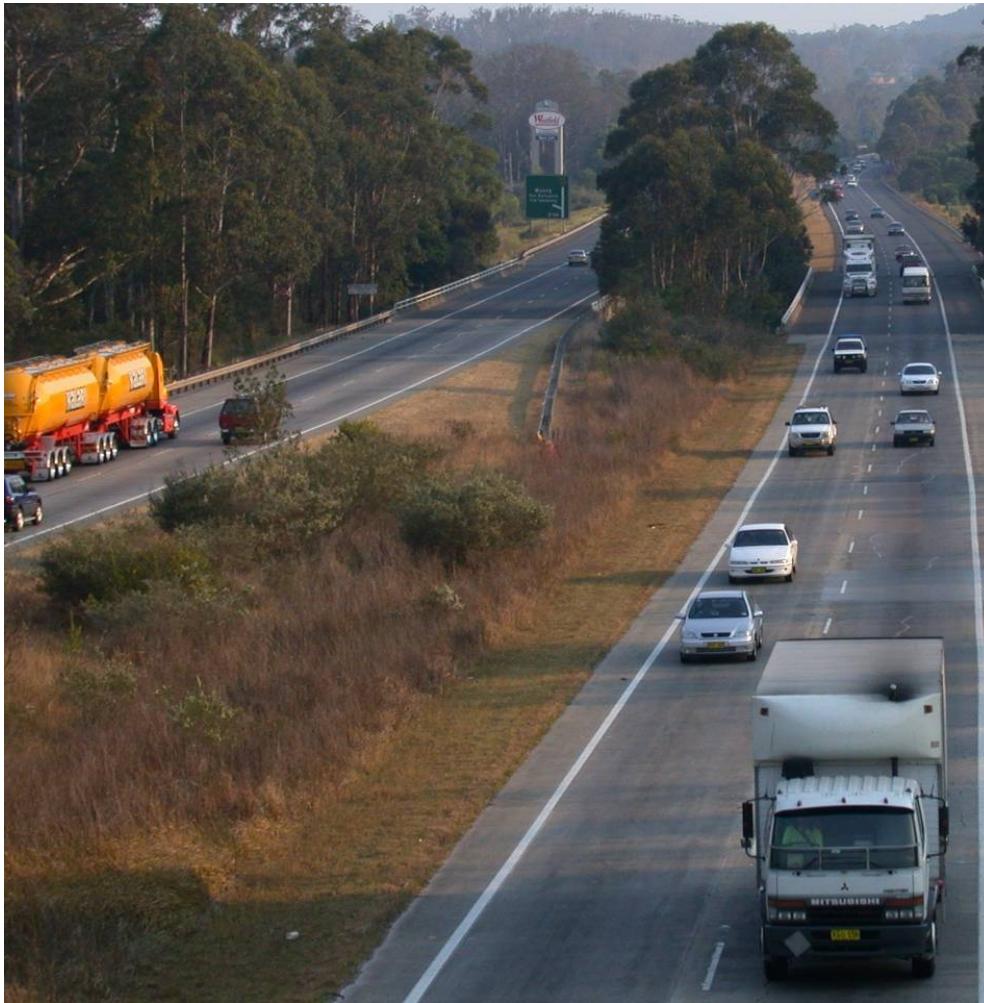
**Strategic Actions and Local Initiatives:**

**OUR GROUNDWATER**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.			
EN25	Investigate the provisions of a settled model local clause for groundwater vulnerability to protect groundwater resources from inappropriate development.	WSC		X				There are no CSP actions that apply to this component.	6.23 Councils are to refer to the principles and guidelines in the Groundwater management handbook: a guide for local government (Sydney Coastal Councils Group 2006) when undertaking groundwater resource management and broader planning.
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		
EN27	Develop a central register for groundwater information to better plan for groundwater management.	WSC					X		

## Planning for OUR ENVIRONMENTAL AMENITY

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR ENVIRONMENTAL AMENITY?



#### Background to OUR ENVIRONMENTAL AMENITY:

##### Air Quality

Greenhouse gases, non-greenhouse gases (including particles, ozone, and other emissions which may impact on human health or amenity) and airborne dust can all contribute to reduced air quality. Odour from agricultural, industrial or commercial processes can also result in locally significant air quality problems. Although air quality is not considered to be a major issue of concern within Wyong LGA currently, careful planning will need to be undertaken into the future to ensure that continued population and employment growth within the Wyong LGA is carried out in a responsible manner, with air quality a key early consideration in planning for new developments.

##### Noise and Vibration

Noise and vibration issues in Wyong LGA are most often caused by nearby transport nodes – usually due to close proximity to roads or rail, and in some cases proximity to Warnervale Aerodrome. Noise associated with industrial uses and intensive agricultural can also pose particular challenges. Like air quality, careful planning will need to be undertaken into the future to ensure that continued population and employment growth within the Wyong LGA is not carried out to the detriment of our environmental amenity.

##### Issues:

#### What are the current and foreseeable issues that impact upon OUR ENVIRONMENTAL AMENITY?

Continuing urban development within Wyong LGA will contribute to reduced air quality, unless specific consideration is given to this issue at an early planning stage. New urban release area development, whether commercial, industrial or residential development, can contribute significantly to reduced air quality, with a combination of greenhouse gas emissions, non-greenhouse gases and airborne dust, as well as odour issues from certain industrial land uses. Major infill developments also need to be considered in terms of air quality impacts associated with the proposed use.

##### Planning for our Population:

#### How do we plan for OUR ENVIRONMENTAL AMENITY in light of the issues identified?

##### Air Quality

Strategic planning can contribute to maintaining or improving air quality by reducing greenhouse gas emissions in a number of ways:

- Creating compact urban forms and minimising the length of vehicle trips between new residential areas and employment and service centres in order to minimise fuel use and associated greenhouse emissions.
- Avoiding development of remote residential areas with limited access to jobs, services and public transport.
- Encouraging public transport use by locating commercial and industrial development within 400 metres of a bus stop or 800 metres of a train station, and locating higher density residential development within 800 metres of a train station.
- Encouraging bike or pedestrian activity by implementing an appropriate and attractive pedestrian and cycle path network, linking centres to surrounding residential areas.
- Requiring improved design of buildings to improve energy efficiency, encourage use of 'clean' fuels such as gas, and discourage reliance on solid fuel burning for heating.
- Avoiding the potential for co-location of uses which will potentially result in sensitive users being impacted by air pollution.
- Ensuring that development of new or extension of existing employment areas take into account current local air quality as well as the potential for cumulative air quality impacts associated with potential new sources of air pollution.

### Noise and Vibration Issues

Strategic planning can contribute to maintaining or improving noise and vibration issues by:

- Ensuring appropriate noise and vibration studies are carried out as part of all future urban release area investigations and major new infill development proposals.
- Similar to air quality, avoiding the potential for co-location of uses which will potentially result in sensitive users being affected by noise and vibration issues. Minimise the impacts of noise on sensitive land uses by ensuring adequate separation between incompatible land uses.
- Ensuring that new development is capable of being designed to achieve acceptable noise levels for occupants (i.e. indoor noise levels).

### What are other Government Authorities currently doing?

#### Air Quality

##### *Action for Air*

The Central Coast region is part of the Metropolitan airshed and thus is included in *Action for Air* (Environment Protection Authority, 1998), the State Governments 25-Year Air Quality Management Plan. Action for Air is a policy framework and air quality monitoring regime designed to improve ozone and particle pollution levels so that they consistently meet National Environment Protection Measure (NEPM) standards. Although air quality in the Central Coast region is amongst the best in the Metropolitan airshed, the strategic

planning objectives and strategies of *Action for Air* must be factored into the strategic planning processes of councils in these areas. These include reducing or limiting vehicle kilometres travelled in urban areas through compact urban forms and encouraging utilisation of public transport.

Being part of the Metropolitan airshed also means that the Central Coast region is included in a major new database known as the Air Emissions Inventory that provides information on air pollution sources by area or type of emission source and allows projections to be made of the cumulative air quality impacts of development proposals. This tool can assist Council in understanding existing local air quality as well as testing the impacts of proposed development on air quality.

##### *Air Quality Monitoring*

There are four background air quality monitoring stations operated by Delta Electricity at Wyee, Lake Munmorah, Marks Point and Dora Creek. In addition, the OEH has obtained development consent from Council for construction of an air quality monitoring station at Wyong Race Club, as part of a high-quality ambient-air monitoring network in strategic locations around NSW to continuously measure air quality. The monitoring station will be constructed on Wyong Race Club land. The existing monitoring stations have not measured a decline in background air quality.

### Noise and Vibration

#### *Obstacle Limitation Surface (OLS)*

For information on the OLS mapping and restrictions, please refer to the Warnervale Aerodrome section in "Planning for UTILITIES INFRASTRUCTURE" chapter of this document.

#### *NSW Industrial Noise Policy*

The NSW Industrial Noise Policy (Environment Protection Authority, 2000) deals with noise from industrial sources and aims to balance the need for industrial activity with the environmental amenity requirements of the community. It provides the framework and process for deriving noise limit conditions for consents and licences that will enable the EPA to regulate premises that are scheduled under the *Protection of the Environment Operations Act 1997*

#### *Environmental Criteria for Road Traffic Noise*

The Environmental Criteria for Road Traffic Noise (Environment Protection Authority, 1999) includes a procedure to test whether a proposed development site is likely to be significantly affected by road traffic noise.

#### *Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects*

Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (Department of Environment and Climate Change, 2007) recommends that a noise and vibration assessment, including recommendations for acoustic treatment, be carried out

for apartment buildings and other sensitive land uses within 60 metres of a railway line. Any recommended acoustic treatments should be incorporated into the development consent. This document is now under review.

#### *Development Near Rail Corridors and Busy Roads – Interim Guideline*

Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008) aims to assist in reducing health impacts of rail and road noise and adverse air quality on sensitive adjacent development. In addition, development near rail corridors and busy roads can impact on the structural integrity of the transport infrastructure, so the guideline also assists in the planning, design and assessment of development in, or adjacent to, rail corridors and busy roads.

The guidelines also support specific rail and road provisions of the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP). The key objectives of these provisions are to:

- protect the safety and integrity of key transport infrastructure from adjacent development; and
- ensure that adjacent development achieves an appropriate acoustic amenity by meeting the internal noise criteria specified in the Infrastructure SEPP.

#### *Noise Guide for Local Government*

The Noise Guide for Local Government (Department of Environment and Climate Change, 2004) provides general information for Council about noise regulation under the POEO act. The Guide also has a section on land use planning principles.

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

### **What provisions can be incorporated into our Planning Instruments to ensure planning for OUR ENVIRONMENTAL AMENITY can be met?**

#### **Wyong LEP 2013**

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

- Wyong LEP 2013 includes specific objectives in a number of zones (RU1 Primary Production, RU6 Transition, R5 Large Lot Residential, B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use) to make clear that avoiding land use conflicts is a specific objective of the zone.

#### **Wyong DCP 2013 – Development Controls for Wyong Shire**

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

- Chapter – Industrial Development provides controls for industrial development. A site specific industrial DCP chapter for North Wyong Industrial Area provides guidelines for the location of certain industries and requirement for noise and air quality emissions.
- Chapters developed for Urban Release Areas (as required under Model Local Clause Part 6, Clause 6.3) should require consideration of environmental amenity as part of future industrial developments.

#### **Key Planning Considerations:**

#### **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.*

**Strategic Actions and Local Initiatives:**

**OUR ENVIRONMENTAL AMENITY**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 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					There are no CSP actions that apply to this component.	There are no CCRS actions that apply to this component.

## Planning for **OUR HERITAGE**

### **HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR HERITAGE?**



#### **Background to OUR HERITAGE:**

Wyong LGA is rich in heritage, with many sites and places of Aboriginal cultural significance ranging from artefacts and engravings, to places and landscapes. Unique European heritage value aspects of the Wyong LGA include the number of urban centres with water based leisure, tourism and recreational focus, the early forestry, agricultural and pastoral activities in the Valleys and the early dominance of Wyong as the urban centre (David Scobie Architects, 2010).

There are some 270 Aboriginal Heritage sites within Wyong LGA listed on the National Parks and Wildlife Service database (the Aboriginal Heritage Information Management System (AHIMS) currently records 315 sites) and 97 items of local European heritage significance listed in *Wyong LEP 1991* which date back to the early settlements in the 1820s. These include houses, barns, holiday homes, war memorials and bridges. In addition, there are now four items listed on the State Heritage Register under the *Heritage Act 1977* in Wyong LGA:

- The Entrance Ocean Pools
- St Barnabas Anglican Church, Yarramalong
- Hargraves House, Noraville
- Norah Head Lighthouse.

#### **Issues:**

#### **What are the current and foreseeable issues that impact upon OUR HERITAGE?**

##### **Population growth and resultant urban development and redevelopment.**

A significant pressure contributing to the deterioration or loss of heritage items is due to population pressures, leading to infill developments as well as Greenfield site development, placing pressure on heritage assets (Productivity Commission, 2006). There are limited heritage incentives or legislation to ensure preservation of local heritage items.

##### **Increasing land values.**

Increasing land values have resulted in a push to maximise development potential of sites. In areas such as The Entrance, older homes are being demolished and replaced with multi-unit developments due to private developer and government pressure to increase population densities. This has an impact on local heritage precincts, with development reflecting current trends rather than the existing character of the area - resulting in the loss of context and the degradation of streetscapes,

##### **Natural processes of deterioration.**

Natural processes of deterioration have a significant impact on our heritage items, with exposure to the elements leading to a gradual weathering and deterioration.

### Community perceptions

In general, there is a lack of broad community appreciation and support for the retention and conservation of heritage places. Council can improve this by increasing community education and involvement in heritage conservation.

### Maintenance and operational costs

One of the most significant pressures on the conservation of heritage items and/or places is the high and increasing cost of maintaining these items, affecting both public and private owners of heritage items (Productivity Commission, 2006). Council has limited power to enforce maintenance of local heritage items, with power only extending to weed control and situations where the building forms a safety concern,

#### Planning for our Population:

### How do we plan for OUR HERITAGE in light of the issues identified?

Council plays an important role in protecting local natural, built and cultural heritage as part of land use planning and the assessment of development applications. Council can improve planning for heritage as follows:

#### Shirewide Heritage Review

In 2011, Council adopted the Wyong Shirewide Heritage Review, a review of heritage items and areas, thematic history and conservation controls for the LGA, in accordance with the guidelines provided by the OEH. A schedule of heritage significant items and items where the level of significance warrants statutory heritage protection has been prepared. The review also identified three proposed Heritage Conservation Areas: Wyong Town Centre, South Tacoma Road, South Tacoma and Oakland Avenue, The Entrance.

Additional recommendations of this review include the establishment of a Local Heritage Fund, and a Heritage Advisor Service. The recommendations of this review will therefore be implemented by way of the Wyong LEP 2013, Wyong DCP 2013, preparation of Conservation Management Plans for Council owned items, plus additional measures.

#### Relationship with local Aboriginal groups

Input from the Aboriginal community is an essential part of assessing the significance of those Aboriginal objects or places likely to be impacted by any activity. In May 2010, Council signed a Principles of Co-operation agreement with the Darkinjung Local Aboriginal Land Council (LALC) with the aim of fostering an effective working relationship and partnership between the two parties. It is hoped this partnership will lead to enhanced cultural, economic, environmental and social outcomes for the people of the LGA and improved relations between Aboriginal and non-Aboriginal residents. Following the signing of this agreement Council and Darkinjung LALC meet on a regular basis to co-ordinate any joint projects. Opportunities to develop similar agreements with other local Aboriginal groups may arise in the future.

Council currently employs a full time Indigenous Community Development Worker to establish and maintain working relationships with local Aboriginal persons and groups. Council continues to work closely with the OEH, Darkinjung Aboriginal Land Council, and other local Aboriginal groups to protect Aboriginal heritage items.

#### Indigenous cultural awareness and education

Council is involved in the promotion of Aboriginal heritage and culture through events such as National Aborigines and Islanders Day Observance Committee (NAIDOC) Week. Council's Indigenous Community Development Worker has a role in education and promotion of cultural and heritage values to the community. Council can improve planning for Aboriginal cultural heritage by improving the transmission of information and education of Council staff regarding the presence and appropriate management of Aboriginal sites including contractors working on and around sites. Council will continue to consult where appropriate with the Aboriginal community as an integral part of impact assessment in the land-use planning and development assessment process.

#### Aboriginal cultural heritage studies and management plans

Under the Shirewide Heritage Review it was not considered feasible and appropriate to document indigenous sites. The Shirewide Heritage Review did recommend that a future study utilising specific indigenous and archaeological expertise could be undertaken for indigenous sites capable of communicating the local indigenous narrative to the general community. This recommendation could be progressed through the preparation of an Aboriginal cultural heritage study for the LGA. Notwithstanding this recommendation, the management of heritage sites will continue to be undertaken in partnership between the local Aboriginal community and the OEH.

Plans of Management exist for various properties and land parcels owned and or managed by Council. It is recommended that these Plans should be reviewed to consider the management of any identified or potential Aboriginal sites or places.

### What are other Government Authorities currently doing?

#### Office of Environment and Heritage (OEH)

The OEH protects and conserves Aboriginal culture and heritage landscapes located in NSW parks and reserves, as well as European heritage across NSW, particularly those items of State heritage significance. The OEH carries out a number of heritage management activities, including:

- Working with communities to help them identify important places and objects
- Providing guidance on how to look after heritage items
- Supporting community heritage projects through funding and advice
- Maintaining the NSW Heritage Database, a list of all NSW statutory heritage items



- Maintaining a list of known Aboriginal heritage sites within NSW, which can be utilised by Council in the assessment of Development Applications and Rezoning Applications.

### Heritage Act 1977

Natural, cultural and built heritage is protected in NSW under the *Heritage Act 1977*. The Act allows for heritage items or places to be listed on the State Heritage Register, and for interim heritage orders to be made to protect heritage items or places. Indigenous heritage items or places are protected under the *National Parks and Wildlife Act 1974* (NPW Act), although these can also be listed for protection on the State Heritage Register or under an interim heritage order. Approval must be obtained from the Heritage Council or local council before work can be done which might damage the item or place.

Items and places which are of national heritage significance, Commonwealth Heritage Places, or World Heritage are protected under the main Commonwealth environmental law, the *Environment Protection and Biodiversity Conservation Act 1999*.

### Burra Charter

The Burra Charter is a guide for conserving and managing places of cultural significance and sets a professional standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance. The OEH refers to the Burra Charter in assessing, planning for and managing the heritage for which it is responsible and has incorporated the principles and logic of the Burra Charter into guidelines and other conservation planning documents.

### The National Parks and Wildlife Act 1974 (NPW Act)

The NPW Act is the primary legislation for the protection of some aspects of Aboriginal cultural heritage in New South Wales. Part 6 of the NPW Act provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm. Licences are required under the NPW Act for works which could impact on Aboriginal heritage items or places.

### The Environmental Planning and Assessment Act 1979 (EPA Act)

The EPA Act administered by the DP&I establishes the framework for European and Aboriginal heritage values to be formally assessed in the land-use planning and development consent processes.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for OUR HERITAGE values can be met?

#### Wyong LEP 2013

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

- The Wyong LEP 2013 will include the mandated Standard Instrument Clause 5.10 - Heritage Conservation for Aboriginal and European cultural heritage values to be formally assessed in land use and development matters. In addition, Schedule 5 - Environmental Heritage will also contain a list of all Council-endorsed Heritage Items and Heritage Conservation Areas proposed to be subject to the assessment and protection provisions of clause 5.10. All heritage items identified by the Wyong Shirewide Heritage Review have been added to Schedule 5 of Wyong LEP 2013.

### Wyong DCP 2013 – Development Controls for Wyong Shire

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

- Chapter - Conservation Areas for Northern Wyong Shire
- Chapter – Heritage Conservation has been produced in accordance with the Shirewide Heritage Review. The DCP Chapter provides:
  - Guidelines on the consistent application of approved guidelines on the preparation, assessment and expertise on Conservation Management Plans (CMPs).
  - Guidance for development in the vicinity of a heritage item.
  - Incentive clauses for development, which permits types of development that would normally be prohibited, if use ensures conservation of a heritage item.
  - Requirement to provide archival record prior to demolition.
  - Also insert clauses in relation to carparking and floor space ratio.

### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**
**EUROPEAN HERITAGE**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP				
			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	There are no CSP actions that apply to this component.	<b>6.8</b> Ensure LEPs facilitate conservation of Aboriginal and non-Aboriginal heritage. <b>6.20</b> Councils are to review and protect the cultural heritage values of centres. <b>6.22</b> Councils are to refer to Design in context: guidelines for infill development in the historic environment (NSW Heritage Office and the Royal Australian Institute of Architects NSW Chapter Infill Guidelines Working Party 2006) in preparing development control plans and making decisions relating to development in existing areas so it is compatible with conservation areas and heritage items.
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			
EN31	Prepare detailed Conservation Management Plans including maintenance schedule for Council owned/managed heritage items.	WSC					X		

**ABORIGINAL HERITAGE**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP				
			2013	Am.	2013	Am.			
EN32	Maintain and improve relationships with Local Aboriginal Land Councils., and facilitate engagement of the Aboriginal Community.	WSC					X	There are no CSP actions that apply to this component.	<b>6.15</b> Councils and the Department of Planning & Infrastructure are to ensure that Aboriginal cultural and community values are considered in the future planning and management of the local government area.
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		
EN34	Review Plans of Management to consider the management of Aboriginal items.	WSC					X		
EN35	Consider undertaking a Shire-wide Aboriginal Cultural Heritage Study	WSC					X		

## Planning for SCENIC PROTECTION

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF SCENIC PROTECTION?



### Background to SCENIC PROTECTION

Scenic values such as vegetated ridgelines and slopes, estuaries, beaches and coastal headlands, contribute to an areas identity and should be conserved. Wyong LGA has a diverse range of scenic landscapes and seascapes (such as mountain ranges, beaches, rivers, valleys and wetlands, both along the coastline and in inland areas such as the Kulnura plateau, which create a unique scenic value. The rural character of the Dooralong, Yarramalong and Ourimbah valleys also adds scenic value to the LGA.

The region's scenic values contribute to resident's quality of life as well as the visitor experience of the LGA. The scenic value of Wyong LGA therefore plays an important role in attracting residents and tourists to the area. Any loss of significant scenic landscapes will have impacts on general aesthetics of the area, as well as the level of tourism within the LGA.

#### Issues:

### What are the current and foreseeable issues that impact upon our SCENIC PROTECTION?

Population growth can lead to increased pressure for development of land with scenic values within the LGA. Scenic management issues include:

- Avoiding development unsympathetic to the landscape and built form of an area
- Protecting scenic backdrops to centres and urban areas
- Maintaining major river corridors and estuaries
- Maintaining rural landscapes as a scenic feature
- Maintaining urban scenic character
- Minimising development and protecting vegetation on prominent foothills, ridges and protecting headlands
- Sensitive design and location of extractive industries and major infrastructure such as roads, railway lines, power stations and transmission lines.

#### Planning for our Population:

### How do we plan for SCENIC PROTECTION in light of the issues identified?

#### Scenic Resource Inventory

Council should compile a scenic resource inventory for the LGA, including an appropriate set of criteria for assessing scenic quality. This would involve developing recommendations regarding conservation measures for scenic landscape values at particular locations. In addition, restricting development from those areas of steep slopes >15% or higher than particular relative levels (RL's) in certain areas will assist in restricting development in more visible scenic areas.

### Greening Wyong Strategy

Discussed above in 'Planning for BIODIVERSITY CONSERVATION', Council is currently developing the Greening Wyong Strategy to guide and manage ongoing tree planting within our public streets and parks. Increasing urbanisation, increasing density and risk management practices has put enormous pressure on existing trees and tree planting possibilities, resulting in the decline of the urban tree canopy. This has an impact not only on biodiversity within the area, but also on the scenic amenity of an area. In order to combat this loss of scenic amenity, Council will continue to develop and implement the Greening Wyong Strategy.

### Rural Lands Development Control Plan (DCP) Chapter

The Wyong Valleys Planning Report and Strategy (Wyong Shire Council, 1998) recommended that a DCP be prepared for the Wyong Valleys area, a component of which would incorporate guidelines/controls for landscape management and design issues to identify:

- The types of controls which are 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.
- The types of development controls which should be implemented in specific areas, such as those areas which have been identified as major visual corridors, visual boundaries or tree tunnels along roadsides by the Landscape Quality Study.

Council will prepare a DCP chapter for rural lands within the Wyong LGA, including the Wyong Valleys.

### What are other Government Authorities currently doing?

#### Central Coast Regional Strategy (CCRS)

The CCRS prevents development in areas constrained by coastal processes, flooding, wetlands, important primary industry resources and significant scenic and cultural landscapes. Action 6.4 of the CCRS also requires that LEPs are to appropriately zone land of high landscape value (including scenic and cultural landscapes).

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for SCENIC PROTECTION can be met?

#### Wyong LEP 2013

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

- Incorporate model local clause Part 6, Clause 6.3 which requires DCP's prepared for new urban release areas to consider the scenic amenity of visually prominent areas. Scenic protection assessment will therefore be undertaken as part of the investigation of future development release areas.
- Include an objective in Wyong LEP 2013 to protect areas of high scenic landscape value.
- The existing 7(c) (Scenic Protection - Small Holdings Zone) along the ridge line behind Fountaindale, Glenning Valley and Tumbi Umbi are to be zoned E4 Environmental Living to protect the scenic value of the ridge.

### Wyong DCP 2013 – Development Controls for Wyong Shire

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

- Part 2 – Development Provisions provides certain requirements for development in rural and scenic areas
- Part 6 – Location Specific Development Controls may provide controls where relevant e.g. Warnervale Wadalba
- Develop a DCP Chapter (Rural Lands) to address scenic protection issues as discussed previously in this section.

#### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**

**SCENIC PROTECTION**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			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					Ensure development areas create or maintain tree-covered ridgelines and waterways. This should form an attractive backdrop to development and also add to the environmental value and appeal of the area.	6.4 LEPs are to appropriately zone land of high landscape value (including scenic and cultural landscapes).
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		
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 <i>Scenic Quality Guidelines</i> .	WSC				X			



# PLANNING for NATURAL HAZARDS

Wyong Shire Council

The Planning for **NATURAL HAZARDS** section of Council’s Settlement Strategy considers the impacts of Acid Sulfate Soils; Bushfire and Coastal Erosion; Flooding; Soil Instability; Salinity; and Climate Change particularly on the frequency and intensity of other identified natural hazards.



**ESTABLISHING OUR VISION:**

**What do we want to achieve?**

Natural hazards represent an intrinsic component of planning for both new and existing urban communities. Flooding, bushfire, coastal hazards, erosion and soil stability, salinity, acid sulfate soils and contaminated lands are hazards that can never be entirely avoided but can be mitigated through careful planning. In addition, it is anticipated that the effects of climate change will intensify some of these hazards, and this needs to be carefully considered when deciding on the location of new development and new urban communities.

Land use planning can therefore play a key role in reducing the risk associated with natural hazards. Council needs to ensure that new greenfield release areas as well as infill developments are appropriately sited in terms of vulnerability to natural hazards. This chapter identifies the numerous ways that Council, in conjunction with State and Federal Government can reduce the level of risk associated with natural hazards within Wyong Local Government Area (LGA).

**Note:** Some natural hazards such as earthquakes and tsunami have not been discussed in this chapter due to the low probability of these events occurring within Wyong LGA.

**Key Documents for Planning for NATURAL HAZARDS:**

- |   |   |
|---|---|
| Community Strategic Plan (2011)                                   | Community Plan (2008)                                 |
| Central Coast Regional Strategy (2008)                            | NSW State Plan (2010)                                 |
| Planning for Bushfire Protection (2006)                           | Bushfire Risk Management Plan (2011)                  |
| Floodplain Development Manual (2005)                              | Sea Level Rise Policy Statement (2010)                |
| Draft Coastal Zone Management Plan (2011)                         | Porters Creek Floodplain Risk Management Plan (2011)  |
| NSW Coastal Planning Guideline: Adapting to Sea Level Rise (2010) | Tuggerah Lakes Floodplain Risk Management Plan (2011) |
| North Wyong Shire Structure Plan (2010)                           |   |

**What legislation do we need to consider?**

- |  |   |
|--|---|
| Environmental Planning and Assessment Act 1979 | State Emergency and Rescue Management Act, 1989 |
| Contaminated Land Management Act 1997          | Native Vegetation Act 2003                      |
| SEPP 55 – Remediation of Land                  | Coastal Protection Act 1979                     |
| SEPP 71 – Coastal Protection                   | Local Government Act 1993                       |
| Rural Fires Act, 1997                          | State Emergency and Rescue Management Act, 1989 |

## Planning for FLOODING

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF FLOODING?



#### Background to FLOODING:

Estimated to be the most costly natural disaster in Australia, flood events can cause millions of dollars damage to buildings and critical infrastructure, such as roads and railways as well as to agricultural land and crops. There are high social and emotional costs associated with flooding, as it can lead to long disruptions to people's lives which can continue long after the flooding has finished. Flooding can be defined as:

*'Relatively high stream flow which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, an/or local overland flooding associated with major drainage before entering a watercourse, and/or coastal inundation resulting from super-elevated sea levels and/or waves overtopping coastline defences (excluding tsunami)'* (Department of Infrastructure, Planning and Natural Resources, 2005)

The most common cause of flooding in Australia is heavy rainfall. Flooding that is sudden and unexpected is called flash flooding and is usually caused by short intense bursts of rainfalls. Smaller scale flooding can also occur when heavy rains cause stormwater drains to become blocked due to the high volume of water. Certain parts of Wyong LGA also experience coastal flooding due to storm surges and elevated tide levels.

Wyong LGA is located on a number of floodplains with over 15% of properties subject to flooding. Tuggerah Lakes is the largest floodplain in Wyong LGA, with almost 6,000 private properties located within the floodplain. Wyong LGA has therefore experienced a number of large floods in the past century, including those in 1949, 1964, 1974, 1990, and 2004. More recently, the June 2007 flood resulted in widespread disruption in the LGA, including elevated water levels in Tuggerah Lakes for almost 3 weeks. This flooding was equivalent to a one in twenty year event and similar flooding was experienced in 1990.

#### Issues:

#### What are the current and foreseeable issues that impact upon our FLOOD PRONE AREAS?

##### Damage to private property

Water entering private dwellings can cause damage to the structural integrity of the building and the contents of the building including flooring, furniture and appliances. The surrounding areas can also be damaged, including garages, pools and barbecues. This results in social and financial costs to the community, which can be exacerbated if individuals fail to insure their property adequately. This is a particular concern for those areas of Wyong LGA that may be permanently inundated by the effects of sea level rise associated with climate change.

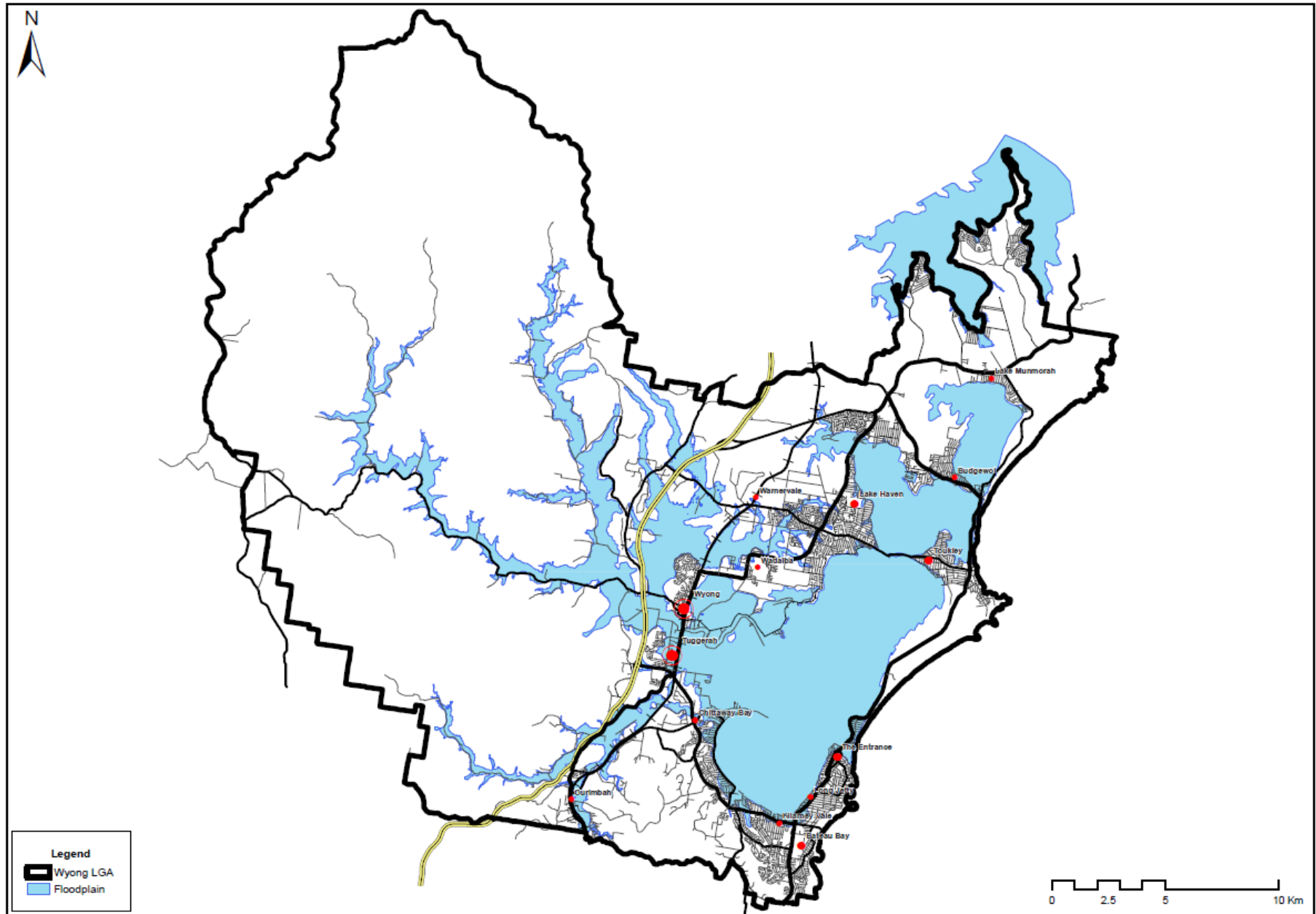
##### Agricultural Losses

Flooding can result in crop and livestock losses, impacting on agricultural productivity.

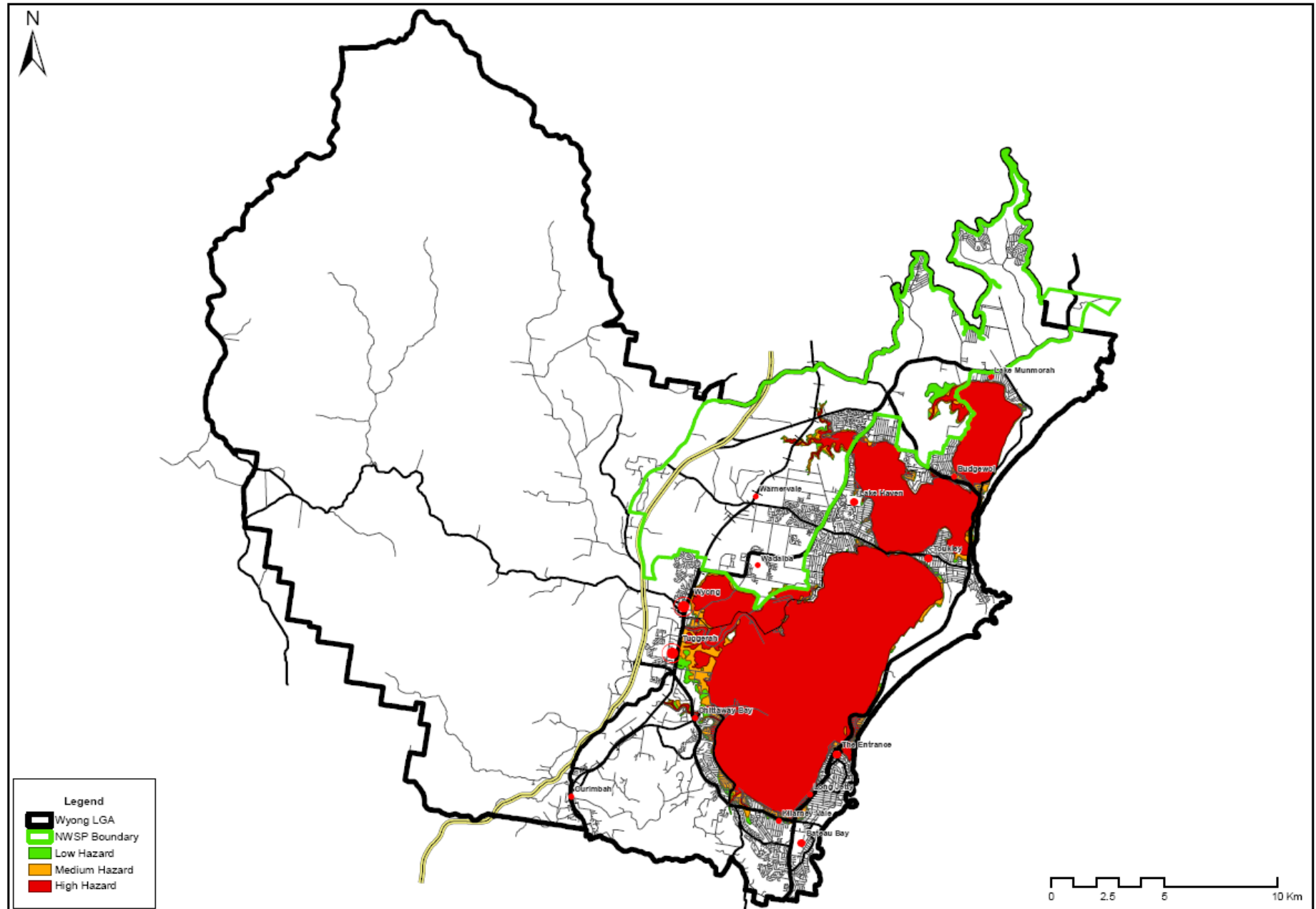
The estimated average annual cost of floods in Australia is \$315 million (BTE 2001)



**Figure 17: Floodplain**



**Figure 18: Flood Hazard Areas**



### Damage to public infrastructure and disruption of services

Flooding can cause damage to public infrastructure, including roads, parks, reserves, and sewer, water and electricity supply. In Wyong LGA, some of these services have been disabled during flood events due to inundation and it can be many days before these services can be restored. This is a particular concern for those assets that may be permanently inundated by the effects of sea level rise associated with climate change.

### Availability of affordable insurance

The availability and affordability of home and contents insurance (including flood cover) for private dwellings and public infrastructure is expected to decrease as flooding events increase in both frequency and severity. If insurance premiums become more expensive, this may result in some residents being unable to afford insurance for dwellings in flood-prone areas, leaving residents at risk of major financial hardship in the event of a flood.

### Risk to Public Health

Flood events carry an inherent risk to human health. The primary risk to humans is by drowning; however secondary health effects from flooding result from the inundation of sewerage infrastructure which releases toxic substances into the floodwaters, as well as general garbage and debris in floodwaters, and the spread of water-borne diseases.

### Environmental Impacts

Flooding can result in wildlife habitat destruction due to floodwaters smothering vegetation for long periods of time, erosion, sediment transport and deposition.

### Erosion

Floodwaters can cause erosion, which can undermine bridges, buildings, roads and creek banks, creating structural issues leading to safety issues and financial impacts.

### Climate Change

Please refer to the 'Planning for CLIMATE CHANGE' section of this chapter.

### Planning for our Population:

### How do we plan for development having consideration for FLOODING?

#### Flood Mapping

Most areas vulnerable to flooding in Wyong LGA have been mapped, and all areas vulnerable to ocean inundation are mapped. Mapping is based on the flood extent and hazard assessment, having regard to the possibility of sea level rise and the increasing severity of storm events resulting from global warming and climate change.

#### Floodplain Management Program

Council has a Floodplain Management Program, which aims to help manage flood prone land in a sustainable manner consistent with the flood hazard. As part of this program,

Council is undertaking Floodplain Risk Management studies and plans for each catchment to help protect residents and existing developments from flood damage, and minimise flood risks to future developments. These plans detail a wide range of structural and non-structural measures that can be used to help protect against flooding. These may include:

- Development controls, such as floor level heights for new buildings and extensions on flood prone land; and voluntary house raising
- Vegetation management, for example, stabilising a river bank by planting trees and keeping rivers and creeks clear of obstructions
- Construction of detention basins to store water and slowly drain to creeks or rivers.
- Community education and awareness campaigns about living in flood prone areas
- Allocating appropriate land use zones for flood prone land such as restricting future residential development in low lying areas to the R2 Low Density Residential zone

These studies are being carried out in accordance with the NSW Floodplain Development Manual, and involve input from the local community, relevant industry and Government bodies, and Council. The plans are implemented once adopted by Council. In 2010, Council adopted the Lower Wyong River Floodplain Risk Management Study and Plan. Studies are currently underway for Lower Ourimbah Creek, Tumbi Umbi Creek, Porters Creek and Tuggerah Lakes. Council will continue to prepare and review these plans so that all watercourses in the LGA are covered by a floodplain risk management plan.

#### Flood Prone Land Development Policy

Council has developed a Flood Prone Land Development Policy with the primary objective of reducing the impact of flooding and flood liability on owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods. The Policy divides the floodplain into high and low hazard areas of flood fringe, flood storage and floodway. Developments on flood prone land are considered based on their location within one of these categories and are subject to restriction and/or building requirements intended to minimise damage to property and the environment. A revised Flood Prone Land Development Policy should inform an updated chapter of Wyong DCP 2013.

#### Coastal Zone Management Plan (CZMP)

Council's CZMP is discussed in more detail later in this chapter, under the heading 'Planning for COASTAL HAZARDS'.

### What are other Government Authorities currently doing?

#### Section 117 Direction

Section 117 Ministerial Directions are issued by the Minister for Planning & Infrastructure under the *Environmental Planning and Assessment Act, 1979* (EPA Act) for consideration in the preparation of new planning proposals. Direction No.15 was adopted to '*ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual, 2005*' and '*ensure*

that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land'.

### **Flood Prone Land Policy Statement and Floodplain Development Manual**

The State Government's Flood Prone Land Policy Statement aims to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property and to reduce private and public losses resulting from flooding. The Floodplain Development Manual ((Department of Infrastructure, Planning and Natural Resources, 2005) supports the Flood Prone Land Policy in providing for the development of sustainable strategies for managing human occupation and use of the floodplain considering risk management principles based upon a hierarchy of avoidance, minimisation (using planning controls) and mitigation works. The manual applies to floodplains across NSW, in both urban and rural areas.

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

### **What provisions can be incorporated into our Planning Instruments what will help to manage FLOODING?**

#### **Wyong LEP 2013**

The following measures can be incorporated into Wyong LEP 2013 to improve our flood planning:

- There may be opportunities to reduce exposure to risk associated with flooding by minimising future development and/or reducing development densities within flood affected areas. Such mechanisms may include down-zoning flood affected areas to zones which promote lower density (e.g. from medium density residential to low density residential). Additionally, there may be scope to increase the minimum subdivision lot size in these localities through the minimum lot size mapping layer to achieve a similar result of reducing residential density.
- Model local clause 7.3 – Flood planning, can be utilised in flood planning areas, particularly where flooding matters cannot be fully addressed by limiting land uses, such as flood prone areas where the existing zone and permissible land uses include residential development.
- Additional matters that can be addressed in the Wyong LEP 2013 include:
  - LEP to be consistent with NSW Floodplain Development Manual (2005) and subsequent State Government planning guidelines.
  - LEP to map intermittent and permanent water courses and overland flow paths.
  - LEP to map flood planning areas incorporating climate change in accordance with State and Federal Government policies.
  - LEP to identify high hazard land for acquisition, based on an adopted Council policy framework and State or Federal Government funding.

- LEP to rezone low lying areas of The Entrance North to the lowest density residential zone (R2 Low Density Residential). This also is to include other areas where there is no flood free access to suitable high ground in the 100 year ARI event plus 0.9m sea level rise.

#### **Wyong DCP 2013**

The following measures can be incorporated into Wyong DCP 2013 to improve our flood planning:

- The information provided by Councils Floodplain Management Program has informed a draft chapter (Flood Prone Land Development) that applies to development proposals for flood-affected areas of the Wyong LGA to ensure consistent assessment and determination of development applications. The Flood Prone Land Policy will also continue to apply to activities that do not fall within the development assessment process.

#### **Key Planning Considerations:**

#### **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.*

**Strategic Actions and Local Initiatives:**
**FLOODING**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2012	Am. 2012	DCP 2012	Am.		
NH01	Wyong LEP 2013 to be consistent with the NSW Floodplain Development Manual (2005) and subsequent State Government planning guidelines.	WSC	X	X			■ There are no CSP actions that apply to this component.	<b>6.11:</b> Ensure LEPs and other strategies implement the NSW coastal policy, the NSW Flood Prone Land Policy and plans prepared in accordance with these documents.  <b>7.1:</b> Councils are to prepare (or update) floodplain, estuary and coastal zone management plans in order to reduce risks from natural hazards. These plans must be completed and considered in planning decisions made within the areas that they apply.  <b>7.2:</b> Local environmental plans will zone areas subject to high hazard to reflect the capabilities of the land.
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				
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				
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			
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		
NH06	Review S.94 Plans to enable collection of funds for flood management purposes.	WSC				X		
NH07	Investigate shirewide and/or catchment specific levies to fund flood management measures including planning, construction and on-going maintenance.	WSC				X		
NH08	Investigate additional sources of funding from State and Federal Governments for floodplain management.	WSC				X		

## Planning for COASTAL HAZARDS

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF MINIMISING COASTAL HAZARDS?



#### Background to COASTAL HAZARDS:

Wyong LGA's 35 kilometres of coastline is viewed by the local community as a key asset of the area. However, our coastline is constantly changing due to both naturally occurring processes (e.g. sediment inputs, erosion, accretion, landslips, sea level, tides, winds) and man-made changes (e.g. sea walls, channel dredging etc). Therefore, managing the coast to maintain community access, enjoyment and economic values is an important part of Council's sustainability strategy.

#### Man-made changes

Wyong LGA has experienced a history of development along the coastline without the known impact of coastal processes. High recreational usage and population growth place pressure on sensitive coastal landscapes. Storm wave erosion of beaches and dunes, and landslip on cliffs or bluffs may threaten development, community assets, safety, spoil enjoyment and put additional pressures on sensitive coastal environments. With development pressures in Wyong LGA most likely to occur along the coastal strip, the issue of coastal processes is an important consideration as part of the Settlement Strategy.

#### Naturally occurring processes

Naturally occurring processes include sediment inputs, erosion, accretion, landslips, sea level, tides, winds and tsunamis. Strategic coastal zone risk assessment prepared by the State Government in 2010 identified the North Entrance, Hargraves Beach and Cabbage Tree Harbour as coastal erosion hotspots, with more properties at other beaches likely to be affected in the future.

Coastal erosion hazards are expected to worsen as climate change and sea level rise take effect in the coming decades. A strategic coastal zone risk assessment prepared by the Federal Government in 2009 identified Wyong LGA as one of the most at-risk LGAs in terms of the effects of sea level rise and other climate change impacts on the built environment.

The following pages contain Coastal Hazard and Geotechnical Hazard Mapping for the coastal zone.

**A healthy and well managed coast is one where:**

- Land is managed within its capability, so coastal hazards are recognised as a constraint to land capability.
- Natural resource decisions and land use decisions jointly contribute to economic sustainability, biodiversity resilience and social well being.
- The condition of coastal ecosystems is maintained or improved.

(Wyong Shire Council, 2011).

Figure 19: Coastal Hazard Map - North

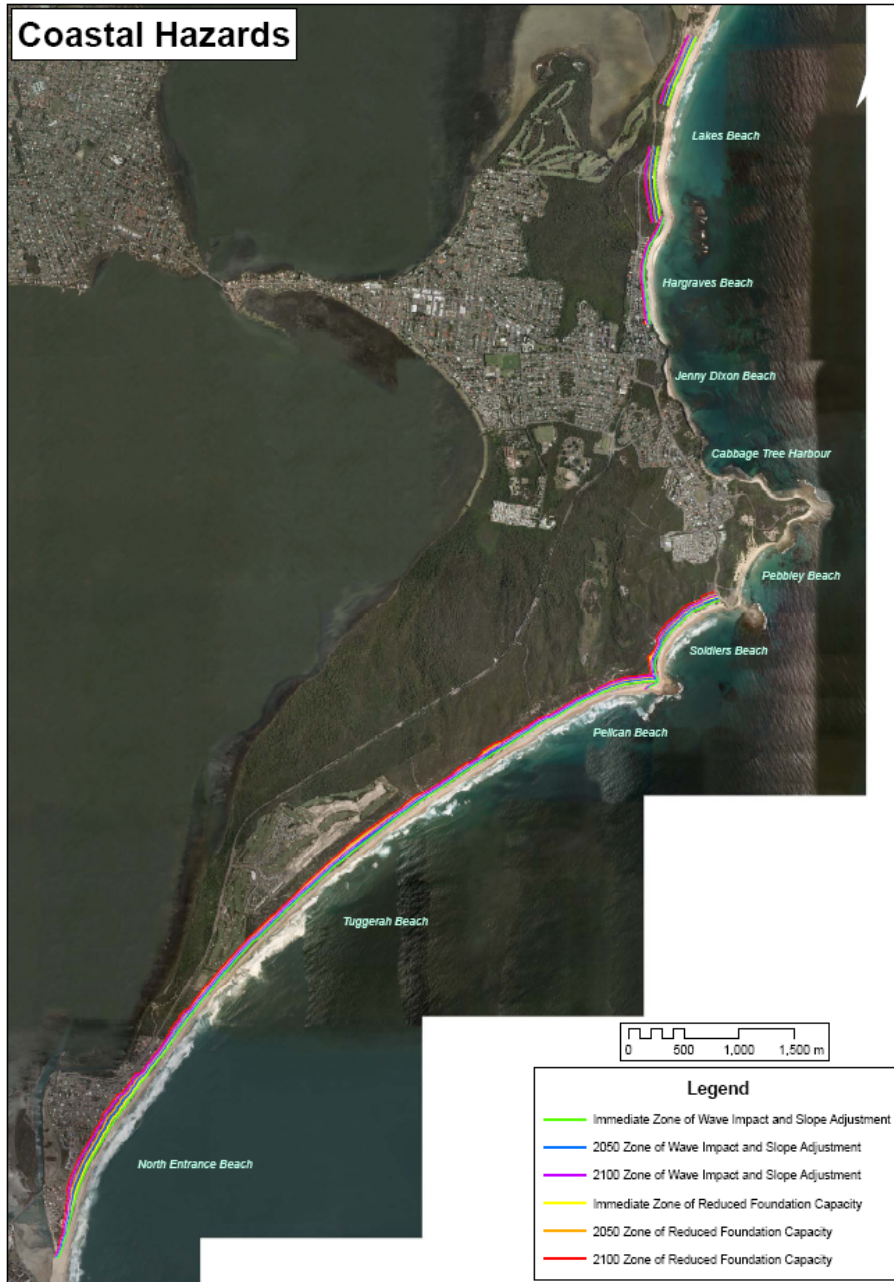


Figure 20: Coastal Hazard Map - South



Figure 21: Geotechnical Hazard Map - North

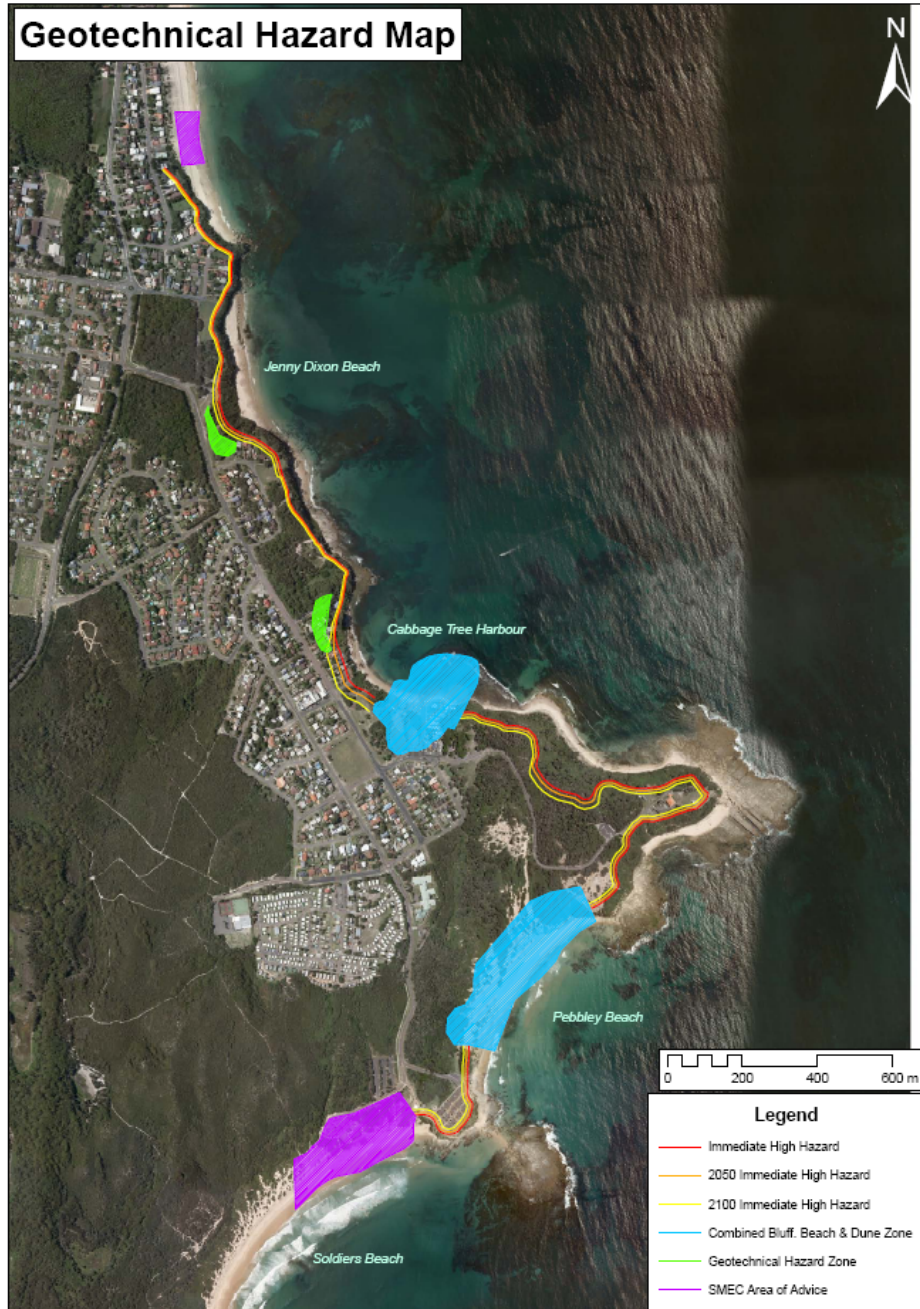
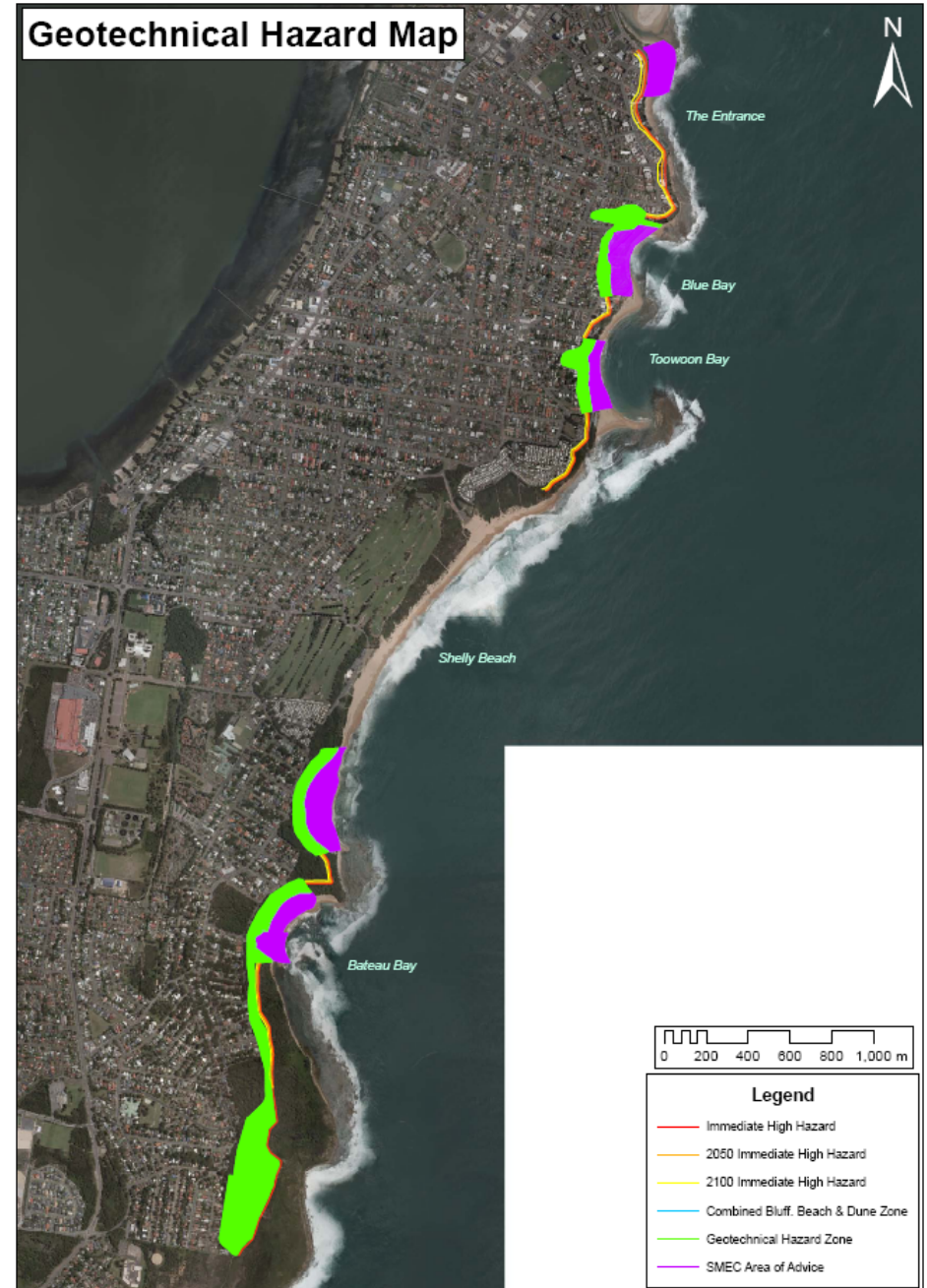


Figure 22: Geotechnical Hazard Map - South





**Issues:****What are the current and foreseeable issues arising from our COASTAL HAZARDS?****Climate Change**

Coastal inundation events are expected to increase due to the combined effects of sea-level rise, storm surge and ocean waves, leading to considerable damage to coastal environments and built assets (Department of Climate Change, 2009). For example, climate modelling predicts that storm surges will increase along the east coast of Australia due to increased low-pressure systems and winds (Department of Climate Change, 2009). The risk of beach loss, salinisation of wetlands and inundation of low-lying areas must be considered in short term development decisions and long term land use planning.

**Erosion**

Damage to the coastal environment occurs from a combination of natural processes and human impacts. Damage can include beach erosion, shoreline recession, slope and cliff instability, vegetation degradation and coastal inundation. Erosion events can cause damage to the environment and to buildings, roads, infrastructure and agricultural land. Fatalities can even occur in the worst cases of cliff erosion and instability. Coastal erosion is a particular concern within Wyong LGA, and it is anticipated that erosion processes will be exacerbated by climate change. Both naturally-occurring and man-made changes are likely to exacerbate coastline erosion.

**Damage to Private and Public Assets**

Coastal processes have the potential to cause major damage to public and private assets. With a large proportion of our public infrastructure concentrated within the coastal zone, coastal processes exacerbated by climate change will threaten assets, with consequences for the economy as well as for the provision of essential services.

**Threats to Biodiversity**

Terrestrial and aquatic plants and animals that rely on coastal habitat are likely to be adversely affected by sea-level rise, sea surface temperature increases, and ocean acidification. The coastal systems most at risk within Wyong LGA are estuaries and associated wetlands; tidal flat communities and saltmarsh; and beaches where there is a lack of sediment for replenishment (Department of Climate Change, 2009). Initial biodiversity responses to climate change are expected to be either inland or pole-ward migration, with un-seasonal southward migration of some species already observed along the south-east coast of Australia (Department of Climate Change, 2009).

**Risks to Public Health**

Floods are not always caused by heavy rainfall, particularly in coastal areas where inundation can be caused by a storm surge associated with a tropical cyclone (or east coast low); a tsunami; or a high tide coinciding with higher than normal sea levels caused

by low pressure systems and onshore winds. The primary risk from flooding is the potential for human fatalities; however secondary health effects from flooding can include inundation of sewerage infrastructure, releasing toxic substances and water-borne diseases into floodwater, as well as general garbage and debris. There is also a risk to human health from coastal erosion processes, such as landslides and rock falls.

**Planning for our COASTAL HAZARDS:****How do we plan for development having consideration for our COASTAL HAZARDS?**

Council has a key role in planning and carrying out coastal zone management. Within coastal environments it is not possible to remove all likely risk to life, property and the environment resulting from naturally occurring coastal processes, however mitigation measures can reduce these risks. Strategies to protect or retreat will need to be developed, and where possible, avoidance of future risk is the most cost-effective adaptation response, particularly where development has not yet occurred.

**Draft Coastal Zone Management Plan (CZMP)**

Council has prepared a draft CZMP, to assist our understanding of:

- How the coastline changes and how to minimise the impact of development
- Options for managing coastal erosion and balancing community expectations
- Where special protection should be provided for infrastructure
- What emergency procedures are needed for major storms
- What is needed to provide safe access and recreation spaces for locals and visitors.

A Hazard Assessment and Coastal Management Study was completed to inform recommendations within the draft CZMP. This study looks at the severity of erosion along the Wyong LGA coastline at present, 2050 and 2100, taking into account sea level rise, storm surge and wave run up. A strategy of increased protection is simply not financially or environmentally sustainable, and the draft CZMP proposes a long term strategy of planned retreat where affected assets and infrastructure is moved out of coastal hazard zones whilst allowing some interim protection of public and private assets, to give residents and businesses time to develop more adaptive measures. This will also reduce the risk of sterilising coastal land unnecessarily before hazards are realised.

**Coastal Erosion Emergency Action Plans**

The Office of Environment and Heritage (OEH) has identified three coastal erosion 'hot spots' (areas where five or more houses and/or a public road are located in a current coastal hazard area), in Wyong LGA, at The Entrance North, Norville and Norah Head. The OEH requires that Council prepare Coastal Erosion Emergency Action Plans for these 'hot spots', therefore Council will need to undertake individual plans for each hot spot.

**Coastal Protection Service Charges**

The cost of remediating and maintaining areas subject to coastal hazards is unable to be met solely by Council, and other sources of funding need to be identified. Subject to the

*Coastal Protection and Other Legislation Amendment Act 2010*, Council should investigate levies to fund coastline management and maintain public accessibility and facility.

### What are other Government Authorities currently doing?

#### Federal Government

The Federal Government manages matters of national importance, sets broad policy direction and priorities for our coast, funds and conducts research into coastal process impacts and provides funding for works through the Caring for Our Country Program.

#### State Government

The State Government prepares policies, guidelines and directions and sets standards to drive a consistent approach to issues affecting the NSW coastal zone; and provides some funding to Local Government for on-ground works and the preparation of coastal zone management plans and emergency action sub-plans as required by the *Coastal Protection Act, 1979*. The State Government recently released the NSW Coastal Erosion Reform Package that provides a coastal management toolkit for Local Government and communities. The reforms include amendments to legislation, new guidelines, and additional support for Local Government to improve planning processes:

##### 1 Sea level rise policy

This policy is supported by new guidelines that explain how the sea level rise benchmarks are to be applied locally in coastal and flood hazard assessments and land-use planning.

##### 2 Legislative amendments

The primary objective of the *Coastal Protection and Other Legislation Amendment Act, 2010* is to improve arrangements for managing coastal erosion to achieve a balance between protecting private property and protecting our beaches. Key provisions include:

- Allowing landowners in specific locations to use sandbags as emergency coastal protection works to reduce erosion. If the bags cause erosion they are to be removed.
- Requiring consent authorities be satisfied that appropriate arrangements are in place to restore beaches if they are eroded by coastal protection works, such as seawalls.
- Allowing Councils to levy a coastal protection service charge on land where the current or past landowners have voluntarily constructed coastal protection works.
- Enhancing statutory exemptions from liability for councils and State agencies when their coastal management activities are carried out in good faith.

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

### What provisions can be incorporated into our Planning Instruments what will help to manage COASTAL HAZARDS?

#### Wyong Local Environmental Plan 2012

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

- Wyong LEP 2013 will include compulsory Clause 5.5 – Development within the Coastal Zone to provide for the protection of the coastal environment. Clause 5.5 ensures that development applications within the coastal zone consider the effects of coastal processes, coastal hazards and the potential impacts of sea-level rise.

#### Wyong DCP 2013: Development Controls for Wyong Shire

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

- Chapter 77 Coastal Hazards is a current component of Wyong DCP 2005, prepared to provide interim guidelines until such time that the draft CZMP was complete. The purpose of Chapter 77 is 'to identify hazard zones along the Coast in which development will be restricted or in which design will have to reflect the potential hazard.' Chapter 77 will be amended to take into account the CZMP, and this Chapter will be incorporated into Wyong DCP 2013 as a chapter entitled 'Coastal Hazards'.

#### Key Planning Considerations:

#### 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 and 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 areas.*
- *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.*

**Strategic Actions and Local Initiatives:**
**COASTAL HAZARDS**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2012	Am. 2012	DCP 2012	Am. 2012		
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	There are no CSP actions that apply to this component.  <b>7.5:</b> Local environmental plans will make provision for adequate setbacks in areas at risk from coastal erosion and/or ocean based inundation in accordance with Coastal Zone Management Plans. Until these plans are made by the Minister for the Environment and Climate Change, councils cannot zone land or approve new development or redevelopment in potential hazard areas, unless assessed within a risk assessment framework adopted by the council.
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	
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			
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		
NH13	Investigate Shire-wide and/or area specific levies to fund coastline management mechanisms and maintain public accessibility and facility.	WSC					X	
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	

## Planning for EROSION and SOIL INSTABILITY

**Please note:** Coastal erosion is discussed in the 'Planning for COASTAL HAZARD' section of this document.

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF MINIMISING EROSION AND SOIL INSTABILITY?



#### Background to EROSION and SOIL INSTABILITY:

Erosion and soil instability, including land slip, land slides and rock falls, can be caused by both natural and man-made causes. Natural causes include undercutting of cliffs and banks by stormwater or river erosion and saturation of slope material from intense or prolonged rainfall and seepage. These problems are exacerbated on land with a high degree of slope. Man-made causes can include removal of topsoil and vegetation; interference with natural drainage; leaking pipes; modification of and overloading of slopes; and excavation or displacement of rocks. Poor management of building sites, particularly in urban areas, can also lead to erosion and sedimentation issues. The majority of soils in Wyong LGA have high erosion potential and are highly dispersible.

#### Issues:

#### What are the current and foreseeable issues that impact development of land within areas of EROSION AND SOIL INSTABILITY?

##### Climate Change

More frequent intense rainfall events are expected to increase erosion impacts, given that water is a major force of erosion. Projected sea level rise will impact coastal erosion and exacerbate damage due to storm surge and coastal inundation.

##### Property Damage

Soil and slope instability can cause damage to both public and private property if development is inappropriately sited on unstable soil types or unsuitable slopes. Damage can include foundation failure, disturbance of underground services or loss of property due to slippage. This also represents a risk to human life.

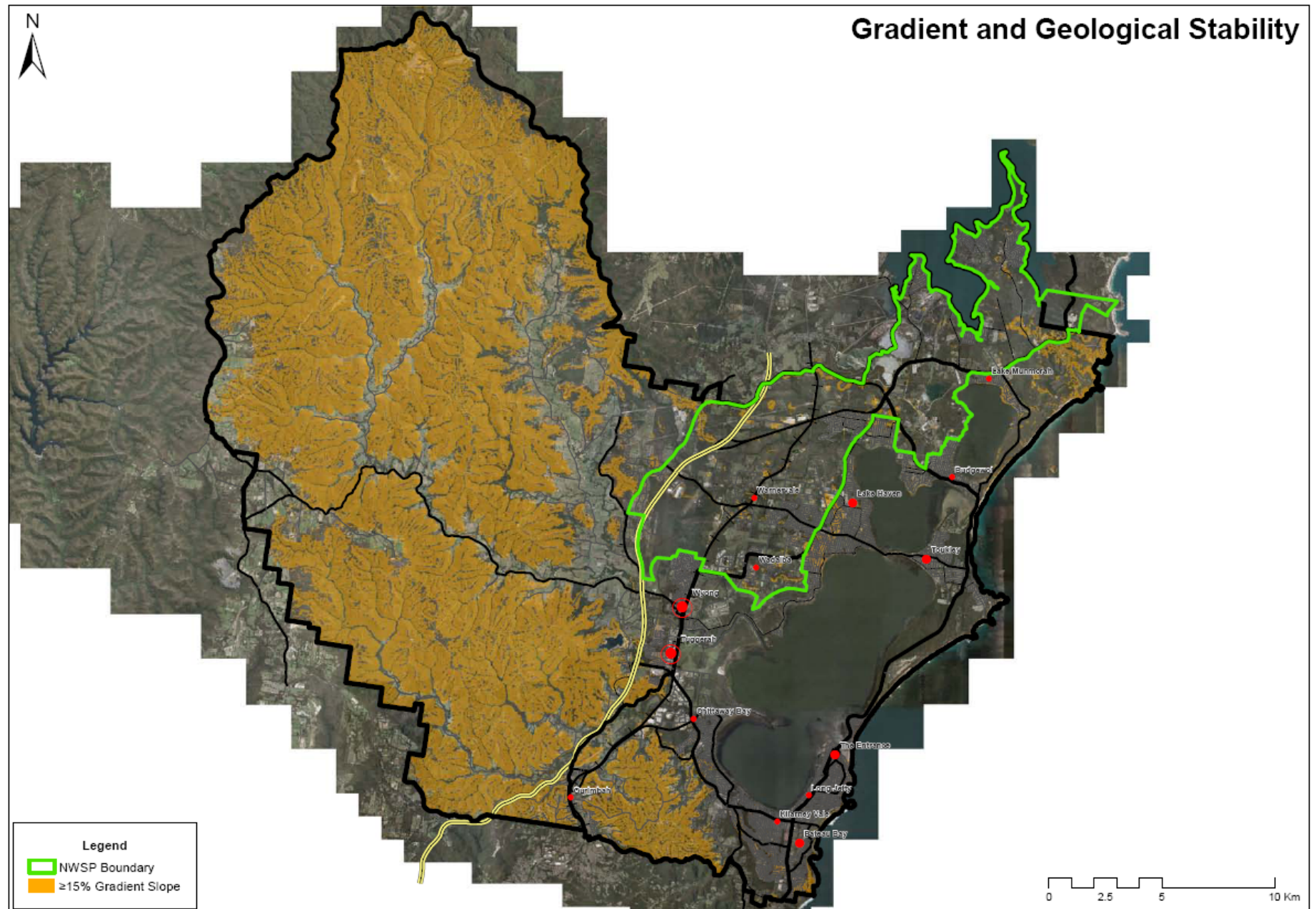
##### Siltation of Waterways

Streambank erosion causes a deeper and wider waterway. Where the grade of the waterway flattens out, the water movement generally slows and sediment such as soil, rocks and other material is deposited. Over time, the sediment builds up and changes the alignment of the waterway. Past development in Wyong LGA has resulted in soil loss and siltation of waterways. In these areas soils are being stripped, eroded and deposited in waterways at a rate far exceeding natural processes. This siltation can have a negative effect on aquatic ecosystems, and are likely to increase with projected sea level rise and changes in rainfall patterns associated with climate change if not properly managed.

##### Increased Bushfire Risks

Slope is a significant factor influencing bushfire hazard, with bushfires increasing speed as slope increases. Therefore, increasing the number of dwellings located in areas of high slope will increase the risk from bushfire hazard.

Figure 23: Gradient and Geological Stability



**Planning for EROSION and SOIL INSTABILITY:****How do we plan for development having consideration for EROSION AND SOIL INSTABILITY?****Slope constraints**

The greater the slope the more likely there will be stability and erosion issues, with development on slopes more likely to have geotechnical problems; require extensive cut and fill; and excessive soil loss. Council has adopted a slope limit of 15% (approximately 8.5°) considered to define land capability for supporting more intense settlement patterns such as rural-residential development, or urban development. Council utilised a slope constraint map to assist in determining appropriate areas in this regard, with any land with a slope greater than 15% excluded from consideration for future urban development. Note: Certain areas may still be considered dependant on other constraints.

**Slope and Stability Assessment**

Council, in conjunction with the State Government, should undertake a Slope and Stability Assessment to identify and map at risk and/or unstable areas including those with known or potential slip issues in Wyong LGA. Council should also liaise with the Hunter-Central Coast Regional Environmental Management Strategy (HCCREMS) to develop a regional approach for the management of hazards associated with slope and stability.

**Erosion and Sediment Control Policy**

Managing Urban Stormwater: Soils & Construction (Landcom, 2004), is considered to be the industry standard for erosion and sedimentation control. While the current version is generally referred to as being best practice, it does not address local conditions and is not user friendly for small scale developers. To address this issue Council has developed an Erosion and Sediment Control Policy to assist those undertaking relatively small scale works (sites up to 2500m<sup>2</sup> in size). For sites larger than 2500m<sup>2</sup>, Wyong DCP 2005 (Chapter 67 - Engineering Requirements for Development) applies.

**Streambank Management Program**

All watercourses draining into the Tuggerah Lakes have sections identified as high priority for rehabilitation to improve water quality flowing through to the lakes. Projects being implemented from 2009-2013 as part of the Estuary Management Plan, include streambank rehabilitation in Wyong River, Ourimbah Creek, Tumbi Creek and Wallarah/Spring Creek to reduce erosion and stabilise creek banks.

**What are other Government Authorities currently doing?****Managing Urban Stormwater: Soils & Construction Vol 1 (Landcom, 2004)**

Considered to be the industry standard for erosion and sedimentation control, this document provides guidance for local councils and practitioners on the design,

construction and implementation of measures to improve stormwater management, including erosion and sediment control, during construction.

**Managing Urban Stormwater: Soils & Construction Vol 2 (Department of Environment and Climate Change, 2008)**

This document guides the application of the principles and practices of erosion and sediment control described in Volume 1 to projects that include service installations; waste landfills; unsealed roads; main road construction; mines; and quarries.

**The Standard Instrument, Wyong LEP 2013 and Wyong DCP 2013:****What provisions can be incorporated into our Planning Instruments what will help to manage EROSION AND SOIL INSTABILITY?****Wyong LEP 2013**

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for erosion and soil instability:

- An assessment of topographical constraints will be undertaken for new urban release areas and any land that is too constrained due to slope or soils, or in capacity to achieve water quality targets will be identified and excluded from development areas.

**Wyong DCP 2013**

The following measures can be incorporated into Wyong DCP 2013 to improve our planning for erosion and soil instability:

- Chapter 67 - Engineering Requirements for Development, will be revised and will now be a Design and Construction Manual attached to Wyong DCP 2013 known as " Civil Works - Design and Construction Specification ". This will include consideration of erosion and sediment control issues. The Erosion and Sediment Control Policy will also continue to apply to permit some regulation of activities that do not fall within the development assessment process.
- The draft Water Sensitive Urban Design chapter will also address erosion and sediment control.

**Key Planning Considerations:****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.*

**Strategic Actions and Local Initiatives:**

**EROSION AND SOIL INSTABILITY**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2012	Am.	2012	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>There are no CSP actions that apply to this component.</p> <p><b>7.5:</b> Local environmental plans will make provision for adequate setbacks in areas at risk from coastal erosion and/or ocean based inundation in accordance with Coastal Zone Management Plans. Until these plans are made by the Minister for the Environment and Climate Change, councils cannot zone land or approve new development or redevelopment in potential hazard areas, unless assessed within a risk assessment framework adopted by the Council</p>	
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		

## Planning for BUSHFIRE RISK

### HOW DO WE SUSTAINABLY CATER FOR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF MINIMISING BUSHFIRE RISK?



#### Background to BUSHFIRE RISK:

Fires, including grass and bushfires, are considered to be an intrinsic part of Australia's environment. Fire was traditionally used as a land management tool by indigenous populations, whilst much of our native vegetation has evolved to tolerate or even require fire within the landscape. Fire can be utilised in a controlled manner to clear agricultural lands and protect properties from fire threats. However, the combination of climate, topography and vegetation in many areas of Australia combine to produce one of the most severe fire environments in the world.

Between 1967 and 1999, major Australian bushfires cost over \$2.5 billion or 10% of the cost of all major natural disasters in Australia (Geoscience Australia, 2007). Significant bushfires in Australia since 1999, including the Sydney Christmas Bushfires (2001/2002); the Canberra Bushfires (2003); and the Victorian Black Saturday Bushfires in 2009 are classified as major natural disasters affecting the Australian economy and resulting in the loss of human life. According to the Wyong Bushfire Management Committee, it is estimated that 25,149 properties within Wyong LGA are at risk from some level of bushfire threat.

#### Issues:

#### What are the current and foreseeable issues that are, and will continue to impact from increased BUSHFIRE RISK?

##### Risk to Property and Human Life

Bushfires are all too often associated with damage or loss of private and public property, environmental impacts, and more tragically the loss of human life. Bushfire risk needs to be carefully managed in the context of these dangers.

##### Climate Change – Increased Frequency of Bushfires

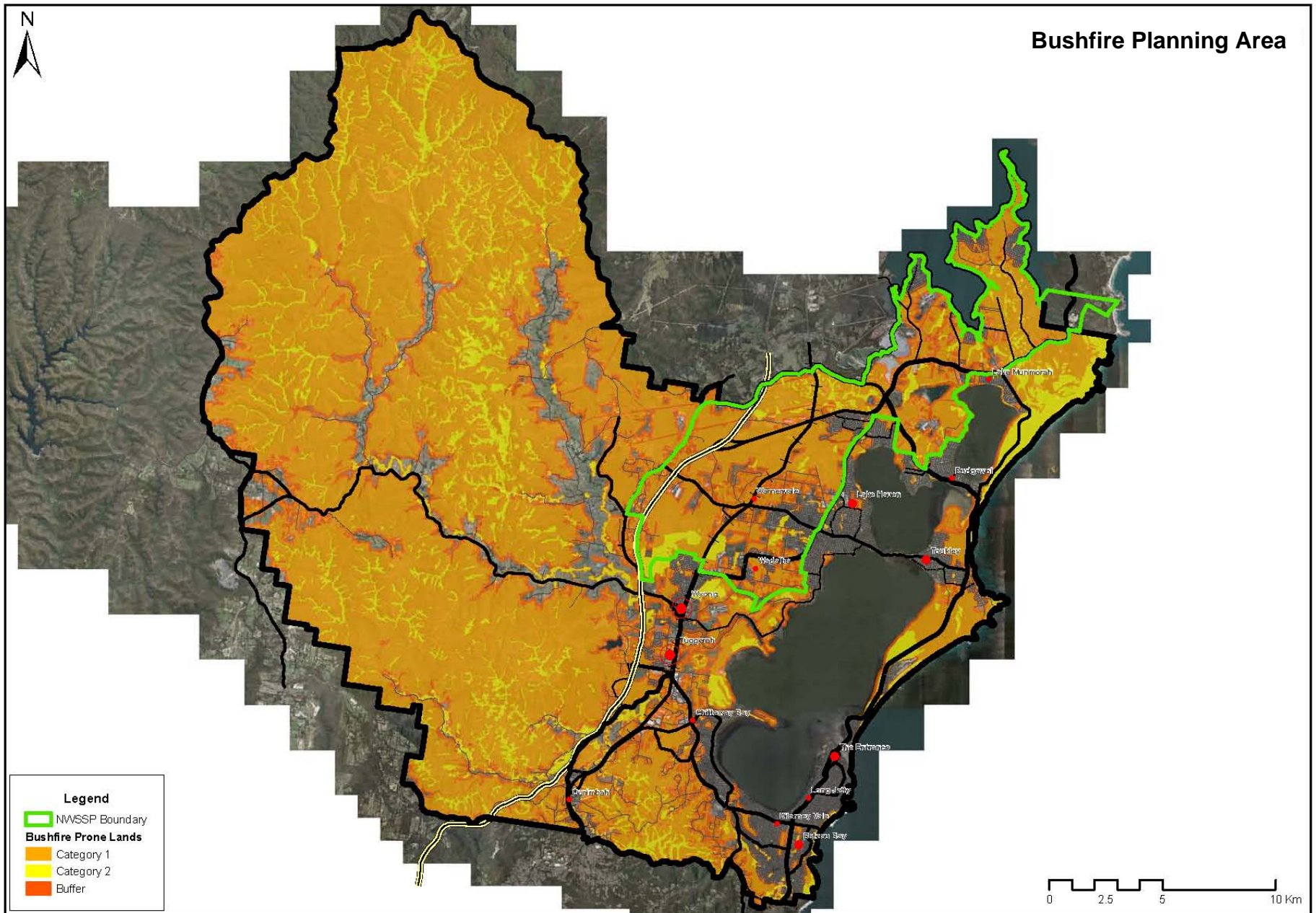
Climate changes has the potential to significantly impact on the bushfire threat in Australia. In considering climate change for Wyong LGA, the major impact of climate change on bushfire management is expected to be an increase in the number of days where the Fire Danger index is rated High, Very High, Severe, Extreme or Catastrophic by 2020, and consequently resulting in significant additional risk to life and property. Furthermore, it is considered that climate change impacts upon vegetation types and growth rates may further intensify the fire hazard. Additionally, fire seasons are expected to be longer overall, and opportunities to carry out hazard reduction works may be reduced.

Each year 'disaster-level' bushfires cost Australia an average of \$77 million (Bushfire CRC, 2004)

Modelling suggests that, by 2020, extreme fire danger days in south-eastern Australia may occur 5 to 65 per cent more often than at present (CSIRO, 2009)



Figure 24: Bushfire Hazard Categories



### Projected Population Growth

The Central Coast Regional Strategy (CCRS) requires Wyong LGA to accommodate an additional 70,000 residents over the next 25 years. Locating increased populations in future urban release area precincts nominated by the North Wyong Shire Structure Plan (NWSSP) will expose more residents, businesses and visitors to the threat of bushfire risk, increasing the risks to human life, property and the environment.

### Bushfire Management cannot be dealt with in isolation

The management of bushfires interacts with other policy areas including water supply, biodiversity, air pollution, tourism and timber production, as well as the more obvious impacts on human life and property. Therefore the requirement to manage threats to human safety and assets from bushfire has to be balanced against the needs of the environment and the economy. In particular, past patterns of infrastructure development (for example, telecommunications, water and sewer pump stations, community buildings) have not taken into account bushfire risk, resulting in a legacy of many sites that require ongoing management including significant vegetation modification. In the future, improved consideration at the early planning stage will minimise ongoing maintenance.

### Dispersed Rural Settlement and areas with limited road networks

The western part of Wyong LGA has a significant amount of dispersed rural settlement, representing significant emergency management issues. Additionally numerous areas have limited road networks with only one or two roads into the area, numerous dead end roads, or roads passing through significant bush land such as Fountaindale, Glenning Valley, Chain Valley Bay or Bushells Ridge. The key issues relate predominantly to the susceptibility of rural roads to be blocked by bushfires, and the relative isolation of these properties, resulting in a lack of emergency services to manage fires in the short term before resources can be sourced from other areas. Additionally, isolated developments often require significant and unacceptable vegetation modification to bring the site and access roads to the required standard of bushfire protection.

Continued dispersed settlement or location of Special Fire Protection Purpose classes of development (tourist facilities, childcare centres, schools, group homes) in isolated areas will exacerbate these problems. This will increase the number of people in locations where the ability to evacuate from the path of a fire is compromised, and would place a significant burden on emergency services to protect life, property and the environment.

#### Planning for our Population:

### How do we plan for development having consideration for BUSHFIRE RISK?

#### Bushfire Risk Management Plan

A Bushfire Risk Management Plan is a document which identifies bushfire risk across an area. The Plan is developed by the local Bushfire Management Committee, made up of

relevant State Government agencies, community representatives and Council. In addition to determining which community assets are at threat from bushfire, it identifies actions and nominates responsibility to mitigate risks through a variety of methods including hazard reduction through burning or mechanical means, or targeted community engagement to improve preparedness. On 18 July 2011, the Wyong Bushfire Risk Management Plan was endorsed for Wyong LGA.

#### Bushfire Prone Land Mapping

All LGAs with a bushfire risk are required to maintain a Bushfire Prone Land Map which is certified by the Commissioner of the NSW Rural Fire Service. The map identifies bushfire hazards and associated buffer zones in the LGA, and is the primary tool to trigger consideration of bushfire protection measures at the time of new development. Section 149 Certificates carry a specific notation, and development on areas identified as bushfire prone are subject to the development and planning controls of *Planning for Bushfire Protection (2006)* and associated documentation.

The Wyong Bushfire Prone Land Map was updated in August 2011. Currently approximately 21,000 properties are identified as bushfire prone.

### What are other Government Authorities currently doing?

#### Section 117 Direction No. 4.4 Planning for Bushfire Protection

Section 117 Ministerial Directions are issued by the Minister for Planning under the EPA Act for consideration in the preparation of new planning proposals for LEPs. Section 117 Ministerial Direction No. 4.4 was developed to *'protect life, property and the environment from bushfire hazards, by discourage the establishment of incompatible land uses in bushfire prone areas,'* and *'to encourage the sound management of bushfire prone areas'.*

Generally, the Ministerial Direction requires consent authorities to refer development proposals within bushfire prone areas to the Commissioner of the NSW Rural Fire Service for comment. It further ensures compliance with Planning for Bushfire Protection (NSW Rural Fire Service, 2006) and dictates development guidelines for proposals located within bushfire prone areas.

#### Planning for Bushfire Protection (NSW Rural Fire Service, 2006)

Planning for Bushfire Protection aims to utilise the Development Assessment system to protect human life and minimise impacts on properties from the threat of bushfire when new development is undertaken. Planning for Bushfire Protection establishes performance criteria for rural and rural-residential subdivisions and for infill and other developments on bushfire prone land. Planning for Bushfire Protection also specifies controls for special fire protection purposes, including schools, child care centres, hospitals, tourist accommodation, SEPP (Seniors Living) developments. Generally, all proposals within bushfire prone areas must demonstrate to both the consent authority and the NSW Rural Fire Service that developments satisfy the broad aims and objectives of this document.

### National Strategy for Disaster Resilience

In February 2011, the Council of Australian Governments formally adopted the National Strategy for Disaster Resilience. Section 3.6 – Reducing risks in the built environment specifically addresses the role of good planning to improve overall community resilience to natural disasters. This states clearly that “Locating new or expanding existing settlements and infrastructure in areas exposed to unreasonable risk is irresponsible. Land use planning policies can be used to reduce the number of people and assets in areas where risk profiles have increased over time or settled when these risks were not fully understood.” Priority outcomes in the Strategy include:

- *All levels of decision-making in land use planning and building control systems take into account information on risks;*
- *Development decisions take account of both public and private risks and costs;*
- *Settlements, businesses and infrastructure are, as far as is practicable, not exposed to unreasonable risks from hazards or they have implemented suitable arrangements including hardening infrastructure or taking up adequate insurance; and*
- *Following a disaster, the appropriateness of rebuilding in the same location, or rebuilding to a more resilient standard to reduce future risks, is adequately considered by authorities and individuals.*

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

### What provisions can be incorporated into our Planning Instruments which will help to mitigate BUSHFIRE RISK?

#### Wyong Local Environmental Plan 2012

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

- Wyong LEP 2013 will incorporate Clause 5.11 – Bushfire Hazard Reduction to ensure that bushfire hazard reduction work authorised by the *Rural Fires Act, 1997* can be carried out on land without any consent.

#### Wyong DCP 2013: Guidelines for Development in Wyong Shire

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

- Although bushfire protection strategies and measures are well documented for residential, rural-residential developments and those classified as special fire

protection purposes, Council recognises that there are limited legislative controls and guidelines for industrial and commercial developments. Early consideration in subdivision design is required. As approximately 25,000 properties within Wyong LGA are at risk from bushfire threat, it is recommended that appropriate bushfire protection measures for all development be prepared and included as an amendment to Wyong DCP 2013: Development Controls for Wyong Shire.

#### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**

**BUSHFIRE MANAGEMENT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2012	Am.	DCP 2012	Am.	Other		
NH18	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	<ul style="list-style-type: none"> <li>There are no SSV actions that apply to this component.</li> <li>There are no CCRS actions that apply to this component.</li> </ul>	
NH19	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		

## Planning for ACID SULFATE SOILS and CONTAMINATED LANDS

**HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF MINIMISING RISK FROM ACID SULFATE SOILS AND CONTAMINATED LANDS?**



### Background to ACID SULFATE SOILS AND CONTAMINATED LANDS:

#### Acid Sulfate Soils

The OEH defines acid sulfate soils as naturally occurring sediments and soils containing iron sulfides. Acid Sulfate Soils are particularly prevalent along the NSW coastline. Given they are formed under tidal conditions, they have the ability to occur in a range of estuarine and coastal locations; including tidal flats; salt marshes and swamps.

**The total damage and cost to development from acid sulfate soils across Australia is thought to exceed \$10 billion.**  
(CRC Care Pty Ltd, April 2009)

The exposure of sulfides to oxygen by development activities, including drainage or excavation, generates sulphuric acid, which in turn, results in adverse impacts upon the natural and built environments. Mapping undertaken by the then Department of Land and Water Conservation indicates the location of actual and the probability of potential acid sulfate soils occurring within the Wyong LGA.

#### Contaminated Lands – Closed Landfills

There are eight closed landfills in the LGA - Bateau Bay, Mardi, Gwandalan, Shelly Beach, Tumbi Umbi, Toukley, Warnervale and North Entrance. The North Entrance site is no longer in Council's ownership and is now used as a golf course with adjoining sites developed for residential and commercial uses. All closed landfills are classified as potentially contaminated land under the Contaminated Lands Act and Council is required to investigate the sites and undertake rehabilitation works (if required) in order to minimise environmental impacts. Council has a program in place to rehabilitate these sites over the next seven years.

#### Other Contaminated Sites

Other forms of soil contamination, including current or former service stations, mechanical workshops and industrial premises, may affect other development sites in the Wyong LGA. Some former agricultural land can also be liable to be contaminated from the use of various hazardous chemicals and pesticides. The OEH administers the Contaminated Lands Register.

Figure 25: Acid Sulfate Soils

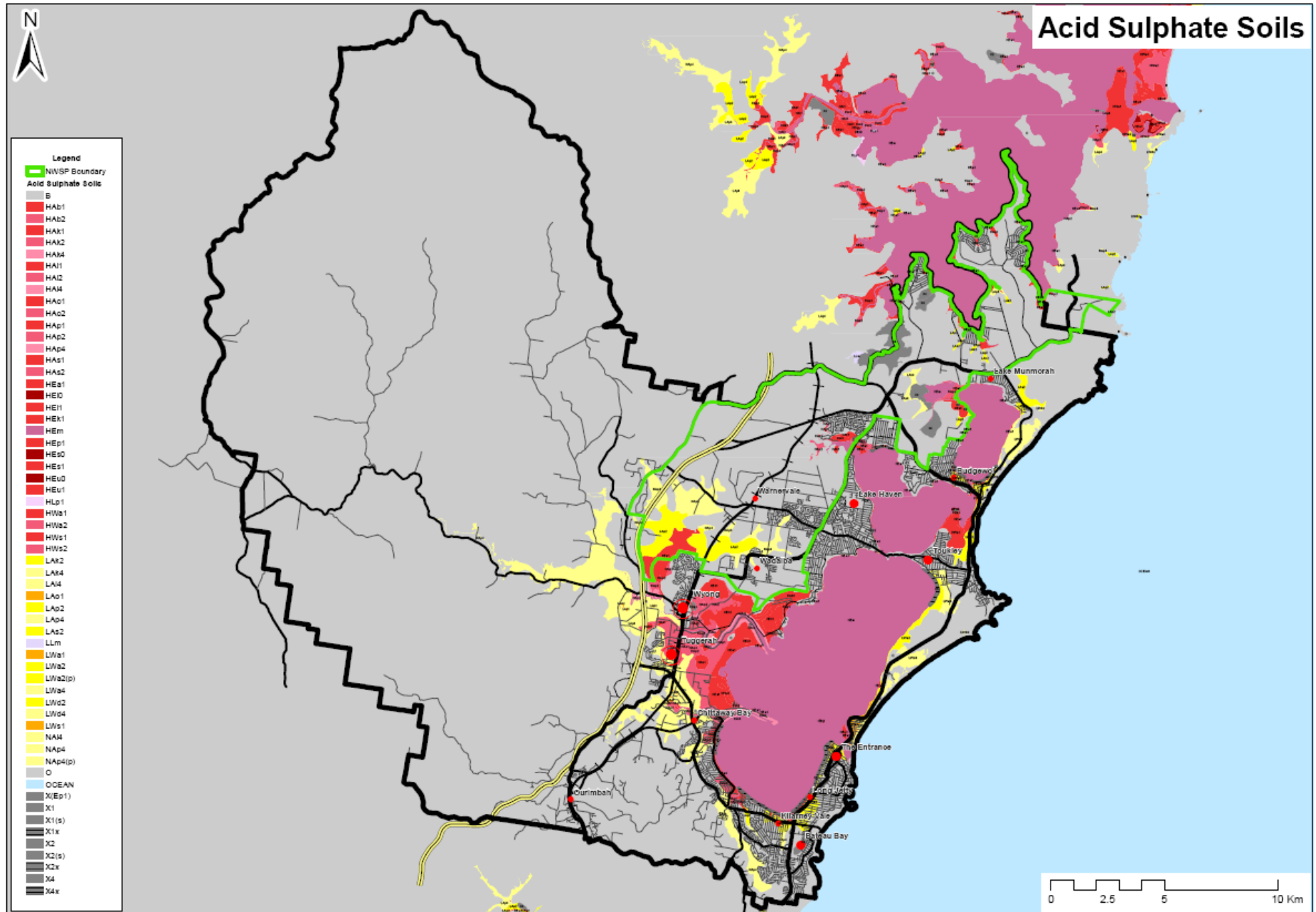
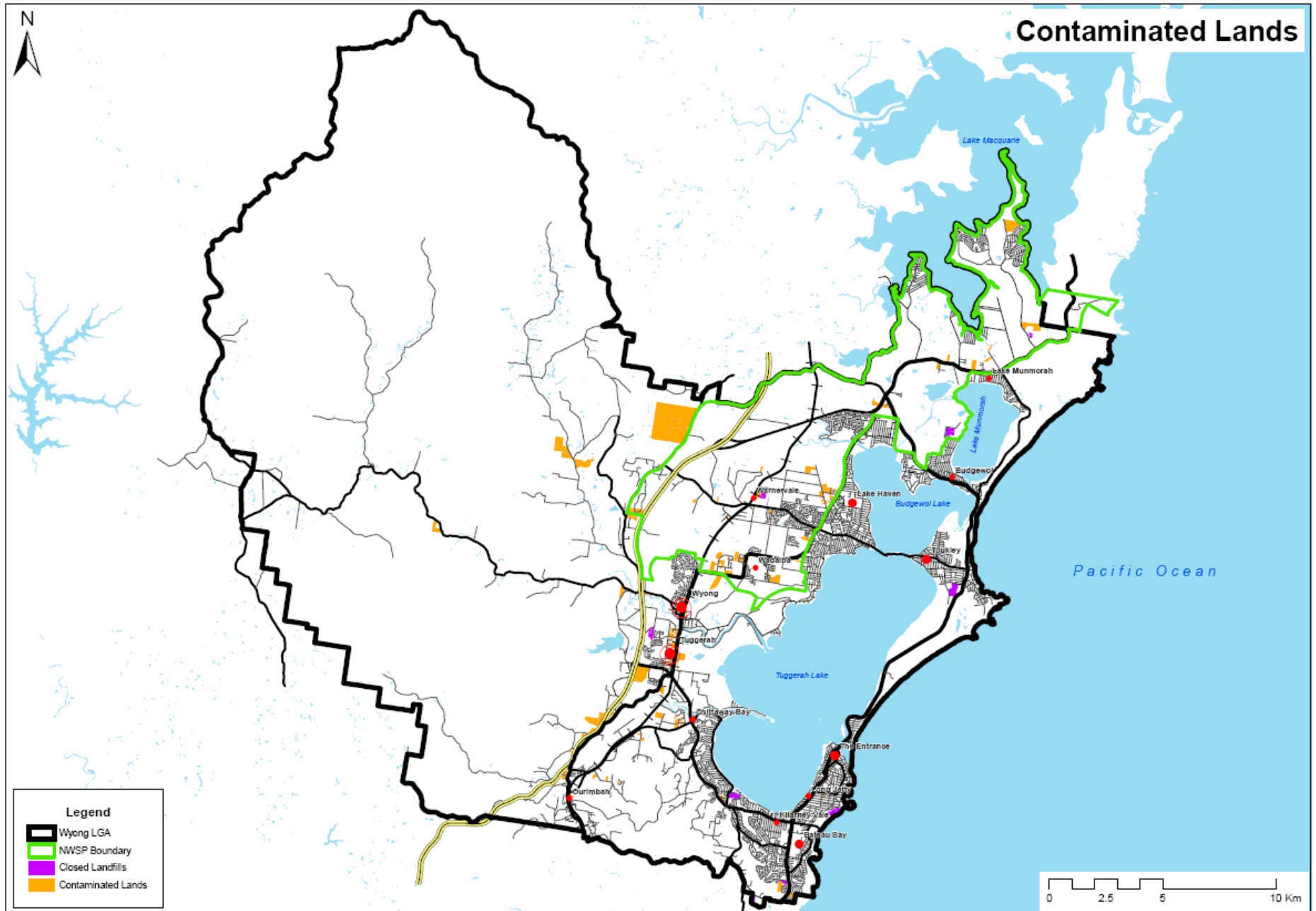


Figure 26: Contaminated Lands



**Issues:****What are the current and foreseeable issues that impact upon development of land containing ACID SULFATE SOILS AND CONTAMINATED LANDS?****Acid Sulfate Soils***Biodiversity and Aquatic Health*

Adverse impacts of acid sulfate soils include damage to critical habitat areas and wetland biodiversity and the loss of fish stocks. Inappropriate drainage and excavation associated with urban development costs the NSW fishing industry \$23 million per year (Department of Environment, Climate Change and Water, 2008).

*Infrastructure Damage*

Sulfuric acid produced by Acid Sulfate Soils corrodes concrete, iron, steel and certain aluminium alloys. Disturbance of acid sulfate soils has been linked to public and private infrastructure damage, including corrosion to concrete structures and slabs, fence posts, foundations of buildings, underground concrete water and sewerage pipes. The costs associated with damage to public and private infrastructure is significant.

*Increased Cost of Development*

The cost of testing, treating and monitoring of Acid Sulfate Soils can add substantially to the costs of development.

*Public Health*

The public health implications of disturbing Acid Sulfate Soils are not well known or understood. However, the loss of biodiversity habitat, particularly along estuarine and tidal locations, can result in an increase in transmittable viruses, such as Ross River Fever. Drinking water can also become contaminated by sulfuric acid.

*Agricultural Impacts*

Acid Sulfate Soils reduce farm productivity by decreasing the availability of soil nutrients to plants, and reducing animal productivity by discouraging quality agricultural environments.

*Lack of Community Knowledge of Risks*

While there is relatively good information about the occurrence and location of Acid Sulfate Soils within the Wyong LGA, Council recognises that the risks associated with the disturbance of Acid Sulfate Soils within the community is not well known.

**Contaminated Lands***Increased Cost of Development*

Development on contaminated land is often prohibitively expensive, due to the costs associated with rehabilitating the contaminated land. There are a number of unknowns associated with development of a contaminated site, including exposure to legal liability,

damages and compensation claims; delays in development; and extensive remediation measures that may be required.

*Public Health Implications*

Depending on the type of contamination and the nature of the development proposal, significant health implications could be expected if a contaminated site is inappropriately developed without adequate remediation.

*Environmental Health Implications*

Development of a contaminated site often results in increasing exposure pathways for the contaminants to enter the environment. Environmental toxins introduced into the environment can cause a loss of habitat and subsequent loss of biodiversity in the area.

**Planning for our Population:****How do we plan for development having consideration for ACID SULFATE SOILS AND CONTAMINATED LANDS?****Acid Sulfate Soils***Acid Sulfate Soil Mapping*

Acid Sulfate Soil Mapping was undertaken in the late 1990s by the then Department of Land and Water Conservation. Acid Sulfate Soil mapping identifies the probability of different classes of Acid Sulfate Soil and their required management. To build on this information, Council will continue to refine Acid Sulphate Soil mapping, and liaise with the HCCREMS to develop a regional approach to the ongoing management of Acid Sulfate Soils.

*Acid Sulfate Soil Planning Guidelines*

In 1994, the State Government established the Acid Sulfate Soils Management Advisory Committee to coordinate a State-wide approach to Acid Sulfate Soil issues. Acid Sulfate Soil Guidelines were prepared to provide advice to assist in strengthening provisions in LEPs, particularly for rezoning land in Acid Sulfate Soil areas; managing Acid Sulfate Soils within existing land use zones; and assessing developments affecting Acid Sulfate Soils.

*Increasing Community Awareness*

Community Education Programs may be required in order to raise community awareness about the potential impacts from inappropriate Acid Sulfate Soil management.

**Contaminated Lands***Section 149 Certificates*

Contaminated lands are controlled at State Government level, via the OEH administering the Contaminated Lands Register. Council is required under Section 149 of the EPA Act, to list whether a site is significantly contaminated; is under a management order; subject of



an approved voluntary management proposal; subject to ongoing maintenance order or if the site is subject to an audit statement.

### What are other Government Authorities currently doing?

#### Acid Sulfate Soils

##### *Section 117 Ministerial Direction No. 4.1 Acid Sulfate Soils*

Section 117 Ministerial Directions are issued by the Minister for Planning under the EPA Act for consideration in the preparation of new planning proposals for LEPs. Section 117 Ministerial Direction No. 4.1 Acid Sulfate Soils was developed to avoid adverse environmental impacts from the use of probable Acid Sulfate Soil land. The Ministerial Direction requires Planning Authorities to consider the Department of Planning and Infrastructure's Acid Sulfate Soils Planning Guidelines; comply with the provisions of model local clause 7.1; and not permit intensification of land uses on land identified as actual or potential Acid Sulfate Soils, unless an Acid Sulfate Soils study has been prepared.

#### Contaminated Lands

##### Federal Government

##### *National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM)*

The NEPM was developed due to increasing pressure to redevelop former industrial and agricultural land. As a result, there was a need to ensure that appropriate processes were in place to properly assess potentially contaminated sites. The NEPM establishes a nationally-consistent approach to the assessment of site contamination to ensure sound environmental management practices by the community which includes regulators, site assessors, contaminated land auditors, land owners, developers and industry.

##### State Government

##### *Contaminated Land Management Act 1997 (CLM Act)*

The CLM Act and *Contaminated Land Management Amendment Act 2008* regulates seriously contaminated sites in NSW. The CLM Act establishes a process for the EPA to identify, investigate and (where appropriate) order the remediation of land if the EPA considers the land to be significantly contaminated. The amendments aimed to allow sites to be cleaned up more efficiently while reinforcing the "polluter pays" principle.

##### *Protection of the Environment (Operations) Act 1997 (POEO Act)*

Water and land pollution is regulated under the POEO Act.

##### *Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy No. 55 – Remediation of Land*

Contaminated land is also regulated under the EPA Act and State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55). SEPP 55 provides that land must not be rezoned or developed if it is unsuitable for a proposed use because it is contaminated. If an assessment of contamination finds the land is unsuitable for the proposed use,

remediation must take place before the land is developed. The policy is relevant in considering possible contamination sources in the assessment of new development areas.

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

### What provisions can be incorporated into our Planning Instruments to mitigate the impacts of ACID SULFATE SOILS AND CONTAMINATED LANDS?

#### Wyong Local Environmental Plan 2012

The following measures can be incorporated into Wyong LEP 2013 to improve our planning for Acid Sulfate Soils:

- Model local clause 7.1 – Acid Sulfate Soils aims to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. It specifies when development consent for activities on land containing Acid Sulfate Soils must be obtained by Council, and furthermore, requires appropriate Acid Sulfate Soil Management Plans to accompany development applications. Given the importance of managing Acid Sulfate Soils within Wyong LGA, Clause 7.1 – Acid Sulfate Soils should be included within Wyong LEP 2013. While previously not included within the provisions of draft Wyong LEP 1991, preparing a new LEP will enable the incorporation of Acid Sulfate Soils mapping.

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

##### *Contaminated Lands*

- There are a number of draft local clauses that may be suitable to address contaminated land issues. This needs to be amended as more information becomes available in relation to the LEP.

#### Wyong DCP 2013: Development Controls for Wyong Shire

No provisions have been identified for inclusion within Wyong DCP 2013.

##### Key Planning Considerations:

### 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.

**Strategic Actions and Local Initiatives:**

**ACID SULFATE SOILS AND CONTAMINATED LAND**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2012	Am.	DCP 2012	Am.	Other		
NH19	Incorporate model local clause 7.1 Acid Sulfate Soils within Wyong LEP 2013.	WSC	X					<ul style="list-style-type: none"> <li>▪ There are no CSP actions that apply to this component.</li> <li>▪ There are no CCRS actions that apply to this component.</li> </ul>	
NH20	Develop a community education program to increase awareness of the risks associated with Acid Sulfate Soils.	WSC					X		
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		
NH22	Continue to refine Councils Acid Sulfate Soil mapping and update Wyong LEP 2013 as information becomes available.	WSC					X		
NH23	Maintain Section 149 notations for lands affected by land contamination.	WSC					X		

## Planning for SALINITY

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF MINIMISING RISK FROM SALINITY?

#### Background to SALINITY:

Dryland salinity causes the most widespread damage in Australia, and occurs due to the movement of salt to the land surface with groundwater, which can then seep into rivers and streams (CSIRO, 2008). Wetland salinity occurs due to rising salty groundwater entering the wetland; and wetting and drying of the wetland without flushing, causing the salts to accumulate over time (Nielsen, D. and Brock, D. 2006). Increasing salinity levels in river systems are occurring in the Wyong LGA due to increasing urban development and loss of natural ecosystems and agricultural lands. Salinity in the Tuggerah Lakes system fluctuates due to freshwater inputs from catchment runoff and precipitation, and by saltwater inputs from the ocean.

Salinity is estimated to cost NSW around \$180-\$200 million each year in the loss of productive land, lack of suitable water for irrigation, damage to infrastructure and increased costs to industry (Hunter CMA, 2011)

#### Issues:

#### What are the current and foreseeable issues that are, and will continue to impact development of land within areas of HIGH SALINITY?

##### Biodiversity

Salinity impacts on soil and water quality, causing a shift in vegetation type with colonisation and dominance by salt tolerant plants, and saline pools in creek beds, eventually reducing biodiversity.

##### Infrastructure

Salty groundwater and soils can affect public infrastructure such as buildings, roads and other infrastructure, resulting in increased maintenance and replacement costs.

##### Agricultural Productivity

Increasing soil salinity can reduce agricultural productivity, making it difficult for plants to extract water and nutrients from the soil. In the worst case scenario, some salts are toxic to certain plants, and most normal crop and pasture plants are not highly salt-tolerant and will eventually die under saline conditions.

#### Climate Change

There is a risk of saltwater intrusion to the LGA's freshwater wetlands from rising water tables due to increasing sea levels associated with climate change. With this will come a change to vegetation community types to those more tolerant to more saline conditions and a loss of biodiversity as species dependent upon the existing flora die out or relocate.

#### Planning for our Population:

#### How do we plan for development having consideration for SALINITY?

##### The Tuggerah Lakes Estuary Management Plan

Developed in 2006, the Tuggerah Lakes Estuary Management Plan is the platform by which Council will manage the lakes and estuary into the future. Its primary objective is to provide direction for the management of Tuggerah Lakes and its catchment in order to ensure the sustainability of its ecological systems, however the plan does have a role in reducing salinity in the lakes system by reducing the amount of sediment that ends up in the lakes from the various tributaries. The Tuggerah Lakes Estuary Management Plan is discussed in more detail in the 'Planning for ENVIRONMENT' chapter of this document.

##### Land Use Planning

Council can assist in managing salinity impacts by ensuring appropriate land use and protecting and/or rehabilitating native vegetation in areas prone to salinity issues. Land is to be used and developed in a manner that does not significantly increase water infiltration to groundwater systems and does not significantly increase salt loads in waterways, wetlands, drainage lines, or soils. In order to assist Council in making informed land use planning decisions, a study needs to be undertaken to identify saline soils within the LGA so that development can be controlled or limited accordingly.

##### Salinity Management Strategy

Council should develop a Salinity Management Strategy including consideration of infrastructure programs; education and awareness programs; groundwater and water quality monitoring programs; Plans of Management for community land, parks and reserves; stormwater and wastewater management plans, and Section 94 Development Contributions Plans. This may also require close liaison with HCCREMS and Hunter-Central Rivers Catchment Management Authority (CMA) to develop a regional approach to the management of saline soils.

#### What are other Government Authorities currently doing?

##### Catchment Action Plans

State Government CMA's are responsible for developing a Catchment Action Plan (CAP) for their catchment. The Hunter-Central Rivers CAP applies to Wyong LGA and runs from 2006-2015. In terms of salinity, the Hunter-Central Rivers CAP is consistent with the NSW

Salinity Strategy; and National Action Plan for Salinity and Water Quality. The CAP defines salinity targets, as well as other natural resource objectives, for the region and describes the best management actions the community must undertake in order to help meet the targets. Thousands of individual projects will contribute to achieving the goals of the CAP including things like re-establishing native vegetation on a riverbank, holding educational workshops on sustainable agriculture, and supporting community salinity monitoring in local waterways. In terms of salinity, a key management target to be achieved by 2015 includes revegetating 1200ha of salinity recharge areas with deep-rooted vegetation. The Hunter-Central Rivers Catchment Management Authority administers the CAP.

### **Caring for Our Country Program**

In June 2008, the Federal Government introduced the *Caring for Our Country* program, with the aim of providing funding for various natural resource management programs, including salinity mitigation programs.

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

### **What provisions can be incorporated into our Planning Instruments what will help to manage SALINITY?**

#### **Wyong LEP 2013**

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

- Council should consider developing and implementing a clause for inclusion in a future amendment of Wyong LEP 2013 in order to ensure the impact of future development on the salinity process is considered.

#### **Wyong DCP 2013**

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

- Council's DCP 2005 Chapter 67 - Engineering Requirements for Development, has been reviewed and should not be incorporated in Wyong DCP 2013 but instead be established as a Technical Guideline rather than a DCP chapter. The Technical Guideline will provide support and detail to Wyong DCP 2013, and will address erosion and sediment control issues. Council's Erosion and Sediment Control Policy will also continue to apply.
- In addition, Council's Water Sensitive Urban Design (WSUD) DCP chapter will also address erosion and sediment control issues. These measures will assist in reducing salinity issues in the LGA.
- Upon completion of the Salinity Management Strategy, it is recommended that salinity measures be incorporate within the WSUD DCP chapter.

#### **Key Planning Considerations:**

#### **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.*

**Strategic Actions and Local Initiatives:**

**SALINITY**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2012	Am. 2012	DCP 2012	Am. 2012			
NH24	Undertake a study to identify saline soils within the LGA and control or limit development accordingly.	WSC					<ul style="list-style-type: none"> <li>There are no CSP actions that apply to this component.</li> <li>There are no CCRS actions that apply to this component.</li> </ul>		
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							
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							
NH27	Incorporate salinity measures within WSUD DCP chapter upon completion of the Salinity Management Strategy.	WSC				X			

## Planning for CLIMATE CHANGE

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENTS, BUSINESS AND VISITOR POPULATION, IN TERMS OF MINIMISING RISK FROM CLIMATE CHANGE?



### Background to CLIMATE CHANGE

The Earth's climate has always changed, alternating between long periods of warm (interglacial) and cool (glacial) conditions, cycling over thousands of years (Cleugh et al, 2011). However, coinciding with a significant increase in human produced greenhouse gas emissions since the 20<sup>th</sup> century, the Earth's climate has been observed to change more rapidly than can be attributed to any natural causes. The greenhouse effect is the process whereby greenhouse gases in the atmosphere absorb the radiation released by the Earth's surface, reducing the amount of heat escaping into space. Observed changes include increases in global average air and ocean temperature, widespread melting of snow and ice, rising global sea levels, and altered atmospheric and ocean circulation which influences rainfall and wind patterns (Cleugh et al, 2011).

Wyong LGA is particularly vulnerable to the impacts of climate change due to our natural and built assets, diversity of land uses, and low lying coastal topography. Climate change is considered separately to other natural hazards, as climate change may have an impact on each individual natural hazard. Therefore, particular planning considerations will be required in order to appropriately plan for future development within Wyong LGA.

#### Issues:

### What are the current and foreseeable issues that are, and will continue to impact from development of land affected by CLIMATE CHANGE?

#### Rainfall: Increased Incidence of Intense Rain and Storm Events

Increased intense rainfall events are likely to increase the incidence of flash flooding and riverine flooding events. This hazard is also expected to increase in settlements around catchments in lower coastal areas and coastal lakes and lagoons of the LGA due to the combination of raised ocean levels and catchment flooding (Department of Environment, Climate Change and Water, 2010).

#### Rising Temperatures: More Hot Days and Heatwaves

Evidence is emerging of increased frequency of severe heatwaves, with daily maximum temperatures projected to increase by an average of 1.5–3°C, with the greatest increase during winter and spring (2–3°C) and the smallest increase in summer (1–2°C) (Department of Environment, Climate Change and Water, 2010). Increased temperatures can have a direct impact on the health of our population, by causing an increase in heat-related deaths, particularly in the elderly and very young. In addition, increased incidence of infectious diseases may affect health indirectly; for example, by increasing exposure to dengue fever. Infrastructure failure such as rail transport and power failure is also a possibility as a result of extreme temperatures.

From 2001-2010, the global average temperature was 0.46°C above the 1961-1990 average, the warmest decade on record (Climate Commission, 2011)

### Rising Sea Levels: Increased Storm Surges and Permanent Inundation

The main contributors to sea-level rise in the past half century have been expansion of the upper layers of the oceans as they warm, and increased discharge from glaciers worldwide (Church et al, 2010). Global sea levels are currently rising at around 3.2mm a year, nearly twice the average rate experienced during the 20th century (Bindoff et al, 2007). Current climate models project that by 2100, global sea levels could be up to 0.59cm above 1990 values (International Panel on Climate Change, 2007). Coastal zones and estuaries are at risk of sea-level rise, storm surges, and floods. Given the coastal nature of the majority of urban settlement within Wyong LGA, a large proportion of the LGA will be affected in some way by future sea level rise. Private property, as well as essential services and infrastructure such as electricity generation and wastewater management would be at risk from flooding, erosion, the intrusion of sea water into coastal freshwater systems and drainage systems, and increased corrosion. Inundation of sewerage treatment plants as well as permanent inundation of some land is also expected to cause public health concerns.

Severe flooding in Queensland and Victoria in early 2011 has raised the question of a possible link between the floods and human-induced climate change (Climate Commission, 2011)

### Rising sea levels: Increased coastal erosion and inundation

Rising sea levels are already significantly increasing the frequency of coastal sea-level events in Australia and overseas, occurring when storms and strong onshore winds coincide with high tides. Increased wave height and altered wave direction may increase coastal erosion, shoreline recession and inundation and may affect coastal properties and infrastructure. For example, a projected rise in sea level of up to 40cm by 2050 is likely to result in a recession of the coastline of 20–40m (Department of Environment, Climate Change and Water, 2010).

Global sea level has risen by about 20cm since the 1880s, when the first global estimates could be made (Climate Commission, 2011)

### Increased Bushfire Frequency

Increases in temperature, evaporation and high-risk fire days are likely to increase bushfire frequency and intensity across the Central Coast region, as well as extending the fire season (Department of Environment, Climate Change and Water, 2010). Bushfire is considered separately in this chapter.

### Public Liability – Cost to Local Council’s for Poor Decision Making

In NSW, Clause 733 of the *Local Government Act 1993* permits a legislative exemption from liability for reasonably-based local government decision making. However, this decision making needs to be undertaken in “good faith” by the Council. A concern for

Council is the issue of liability where approval is given to develop in flood-prone areas, or those areas anticipated to become flood-labile due to the effects of climate change.

### Availability of affordable insurance

The availability and affordability of insurance for private dwellings and public infrastructure is expected to decrease as flooding events increase in both frequency and severity due to climate change impacts. It is likely that some residents will be unable to obtain affordable insurance for dwellings in flood or even bushfire-prone areas, leaving residents at risk of major financial hardship in the event of these natural disasters.

### Planning for our Population:

### How do we plan for development having consideration for CLIMATE CHANGE?

#### Draft Climate Change Policy

In December 2009, Council considered a staff recommendation to exhibit a draft Climate Change Policy. The Policy was designed to address the complexity of issues and risks facing the Community regarding the impacts of climate change. These included sea level rise, bushfire, human health implications and natural resource management. The draft Policy requires review, revision and adoption by Council.

#### Floodplain Risk Management Plans

The State Government’s Sea Level Rise Policy requires climate change when undertaking flood hazard assessments in accordance with the Floodplain Development Manual. Tuggerah Lakes and Porters Creek Floodplain Risk Management Plans have been developed since the issue of the State Government Sea Level Rise Policy, and therefore give consideration to the potential impact of sea level rise and potential increase in storm intensity. The remaining Floodplain Risk Management Plans will need to be reviewed and amended in line with this requirement.

#### Climate Change Adaptation Plan

Rising sea levels will be one of the major impacts of climate change in Wyong LGA with many assets vulnerable to coastal processes. Council has undertaken a comprehensive climate change risk assessment and is developing an Adaptation Plan which will provide actions specific to Council activities. This complements a Regional Adaptation Plan undertaken with the HCCREMS in 2010.

In the longer term Council will apply a strategy of adaptation and planned retreat. Planned retreat allows the temporary use and occupation of coastal lands until coastline hazards threaten life and property. This will require the relocation and/or re-design of assets, infrastructure and development to outside coastal risk areas so that they are more resilient to coastal erosion and recession whilst allowing some interim protection of public

and private assets to allow residents and businesses time to refine and implement adaptive or retreat strategies.

### Local Mitigation Strategy

Council needs to consider actions it can take to promote energy conservation and reduction of greenhouse emissions in the community. For example:

- Settlement patterns influence the emission of greenhouse gases, with the dispersed settlements within Wyong LGA resulting in an increased need to use cars to travel around the LGA.
- Similarly, poorly designed dwellings that are not appropriately oriented or do not have appropriate insulation, result in the increased use of air conditioners and heaters, which increases greenhouse gas emissions.

### Identify opportunities

Opportunities are likely to arise from climate change issues that Council can plan ahead for and be ahead of the curve, such as:

- The local economy is likely to be impacted by rising costs associated with emissions abatement. Industry and activities which use more electricity and fuel will be most affected. New industry opportunities will emerge in a low carbon economy in particular carbon sequestration and renewable energy.
- There is likely to be a trend towards more efficient motor vehicles, including hybrids and electric vehicles and greater demand for efficient public transport systems. This will need to be catered for as part of future growth within the Wyong LGA.
- Investigation of opportunities for the utilisation of existing or future land holdings for carbon offsets for Council activities.

### Wyong Shire Sustainable Living Guide

The Wyong Sustainable Living Guide is designed to help Wyong LGA residents take action to live more sustainably at home and in the community. The Guide provides ideas, tips and inspiration about how small changes can have positive impacts on the environment. The top ten actions are (in no particular order):

- |                                   |   |
|-----------------------------------|---|
| ▪ Buy an energy efficient car     | ▪ Insulate, shade and weatherproof your house |
| ▪ Embrace energy efficiency       | ▪ Help protect our waterways                  |
| ▪ Reduce and offset car emissions | ▪ Make your business carbon neutral           |
| ▪ Eat less meat                   | ▪ Use public transport                        |
| ▪ Install solar hot water         | ▪ Use water efficiently.                      |

Encouraging the LGA's residents to live more sustainably will have positive impacts in reducing the greenhouse gas emissions per household. Other initiatives include continuing to develop and implement Sustainability Scorecards for development, such as rezoning applications, which are not covered by BASIX.

### Coastal Zone Management Plan (CZMP)

The draft CZMP is discussed in more detail earlier in this chapter, under the heading 'Planning for COASTLINE MANAGEMENT'.

### What are other Government Authorities currently doing?

#### Federal Government

The Federal Government has adopted a predicted sea-level rise increase of 1.1m by 2100. In addition, the Federal Government has developed the National Climate Change Adaptation Framework, which sets the agenda for a national approach to long-term adaptation to climate change. The Framework covers a range of co-operative actions between all levels of government to address key demands from business and the community for targeted information on climate change impacts and adaptation options. Initiatives contributing towards the implementation of the Framework include:

- CSIRO Climate Adaptation National Research Flagship: \$44 million to develop scientific solutions to help Australia adapt to climate change and to inform national planning, regulation and investment decisions.
- Climate Change Adaptation Research Facility: \$20 million to establish a research facility to help Australian industries and communities adjust to climate change.
- Australia's Farming Future: 130 million to improve the ability of primary producers to respond to climate change and manage their emissions.
- Caring for our Coasts: Helping local communities protect the Australian coastline and prepare for the impact of climate change.
- National Coastal Vulnerability Assessment: To help better understand how climate change may impact our coastal communities.
- Forest Industries Climate Change Research Fund: \$5 million to address major knowledge gaps about the impact of climate change on forestry and forest industries in Australia, and build industry capacity to adapt to predicted scenarios and capitalise on emerging mitigation opportunities.
- Water for the Future: \$12.9 billion to secure the water supply, with four key priorities: taking action on climate change; securing water supplies; using water wisely; and supporting healthy rivers.
- Climate Change Risks to Australia's Coast – A First Pass National Assessment: This report presents the findings of the first national assessment of the risks of climate change for the whole of Australia's coastal zone. The assessment objectives were to:
  - a Provide an assessment of the future implications of climate change for nationally significant aspects of Australia's coast, including coastal settlements and ecosystems.
  - b Identify areas at high risk to climate change impacts.
  - c Identify hurdles that to minimise coastal zone climate change impacts.



- d Identify national adaptation priorities to reduce coastal zone climate change risk.
- *The Critical Decade: Climate Science, Risks and Responses*: This report reviews the current scientific knowledge base on climate change, particularly with regard to the underpinning it provides for the formulation of policy, and the information it provides on the risks of a changing climate to Australia.

### State Government

The NSW Government is addressing climate change by undertaking a number of actions, including:

- NSW State Plan: Under the 'Green State' priority area the Government committed to a 60% cut in greenhouse emissions by 2050. The Government will also achieve 20% renewable energy consumption by 2020 and will implement 4,000 GWh of annual electricity savings through NSW energy efficiency programs by 2014.
- NSW Greenhouse Gas Reduction Scheme (commenced 2003).
- Climate Change Fund: A \$700 million fund to help businesses, households, schools, and government save water, energy and greenhouse gas emissions.
- NSW Energy Efficiency Strategy: A \$150 million fund to assist families and businesses reduce energy use and greenhouse gas emissions.
- NSW Clean Coal Fund: A \$100 million fund supporting development of low emission coal.
- National Australian Built Environment Rating System (NABERS): A performance rating tool to assess energy efficiency in buildings.
- Building Sustainability Index (BASIX): To ensure that all new residential development in NSW is water and energy efficient.
- Native Vegetation Act 2003: To protect against salinity, soil erosion, water table changes, and habitat loss by prohibiting broad scale land clearing.
- Solar Bonus Scheme: Provides a gross tariff of between 20c-60c/kWh for all electricity supplied to the grid for a 7-year period. New entries to this program were suspended in April 2011.
- NSW Green Skills Strategy, Green Business Skills Incentives Scheme and Green Skills Taskforce: A \$20 million investment to ensure the NSW workforce is well placed to tackle the green skills gap under a low carbon future.
- Sea Level Rise Policy Statement: setting out the State Government's approach to sea level rise for use in land-use planning and development assessment decisions.
- High resolution terrain mapping of the NSW Central Coast and Hunter coastline for assessments of potential climate change impacts.

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

#### What provisions can be incorporated into our Planning Instruments that will help mitigate the impacts of CLIMATE CHANGE?

#### Wyong Local Environmental Plan 2012

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

- The CZMP and the Tuggerah Lakes Floodplain Risk Management Plan each have hazard lines outlining risks to 2050 and 2100 and land use planning recommendations that can be implemented as part of Wyong LEP 2013.

#### Wyong DCP 2013: Development Controls for Wyong Shire

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

- A draft Climate Change policy (yet to be adopted); the CZMP; and the Tuggerah Lakes and Porters Creek Floodplain Risk Management Plans are designed to assist Council in preparing future Wyong DCP 2013 chapters with climate change issues in mind.
- Council does not plan to implement a specific Climate Change DCP chapter; rather the planning and adaptive measures for climate change found in the above mentioned documents will be integrated into other DCPs, in particular the Flood Prone Land DCP chapter. For example, a future planned Urban Design chapter of the DCP may require improved building designs to address climate change risks such as more intense rain events. Such building design improvements may include increased eave width and/or more downpipes to cope with increased water runoff.

#### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**

**CLIMATE CHANGE**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				Other	COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2012	Am.	DCP 2012	Am.			
NH28	Complete and adopt the Climate Change Policy.	WSC					X	<p>There are no CSP actions that apply to this component.</p> <p><b>7.3:</b> In order to manage the risks associated with climate change, councils will undertake investigations of lands with the potential to be affected by sea level rise and inundation to ensure that risks to public and private assets are minimised.</p>	
NH29	Complete and/or update the remaining Floodplain Risk Management Plans to give consideration to the potential impact of climate change.	WSC					X		
NH30	Continue to develop and implement Sustainability Scorecards for development, such as rezoning applications, which are not covered by BASIX.	WSC					X		
NH31	Investigate opportunities for the utilisation of existing or future land holdings for carbon offsets for Council activities.	WSC					X		



# PLANNING for ECONOMY & EMPLOYMENT

Wyong Shire Council

The Planning for Economy and Employment section of Council's Settlement Strategy considers employment lands, commercial and retail development, business parks, agriculture, tourism, resource extraction and economic development within Wyong Shire. This chapter also identifies ways in which Key Objective 6 of our Community Strategic Plan can be achieved:

*'There will be a strong sustainable business sector and increased local employment built on the Central Coast's business strengths.'*



## Establishing our Vision:

### What do we want to achieve?

The economy of Wyong Local Government Area (LGA) needs to grow alongside our anticipated population growth, in order to provide employment opportunities for our growing population, as well as providing access to local goods and services, an important component of a sustainable population and economy.

Over the next 20 years, Council will be aiming to strengthen our economy and increase employment opportunities. This will involve managing the economic implications of future growth responsibly, ensuring that employment lands are released in an efficient manner, with due regard to constraints such as environmental attributes, bushfire and flooding. This will also involve careful planning for our existing commercial and retail centres, by reinforcing the current role and function of these centres and improving transport links and community access to these centres.

A number of other crucial economic activities carried out within the Wyong LGA, such as resource extraction, agriculture and tourism, are also considered.

### Key Documents for Planning for Economy and Employment:

Community Strategic Plan (2011)	Community Plan (2008)
Central Coast Regional Strategy (2006)	NSW State Plan (2010)
Regional Economic Development and Employment Strategy (2010)	Wyong Employment Lands study and industrial land audit (2013)
North Wyong Shire Structure Plan (2010)	Central Coast Employment Study (2004)
Retail Centres Strategy (2007)	

### What legislation do we need to consider?

Local Government Act 1993	Water Management Act 2000
Mining Act 1992	SEPP (Infrastructure) 2007
Environmental Planning and Assessment Act 1979	SEPP (Major Development) 2005
Draft SEPP (Competition) 2010	SEPP (Rural Lands) 2008.
SEPP (Housing for Seniors or People with a Disability) 2004	
SEPP (Exempt and Complying Development Codes) 2008	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	

## Planning for EMPLOYMENT LANDS

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR EMPLOYMENT LANDS?



**Note:** Refer to the Land Use Strategy chapter of this document for further information about sites nominated as future employment land development precincts.

#### Background to OUR EMPLOYMENT LANDS:

Employment lands are defined as:

*Land that is zoned for industry and/or warehouse uses including manufacturing; transforming and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.*

Employment lands do not include commercial/retail areas. These areas are discussed in more detail later in this chapter.

In 2008, the then Department of Planning released the Central Coast Regional Strategy (CCRS), which requires Wyong LGA to accommodate an additional population of 70,000 residents to 2031 within its existing centres or new urban release areas. The CCRS also includes a goal of 27,000 new jobs in Wyong LGA to 2031, to accommodate the additional population. Our employment lands will contribute a quarter to a third of these new jobs over the next 20 years. A key issue, identified by the CCRS, over the next 25 years is to increase the current level of self-containment to ensure more local jobs for the local population. A specific self-containment target was not provided in the CCRS.

#### Current Supply

At present, there is approximately 1,500ha of industrial zoned land within the Wyong LGA, however of this land only 533.4ha is developed (Department of Planning & Infrastructure, 2012). Significantly, take-up of employment lands in Wyong LGA over the 2008, 2009 and 2010 calendar years was only 18.9ha (Department of Planning & Infrastructure, 2012). Currently, Wyong LGA has the following land area zoned within the following zones within the 'employment lands' category:

Category of land	Best practice supply (years)	Wyong LGA's supply (years)	Wyong LGA's supply (Ha)
Undeveloped: zoned and serviced	5-7 years	16 years	126.5
Undeveloped: unzoned and serviced	n.a.	16 years	123.3
Undeveloped: zoned but not serviced	8-10 years	34 years	264.5
Strategically identified	15 years	98 years	756.5

**Table 20:** Employment Land Supply within Wyong LGA

#### Issues:

Specifically, Wyong LGA has the following employment lands:

### 1. Berkeley Vale Industrial Area

Berkeley Vale Business Park is located eight kilometres from the F3 Freeway and between Wyong and Gosford town centres. The head offices for Mars Foods Australia and Sanitarium Health Foods are located at the site. More recently, Sico South Pacific and Toll IPEC have also opened facilities there, alongside many small to medium-sized companies.

### 2. Charmhaven Industrial Estate

This estate is located off the Pacific Highway, close to Lake Haven Shopping Centre and bulky goods homewares centre. It features factory warehousing and showroom style units, catering for small business and bulky goods retail. Major companies located here include Kelloggs Australia, Borg Manufacturing and BCF Precast, as well many smaller businesses.

### 3. Doyalson Industrial Estate

Located at the intersection of the Pacific Highway and Scenic Drive Doyalson, this estate provides for smaller industrial uses.

### 4. North Wyong Industrial Estate

Positioned alongside the Pacific Highway, this estate is home to manufacturing and service industries of various sizes. It covers more than 114ha with lot sizes between 1ha to 15ha, with some vacant blocks still available.

### 5. Tuggerah Industrial Area

This area is located along the Pacific Highway, between Tuggerah Westfield and Wyong CBD, and adjacent to the Sydney to Newcastle rail line. Businesses include commercial, building and automotive industries, car dealers and bulky goods retailers.

### 6. Tumby Umbi Industrial Estate

Opposite Mingara Recreation Club, this estate is dominated by construction and automotive industries.

### 7. Wyong Employment Zone (WEZ)

The 744ha WEZ is located adjacent to the F3 Freeway at the Sparks Road interchange. This includes the recently approved Warner Industrial Park that consists of approximately 100ha of zoned industrial land. The WEZ promotes economic development within Wyong LGA and enables a wide range of business and employment opportunities including industrial, manufacturing, warehousing, storage and research purposes. It is anticipated that the WEZ will create around 6,000 jobs and generate \$1.5 billion of investment.

### 8. Warnervale Business Park

This area is part of the WEZ. It covers 47.6ha of land and is next to the F3 Freeway interchange, airport and railway line. Coastal Transport Services runs a distribution service from the site, and Woolworths Ltd also operates an 81,000m<sup>2</sup> distribution centre. Pacific Beverages has also recently opened the \$120 million Bluetongue Brewery.

### 9. Gwandalan Industrial Estate

This estate is currently being developed with approximately 20 smaller industrial lots that would provide opportunities for businesses to establish and service the local community.

### Future Supply

The Regional Economic Development and Employment Strategy (REDES) estimates that by 2031, an additional 324,185m<sup>2</sup> of industrial floor space (including Manufacturing, Logistics and Storage) could be required to accommodate the increased local employment requirement that is generated by the growth in population over the period to 2031 (Buchan Consulting, 2009). This figure applies to the entire Central Coast Region.

SGS (2013) undertook an analysis of existing and future employment land supply for Wyong Shire. Using the 7.7 hectares per year as the pro rata demand figure, and comparing Wyong LGA's employment lands supply to the NSW Employment Lands Taskforce best-practice benchmark, there is sufficient supply in the LGA:

In general there is no early need to rezone additional land for employment uses. Existing precincts have capacity and new areas are not required until around 2025 (subject to review). However, the issues evident in existing precincts (such as desirable development staging, internal structure, desirable lot sizes and mix and infrastructure provision) need to be addressed through more detailed planning and analysis.

A possible implication of this demand and supply analysis is that current demand in industrial areas may not be sufficient for Wyong Shire to achieve its targets.

### Issues:

### What are the current and foreseeable issues that impact on OUR EMPLOYMENT LANDS?

There are a number of issues that have impacted on the attractiveness of Wyong LGA employment land stocks for development. This includes fragmentation of land that is under different ownership and in small lots; lack of adjoining parcels of land for consolidation; inefficient transport access to some sites; and potential for landuse conflicts with other adjoining uses. Additional issues include competition from employment lands outside the LGA, environmental sensitivity, and market uncertainties.

### Fragmented Ownership

A large portion of employment lands within Wyong LGA are divided into a number of relatively small land parcels with fragmented ownership. This can create problems for those seeking to amalgamate parcels to enable larger industrial developments.

### Shortage of large industrial allotments

The Central Coast Employment Lands Study (Parsons Brinckerhoff, 2004) identified that there was a shortage of large industrial lots (e.g. >5Ha) to readily accommodate the development of large scale industries within the Central Coast.

### Servicing

High servicing costs and lack of available infrastructure currently limit development potential of a number of industrial precincts in the north of the LGA, such as the WEZ and NWSSP Precinct 10 - Bushells Ridge.

### **Market Uncertainties**

Market uncertainty is a major reason for the relatively slow employment land take-up within Wyong LGA. The LGA is affected by regional, national and global market uncertainties, and the Global Financial Crisis, beginning in 2007, has had an impact on take-up of employment land, with many developers choosing to delay development until global market strength improves. This has resulted in flat industrial land market in Wyong Shire and is an Australian wide phenomenon in outer suburban and regional areas.

Additionally, the State Government has amended the Section 94 Development Contributions framework a number of times in recent years, as well as introducing State Infrastructure Contributions Plan (SIC) fees for State Significant Site developments such as the Warnervale Town Centre and WEZ. Developer uncertainty over the level of Section 94 Development Contributions and SIC fees has also contributed to the relatively slow employment land take-up within Wyong LGA.

### **Competition**

The Hunter Employment Zone and other employment lands within the Hunter Region, as well as employment lands in Sydney, have increased competition for employment lands within the Sydney-Central Coast-Hunter corridor. This has had a moderate effect on land take-up within the Wyong LGA in the past. Similarly, if Mount Penang Parklands (located within Gosford LGA) is declared a State Significant Site, and rezoned accordingly, this site will also create more competition for Wyong LGA employment lands, given the proximity of this site to the Karingong Interchange of the F3 Freeway.

However, it is worth noting that the declining stock of employment land and resulting pressure on affordability of employment land within the Sydney Region may result in increased demand for employment land within Wyong LGA.

### **Environmental Sensitivities**

A large portion of Wyong LGA's employment land supply is highly constrained by environmental sensitivities. As a result, this constrained land is an under-utilised resource. For example, the large area of (4(e) (Regional Industrial and Employment Development zone) land in the north of Wyong LGA is environmentally constrained and has not been developed as a result, in spite of it being appropriately zoned since 1997. The WEZ is also environmentally constrained, however an offsetting package is currently being developed under the State Government's Biodiversity Certification program, in an attempt to adequately address environmental issues on the site, provide appropriate offsetting requirements, and to provide certainty to developers that may be interested in developing employment land within the WEZ.

### **Inefficient Transport Access**

A number of employment lands within Wyong LGA, including Gwandalan, Berkeley Vale, North Wyong and Tumby Umbi industrial estates, are affected by inefficient transport access, due to the distance of these sites to the F3 Freeway. Other sites such as the WEZ and Warner Business Park are appropriately located in close proximity to the F3 Freeway.

### **Encroachment of Non-Industrial Landuses / Landuse Conflicts**

As with any intensive landuse, there is potential for a number of employment lands within Wyong LGA to interfere with the amenity of sensitive landuses, such as residential, education, open space and parklands. Some industrial areas within Wyong LGA are experiencing the encroachment of non-industrial landuses such as gyms, childcare centres, places of public worship, funeral homes, and entertainment areas locating within industrial zones. This is in large part the result of more affordable land and/or leasing costs. These are often high traffic volume generating developments with distinct peak flows. There is also the possibility that some of these uses, such as child care centres, are more sensitive landuses than some of the neighbouring industrial landuses, which may lead to landuse conflicts in the future.

In addition, bulky-goods retailing (usually homemaker items such as furniture and whitegoods) is becoming more frequently located out-of centres and in industrial zones, due to this land being less expensive for purchase or leasing, compared to commercially zoned land. This type of retailing does not neatly fit into either a commercial or industrial zone, however the current model can result in a weakening of existing commercial and retail centres, as well as reducing the availability of employment land for more traditional industrial uses. It can also inflate industrial land values and affect the future viability of the operation of industrial zoned lands.

Protecting major employment land areas within Wyong LGA from such uses will ensure that traditional industrial uses will be protected and encouraged. It is for this reason that uses in industrial zones should be reviewed to ensure that non-industrial landuses are complementary to employment generating landuses.

### **Planning for our Employment Lands:**

### **How do we plan for OUR EMPLOYMENT LANDS?**

#### **Employment Land Study**

Council completed an Employment Land Study and Industrial Land Audit for Wyong Shire (SGS Economics and Planning, 2013). This project has been funded by the NSW State Government's Planning Reform Fund (PRF). The study identifies trends in industrial and employment lands, examines employment land supply and demand and makes recommendations on strategies, zonings and future employment precinct planning. The study will be used to inform rezoning and policy work.

### Continue to Support the Development of the WEZ

Council will continue to play an important facilitation role in supporting the development of the WEZ. This will include continuing to administer the Biodiversity Certification process for the WEZ. As a Biodiversity Certified site, certainty for future development will be greatly improved. If Biodiversity Certification for this site is not achieved, this will add significantly to developer uncertainty and may lead to longer development timeframes or no development taking place at all. In recognition of the uncertainties surrounding the WEZ, it is recommended that a study be undertaken to investigate the potential of other sites within Wyong LGA that have potential to meet the employment land demand that is currently assigned to the WEZ.

### Facilitate Supporting Infrastructure Development

One of the main ways that Council can facilitate take up of employment lands, is by ensuring that infrastructure is in place to support development. Council can ensure adequate planning, consultation and support for infrastructure development, including basic water and sewerage servicing, electricity connections, as well as road networks essential for industrial transportation.

### What are other Government Authorities currently doing?

#### North Wyong Shire Structure Plan (NWSSP)

The NWSSP identifies employment land that is close to both existing and future residential areas; and close to key transport nodes and transport corridors which would be suitable for large-scale employment development that services a broader market. As part of the NWSSP, the Department of Planning & Infrastructure (DP&I) has identified a total future employment land development area of 650ha and a potential Net Developable Area of around 450ha. These areas are to be investigated in the future as to the suitability for future industrial use. If all these areas are developed, they have the potential to provide capacity for between 4,900-9,800 jobs, assuming a density of 10-20 jobs per hectare. This will significantly contribute to the provision of additional jobs to service the anticipated future population of the LGA. These figures do not include the WEZ employment lands, which has an approximate employment capacity of 6,000 jobs.

#### Regional Economic Development and Employment Strategy (REDES)

A long-term strategy for sustainable economic development and jobs growth for the Central Coast Region, the REDES was adopted in 2010. Aiming to create 'a positive environment for government and business investment' and facilitate the creation of an additional 45,000 jobs. Key strategies identified by REDES include:

- Attracting new businesses and supporting existing businesses
- Improving training and skills development opportunities
- Increasing research, knowledge and innovation

- Planning for regional economic centres
- Marketing the Region as an attractive business location.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for OUR EMPLOYMENT LANDS can be met?

#### Wyong LEP 2013

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

- Wyong LEP 2013 should consider permissibility of industrial retail outlets. Floor space restrictions are able to be utilised for this purpose (Clause 5.4 - Controls relating to miscellaneous permissible uses).

#### Wyong DCP 2013

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

- The following Chapters of Wyong DCP 2013 will support Council's local economy and employment initiatives:
  - Industrial Development
  - Industrial and Business Zones (Subdivision)
  - Berkeley Vale – Industrial (Western Precinct)
  - North Wyong Industrial Area
  - Wyong Employment Zone
  - Warnervale – Business Park
  - Warnervale – Industrial (East).

#### Key Planning Considerations:


#### 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.*



**Strategic Actions and Local Initiatives:**

**EMPLOYMENT LANDS**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			2013	Am.	2013	Am.			
EE01	Implement recommendations of the Wyong Employment Lands Study, update Industrial Lands Audit, in accordance with the Regional Economic Development and Employment Strategy, to review the adequacy of current supply and to identify future needs.	WSC		X			X	<p>Ensuring adequate and appropriate employment land in the LGA. This will help to ensure timely land availability and also support business investors.</p> <p><b>5.15</b> The DP&amp;I is to protect and enhance strategic employment lands through the development of an employment lands State environmental planning policy.</p> <p><b>5.16</b> The DP&amp;I is to establish an Employment Lands Development Program, in parallel with the Metropolitan Development Program and under a Sydney land supply program, to: improve planning and delivery of employment lands monitor demand and supply of employment lands.</p> <p><b>5.17</b> The DP&amp;I is to work with councils in identifying and implementing measures to manage interface issues between industrial and residential lands uses.</p> <p><b>5.6</b> Ensure LEPs do not rezone employment lands to residential zonings or other uses across the Central Coast, unless supported by a planning strategy agreed to by the DP&amp;I.</p> <p><b>5.7</b> Investigate, through the preparation of LEPs, options to expand existing employment land nodes and ensure future development occurring on employment land does not result in inappropriate fragmentation of that land.</p> <p><b>5.13</b> The NSW Government and councils are to engage with industry regarding employment land stock to ensure a sufficient supply of employment land in the correct locations.</p> 	
EE02	Review the Industrial Lands Audit to review the adequacy of current supply and to identify future needs.	WSC		X			X		
EE03	Investigate potential sites to meet employment land demand, if the Wyong Employment Zone is unable to be developed to anticipated capacity.	WSC					X		

## Planning for COMMERCIAL & RETAIL CENTRES

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



### Background to OUR COMMERCIAL and RETAIL CENTRES:

#### Centres Hierarchy

The CCRS provides for an additional 70,000 residents for the Wyong LGA to the year 2031, with a target of 27,000 new jobs to be provided by 2031. The CCRS provides a centre hierarchy to classify the Region's larger centres and further identify their future roles. The different types of retail centres are defined by the CCRS as follows:

- *Major Centre:* The Tuggerah-Wyong centre will develop as the Region's Major Centre and will perform vital economic, employment, civic, residential, social and cultural roles for the northern half of the Central Coast and support Gosford Regional City.
- *Town Centre:* Town Centres generally have concentrations of retail, health and professional services mixed with medium density residential within and adjoining the centre. Services present will generally include two to three supermarkets, a discount department store, more than 50 shops, child care, schools, community facilities, bank, branch library, professional services, medical centre and small civic square.
- *Village Centre:* Village Centres are generally small to medium sized concentrations of retail, health and other services integrated with medium density (mainly townhouses) dwellings and local public transport connections to Town Centres. Villages have 11 to 50 shops, a small supermarket, child care, primary school, access to parks, general practitioner plus ancillary and local business services ((dentist, accountant etc)
- *Neighbourhood Centre:* All other small centres within Wyong LGA. These will have four to ten shops with access to small parks, a primary school and child care centre.

The centres hierarchy of Wyong LGA is as follows:

<b>Major Centre</b>	Wyong-Tuggerah
<b>Town Centres</b>	Warnervale Town Centre, The Entrance, Toukley, Lake Haven, Bateau Bay
<b>Village Centres</b>	Budgewoi, Chittaway Bay, Killarney Vale, Gorokan, Lake Munmorah, Long Jetty, Ourimbah, San Remo, East Toukley and Wadalba.
<b>Neighbourhood Centres</b>	All other small centres – for example Kanwal, Charmhaven and Cresthaven Avenue (Bateau Bay).

**Table 21:**  
Retail  
Centres  
Hierarchy

The identification of a retail centres hierarchy assists Council in determining the appropriate size and mix of commercial development, which assists in determining whether a particular retail centre needs to be expanded due to anticipated population growth. Additionally, reinforcing the current role of retail centres can provide protection to centres and certainty to the community as well as business operators.

Wyong LGA essentially has a "top heavy" retail hierarchy, with 71.9% of total spending generated by Wyong residents in 2006 estimated to be captured by the Tuggerah-Wyong Major Centre and the town centres (Leyshon Consulting, 2007). As a result, the

Neighbourhood and Village Centre share of the retail market is well below average. This is anticipated to continue, with the Tuggerah-Wyong Major Centre anticipated to remain the focus of Wyong LGA's administrative, civic, major shopping and business park functions. The CCRS states that priority will be given to ensuring that the future expansion of major retail and commercial elements in Tuggerah and new development contributes to achieving an attractive and pedestrian-friendly major centre.

### **Current Commercial Floor Space**

The majority of recent growth in floor space in Wyong LGA has occurred in office employment in Tuggerah, reflecting a trend toward businesses wanting to locate in business parks such as Tuggerah Business Park, and around retail centre nodes (Buchan Consulting, 2009). This has created competition with established centres such as Wyong, which has experienced a subsequent fall in demand for commercial floor space.

### **Future Commercial Floor Space**

REDES estimates that by 2031, an additional 104,929m<sup>2</sup> and 205,301m<sup>2</sup> of commercial and retail floor space (respectively), could be required to provide for increased local employment generated by the growth in population over the period to 2031 (Buchan Consulting, 2009). A requirement for an additional 82,476m<sup>2</sup> of restaurant and café floor space has also been identified over the period to 2031 (Buchan Consulting, 2009). These figures relate across the Central Coast and are not specific to Wyong LGA.

#### **Issues:**

### **What are the current and foreseeable issues that impact on OUR COMMERCIAL and RETAIL CENTRES?**

#### **Competition**

Competition from large shopping mall developments at Tuggerah, Bateau Bay, Lake Haven, and to a lesser extent Erina Fair, has resulted in a loss of retail activity in the traditional 'Main Street' style of development of a number of our Town, Village and Neighbourhood Centres. These centres have large trade areas and can have a significant impact on traditional centres. For example, Tuggerah Westfield has created a draw for many different types of business (including banks) away from Wyong Central Business District (CBD), creating a retail deficit in Wyong with a high vacancy rate.

Since the mid-1990s some significant changes in regional-level retailing have occurred with consequent flow-on effects for centres in Wyong LGA. The most significant of these has been the recent expansion of Erina Fair, which now contains 106,971m<sup>2</sup> floor space and dominates retailing in Gosford LGA (Leyshon Consulting, 2007). To the north of Wyong LGA, a major centre opened at Glendale in 1996 and today contains some 38,464m<sup>2</sup> floor space but is currently undergoing further expansion (Leyshon Consulting, 2007). Glendale is known to attract retail sales from residents of the very northern part of Wyong LGA. In addition, the emerging centre of Morriston may have similar implications

### **Inefficient Transport Access**

A number of retail centres within Wyong LGA are affected by inefficient public transport access, particularly those in the north of the LGA.

### **Review of Commercial and Retail Floor Space**

There is a need for active planning for our commercial and retail centres to address the major issues that impact on our centres. In particular, our current commercial and retail floor space information is not up to date, having last been reviewed in 2007. An updated review of our commercial and retail floor space needs to be undertaken.

### **Online Retailing**

The impact on traditional retail channels of purchasing goods on-line has been much less than originally predicted (Leyshon Consulting, 2007). However, as online retailing becomes more competitive, this is expected to increase and this needs to be considered in terms of impacts on our retail centres hierarchy. However, it is noted that many analysts in the retail sector point to the fact that the internet is used by people to examine and compare goods produced by rival manufacturers and to check prices within specific stores but that the majority of purchases are still made face-to-face by consumers armed with the knowledge they have obtained from internet searches (Leyshon Consulting, 2007).

### **Demographic Change (Ageing Population)**

With respect to changes in the age structure to 2031, projections indicate a decline in the proportion of the population aged 0-49 years across Wyong LGA and significant growth in the proportion of the population aged 50+ years (Forecast.id, 2007). This has the potential to result in a sharp decline in the retail spending of households, compared to average household spending (Leyshon Consulting, 2007).

#### **Planning for our COMMERCIAL and RETAIL CENTRES:**

### **How do we plan for OUR COMMERCIAL and RETAIL CENTRES?**

#### **Planning Strategies and Masterplans**

Council has recently completed a number of comprehensive planning strategies, including planning strategies for Wyong-Tuggerah, Toukley and The Entrance/Long Jetty Peninsula:

- *The Entrance Peninsula Planning Strategy:* To establish The Entrance Peninsula as a liveable tourist coastal destination for all ages and groups, Council has prepared The Entrance Peninsula Planning Strategy, the 'blueprint' for The Entrance North, The Entrance, Blue Bay, Toowoong Bay, Long Jetty and Shelly Beach.
- *Toukley Planning Strategy:* The overall purpose of the Toukley Planning Strategy is to establish a framework of planning principles and objectives that provide long term direction to accommodate growth while protecting the unique environmental setting of the Toukley peninsula. This Strategy aims to reinforce the role of the town centre and to increase residential density to increase the support base for business.

- *Wyong Tuggerah Planning Strategy:* Covering the area from Wyong CBD, Tuggerah Straight and the Tuggerah Town Centre, the Strategy outlines how the area might develop over the next 20 years, in light of the function the area will perform as the main shopping, civic and administrative centre for Wyong LGA. The Strategy seeks to increase residential and business densities within and close to the town centre.
- *Wyong Active River Foreshore and Baker Park Masterplans:* Stage 1 of implementing the Wyong-Tuggerah Planning Strategy involves the Wyong Active River Foreshore and Baker Park Masterplans, which aims to assist Council and the community with directions to sustainably manage the River Foreshore and the recreational open space area over the next 20 years. It identifies opportunities for cultural and economic growth appropriately addressing historical, social and environmental considerations.

Council's Place Management Unit will prepare and implement masterplans for Major, Town and Village Centres (and nominated Neighbourhood Centres). The masterplans will provide a design framework for future development and growth of these centres in addition to identifying and prioritising public domain and infrastructure improvements to assist in the long term viability of these centres. These will be prepared in consultation with businesses, government agencies and the community. Nominated centres include:

- |                  |              |                |           |
|------------------|--------------|----------------|-----------|
| ▪ The Entrance   | ▪ Ourimbah   | ▪ Canton Beach | ▪ Toukley |
| ▪ Lake Haven     | ▪ Bateau Bay | ▪ Norah Head   | ▪ Wyong   |
| ▪ Killarney Vale | ▪ Long Jetty | ▪ Budgewoi     |           |

### Key (Iconic) Development Sites (KIDS)

Council is currently facilitating the development of a number of KIDS throughout the LGA by identifying sites with the ability to generate significant economic return and revitalise town centres. Sites have been identified at The Entrance, Wyong, Long Jetty, Toukley, Tuggerah, Lake Haven, and Warnervale as having potential to be a catalyst for economic growth and development confidence. The sites have been chosen based on their ability to provide a significant economic benefit to the community, stimulate further development and provide a significant public domain benefit. Landowners and developers will receive a number of incentives for developing these iconic sites, including allowances for additional height and staged developer contributions in return for design excellence including architecture and sustainability, and developments that provide significant public domain improvements such as streetscape improvements, public art and community facilities.

### Character Statements

The form and function of individual Town, Village and Neighbourhood centres should be reviewed, and Character Statements prepared, to consider the desired future vision for each Centre. These Character Statements will consider projected character over time.

### Retail Centres Strategy Review

Originally prepared in 2002, the Retail Centres Strategy was last reviewed in 2007. Council is currently reviewing the Retail Centres Strategy, in accordance with the Centres

Hierarchy provided by the CCRS and the NWSSP, to ensure that the visions and future needs of individual centres are achieved. The review will:

- Consider and revise the existing centres hierarchy in line with the CCRS
- Consider appropriate zoning for each retail centre as part of Wyong LEP 2013
- Assess and revise the distribution of bulky goods floor space
- Provide recommendations on landuse and planning controls for business parks and enterprise corridors to guide Wyong LEP 2013.

**Note:** Review may be subject to the adoption of the State Government's Centres Policy.

### Built Form

Built form improvements can positively influence the viability of our commercial and retail centres. General points include:

- Increasing densities and mix of landuse around retail centres to increase activity
- Traditional centres may need to be re-imagined to compete with the super centres like Tuggerah Westfield. For example, convenience based outlets
- Improve presentation of retail centres to encourage new customers
- Co-locate commercial and civic functions to ensure accessibility, facilitate multi-purpose trips, and reduce dependence on private transport.

### Commercial Lands Audit

There is a need for an analysis of commercial land supply and the establishment of processes for this information to be kept up to date. This information would underpin long term planning to deliver an adequate supply of commercially zoned land in Wyong LGA, with ongoing supply being delivered through local planning. In order to achieve this, Council will update and maintain the Commercial Lands Audit to review the adequacy of current supply, and to identify future needs.

### What are other Government Authorities currently doing?

#### North Wyong Shire Structure Plan (NWSSP)

DP&I propose the addition of two new commercial centres within the NWSSP area, in Gwandalan and Lake Munmorah. In relation to the Gwandalan centre, the NWSSP identifies this land for future investigation as to the suitability for future commercial use. These potential new commercial centres would accommodate the commercial/retail needs of the growing population in the far-north of the Wyong LGA. In relation to the Lake Munmorah new commercial centre, this site was rezoned in 2010, and is already subject to a Development Application for construction of a new 3,800m<sup>2</sup> Woolworths supermarket; 1,250m<sup>2</sup> of specialty store floor space; and a 500m<sup>2</sup> medical centre.

#### Regional Economic Development and Employment Strategy (REDES)

A long-term strategy for sustainable economic development and jobs growth for the Central Coast Region, the REDES was adopted in 2010. Aiming to create 'a positive environment for government and business investment' and facilitate the creation of an

additional 45,000 jobs. The REDES is discussed in more detail in the Planning for EMPLOYMENT LANDS section of this chapter.

### State Environmental Planning Policy (Competition) 2010

In 2009, the then Department of Planning and the Better Regulation Office released a discussion paper (*Promoting Economic Growth and Competition through the Planning System*) to facilitate discussion on what elements of the NSW planning system promote or detract from opportunities for competition and economic growth. This report recommended that a State Environmental Planning Policy (SEPP) be prepared to clarify that competition between individual businesses is not a relevant planning consideration. In particular, that the loss of trade for an existing business is not normally a relevant planning consideration, and that any restrictions on the number of a particular type of retail store contained in any LEP or DCP is invalid. In 2010, draft *SEPP (Competition) 2010*, was prepared and publicly exhibited. At the time of writing, this policy had not been gazetted, however if gazetted it will have significant implications on our retail hierarchy.

### Tuggerah Town Centre State Significant Site Study

On 23 January 2009, the then Minister for Planning gave notice of a proposal to amend Schedule 3 of *State Environmental Planning Policy (Major Projects) 2005* to include the Tuggerah Town Centre as a State Significant Site (SSS). The SSS covers approximately 120ha, including land adjacent to the Tuggerah Rail Station, Westfield Ltd land holdings, and land adjacent to the F3 Freeway. On 1 May 2009, the Minister agreed to Westfield Ltd lodging a concept plan under Part 3A of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) for a proposal involving residential, retail, community and employment generating uses on their land within the Tuggerah Town Centre SSS area.

The Westfield Ltd concept plan will align with the Tuggerah Town Centre SSS study currently being undertaken by the DP&I. The DP&I will masterplan Tuggerah Town Centre, review the strategic direction of the area, and establish planning parameters to guide its development, as recommended by the Wyong-Tuggerah Planning Strategy and in line with the CCRS. It is anticipated that the draft masterplan, concept plans and zoning plans for the Tuggerah Town Centre will be exhibited in 2013.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for OUR COMMERCIAL and RETAIL CENTRES can be met?

#### Wyong LEP 2013

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

- Apply appropriate Business Zones for commercial land within existing centres to reflect their desired form, status and employment targets as identified by the review of the CCRS Centres Hierarchy, and to absorb projected demand

- Wyong LEP 2013 should specify maximum floor space areas for neighbourhood shops through Clause 5.4 - Controls relating to miscellaneous permissible uses
- Inclusion of development bonuses within Wyong, Toukley and East Toukley (where appropriate) through local clauses to encourage the revitalisation of existing centres
- Provide for greater residential density around existing centres to assist in the revitalisation of existing centres, particularly where supported by existing strategies

#### Wyong DCP 2013

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

- The following chapters of Wyong DCP 2013 support Council's retail centres initiatives:
  - Carparking
  - Business Zones
  - Retail Centres
  - The Entrance Peninsula
  - Wyong Town Centre
  - Greater Toukley
  - Tuggerah
  - Warnervale Town Centre
  - Commercial and Mixed Use Development
  - Key (Iconic) Site Development
  - Bateau Bay – Bay Village Road
  - Warnervale – Alison F3 Service Centres
  - Ourimbah Commercial Area
  - Charmhaven – Moala Parade
  - Lake Munmorah Village Centre
  - Norah Head Business Area

#### Key Planning Considerations:

#### 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.*

**Strategic Actions and Local Initiatives:**
**OUR COMMERCIAL and RETAIL CENTRES**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			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><b>SP</b> - Planning and delivering a new Town Centre at Warnervale including a new railway station and transport interchange.</p> <p><b>SP</b> - Implementing the Regional Strategy for the Central Coast that will guide appropriate development, maintain the lifestyle and environment and include Government intervention to provide more than 35,000 jobs in the next 25 years.</p> <p><b>5.3</b> Councils are to investigate strategies to ensure sufficiently zoned land to enable the provision of comparatively low cost premises for start-up business. Centre strategies should include provision of low-cost office and studio space to assist business start-ups for cultural activities.</p> <p><b>5.8</b> Ensure that development of residential and mixed-use buildings in business zones do not result in a weakening of centres retail and commercial functions.</p> <p><b>5.9</b> Ensure that bulky goods retailing is not located on industrial land and is located in centres and nominated nodes.</p> <p><b>5.11</b> Ensure new retail and commercial development is located in centres. Some local convenience retailing may be required out of centre, however the presence of a convenience shop can initiate a neighbourhood centre, around which other activities such as child care facilities can be located.</p> <p><b>5.14</b> The NSW Government and councils are to utilise government assets and investment to support centres in accordance with the centres hierarchy.</p>	
EE05	Apply greater residential densities within and surrounding centres in accordance with adopted local planning strategies.	WSC	X						
EE06	Implement maximum floor space area for Neighbourhood Shops through Clause 5.4.	WSC	X						
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		
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						
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		
EE10	Update the Commercial Lands Audit annually to review the adequacy of current supply, and to identify future needs.	WSC					X		
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		
EE12	Liaise with the Department of Planning & infrastructure in planning for the Tuggerah State Significant Site.	SG					X		
EE13	Prepare and implement masterplans for Major, Town and Village Centres and nominated Neighbourhood Centres.	WSC					X		

## Planning for BUSINESS PARKS

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

#### Background to OUR BUSINESS PARKS:

Out of centre commercial activity generally refers to a business park, and there are considerable benefits of consolidating operations into a single site that combines head office, back office, manufacturing, warehouse and distribution activities (Department of Planning, 2008). Business parks represent an opportunity to provide a supply of alternative employment and training opportunities and generate flow-on employment to other industries. This will also have the flow-on effect of improving employment skills within the Central Coast Region. Business parks also provides an ideal location for "clean" and "green" industries which complement the environmental integrity of the area but take advantage of the lifestyle attributes of the Central Coast.

The *Metropolitan Plan for Sydney 2036* (Department of Planning, 2010), establishes criteria for business park locations as follows:

- Access to public transport corridors (preferably rail)
- Links to freight corridors and major transport nodes
- Land area (50-180ha) to allow expansion to accommodate 8,000-40,000 employees
- Proximity to workforce (within 30 minutes commute)
- Business parks should have a relationship to adjoining economic infrastructure e.g. hospitals, universities, educational facilities, research institutes or clusters of knowledge-based activity.

#### Current Business Parks

##### *Tuggerah Business Park*

Tuggerah Business Park is located adjacent to the Pacific Highway and is close to the Tuggerah railway station, the F3 Freeway, Tuggerah Westfield, Tuggerah Supa Centre and Wyong CBD. The park covers 75 hectares and currently hosts a mix of professional, commercial, manufacturing and industrial services including accountants, insurance brokers, publishers and call centres. It is home to the NSW Police Assistance Line call centre; two call centres for financial company ING; Bunnings Central Coast Distribution Centre; the national distribution centre for Hachette Australia and Murdoch books; Star Track Express' freight terminal; and will soon accommodate a Centrelink call centre.

Tuggerah Business Park has been successful in terms of attracting employment to the Tuggerah-Wyong Major Centre, as it provides opportunities for firms to locate in a precinct offering a distinct alternative to traditional centres and industrial areas. As this park is nearing full development, it is important that future business park sites are identified in order to meet future demand for this type of development.

#### Future Business Parks

##### *Precinct 7A Business Park (Porters Enterprise Park – PEP)*

As part of planning investigations into the Precinct 7A investigation area, Council has identified a future site for employment generating uses, situated to the west of the railway line and south of Warnervale Road. Investigations have resulted in this site being identified as suitable for development as a business park, to fill the anticipated need for employment generating business parks in the north of Wyong LGA as our population increases. The site, referred to as Porter Enterprise Park (PEP) meets three out of five location criteria as described in the *Metropolitan Plan for Sydney 2036* (Department of Planning, 2010):

- Access to rail corridor and links to freight corridors and major transport nodes
- Within 30 minutes commute to the growth areas within the north of Wyong LGA and southern Lake Macquarie LGA
- Adjoins economic infrastructure by way of the WEZ and Warnervale Town Centre.

#### Issues:

### What are the current and foreseeable issues that impact on BUSINESS PARKS?

#### Impact on Existing Town Centres

Historically, it is considered that the establishment of business parks is often to the detriment of existing town centres, as some businesses choose to move out of the town centre to business parks, due to both affordability and logistics benefits. Some businesses identify cost savings in co-locating office, light industrial and warehouse uses in the one spot. As a result, it is acknowledged that development of Tuggerah Business Park within Wyong LGA resulted in a loss of some businesses from Wyong CBD in particular.

#### Location

If business parks are inappropriately located they can contribute to increasing car dependency of residents, as limited options may exist to utilise public transport nodes. Therefore it is important to ensure that future business parks within Wyong LGA are located appropriately, within a reasonable distance of a railway station. Provision of shared pathways is also important in order to enable access to the business park by pedestrians and cyclists.

**Planning for our BUSINESS PARKS:****How do we plan for BUSINESS PARKS?****Long Term Strategic Planning**

In light of the abovementioned issues, Council needs to consider the role of business parks, the demand for future business parks and the impact on existing centres by reviewing current permissible landuse activities within business parks and ensuring any future business parks are appropriately located with good access to rail transport and the F3 Freeway. It is particularly important that a new business park site is identified within the northern part of Wyong LGA, given the anticipated future growth of this part of the LGA, as well as access to the key transport node of the F3 Freeway.

There are proposals for enterprise corridors in the Craigie Avenue and North Wyong (Pacific Highway frontage) areas. These are appropriate provided some restrictions on retail (and bulky goods retail) apply.

**What are other Government Authorities currently doing?****Central Coast Regional Strategy (CCRS)**

The CCRS identifies that a key economy and employment opportunity for the Central Coast Region is *'the development of business parks, which provide good building design and layout and an, emphasis on light industrial and value-adding industries and integration of industrial, warehousing and office activities. Significant opportunities also exist to expand technology-based jobs in the Region.'* The continued implementation of the REDES is expected to positively influence the future development of business parks as well as minimise the impacts of business parks on existing commercial and retail centres.

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

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

- Identifying and incorporating appropriate landuses for the B7 Business Park zone that applies to Tuggerah Business Park and will apply to the PEP (former Country Music Park site).
- Specification of maximum floor space areas for shop-top housing (25%) in the B7 Business Park zone, through a local clause.

**Wyong DCP 2013**

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

- With an aim to limit the impact of Tuggerah Business Park on nearby commercial and retail centres, a provision should be included in Wyong DCP 2013 to the effect that businesses and commercial offices will be considered within the Tuggerah Business Park, but only where they are a single tenant or firm occupying a minimum gross floor area of 200m<sup>2</sup>.
- The following Chapters of Wyong DCP 2013 will support Council's initiatives for business parks:
  - Tuggerah
  - Warnervale Business Park.

**Key Planning Considerations:****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.*



**Strategic Actions and Local Initiatives:**

**OUR BUSINESS PARK DEVELOPMENT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			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 implement appropriate controls in Wyong LEP 2013 and Wyong DCP 2013.	WSC	X		X			<ul style="list-style-type: none"> <li>No CSP actions.</li> </ul> <p><b>5.10</b> The DP&amp;I will prepare guidelines to apply to business development and enterprise corridor zones.</p> <p><b>5.18</b> Enterprise corridors to be investigated and, if appropriate, implemented through principal local environmental plans – possibilities include, West Gosford and Long Jetty. Detailed guidelines on enterprise corridors will be issued by the DP&amp;I.</p>	

## Planning for AGRICULTURE

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF OUR AGRICULTURAL LANDS?



#### Background to OUR AGRICULTURAL LANDS:

The Ourimbah, Yarramalong and Dooralong Valleys, as well as the Kulnura Plateau, are major agricultural resources for Wyong LGA. Agricultural uses within Wyong LGA include turf and poultry farms, grazing activities, market gardens, hydroponics and nurseries. However, agricultural land within Wyong LGA is under threat from a number of competing landuse activities, including residential and employment uses. New landuses such as rural living, part-time farming and newer specialised forms of agriculture have established to replace traditional forms of agriculture such as dairy and citrus farming.

Although the economic value of the LGA's agricultural production has declined over the last few decades, it is still important to preserve agricultural land, for both economic and scenic value, as well as the inherent value of producing fresh, locally grown produce for residents of Wyong LGA and beyond. With more sustainable ways of thinking, agricultural production within our LGA is an important component of ensuring that we have access to fresh, locally grown produce into the future. Agriculture can also provide an economic buffer during downturns in other sectors of the economy, such as construction and retail.

Agriculture is an important part of Wyong LGA's economy, and it is important to protect agricultural land from inappropriate adjoining landuse activities and fragmentation by small-lot rural subdivisions. Protecting agricultural land will provide security for primary producers as well as providing long-term food security for residents. It is also important that agricultural activity is carried out sensitive to the environment, without exacerbating issues such as salinity, streambank erosion and pollution of our land and/or waterways.

#### Issues:

#### What are the current and foreseeable issues that impact on AGRICULTURAL LANDS?

##### Loss of Agricultural Land

Residential subdivision and hobby farm development is often blamed for the loss of prime agricultural land and agricultural industry. Larger farms tend to be more viable than small farms, however due to population and lifestyle pressures (such as an increased desire for rural living), the subdivision of large farms into smaller farms is becoming more common.

##### Environmental Impacts

Agricultural activity can have a number of impacts on the environment if not managed appropriately, including:

- Removal of native vegetation and the introduction of exotic species causing a decline in biodiversity
- Construction of dams and diversion of water from rivers can alter water flows, including a reduction in the amount of water flowing down rivers

- Deterioration of soil and water quality in many areas, including salinity and increased erosion, sediments and nutrients in aquatic environments
- Amenity issues such as air quality, odour and noise issues.

It is important that agricultural activities are properly managed through appropriate landuse, development controls and monitoring to minimise these impacts. Due to these pressures, it is an aim of the Settlement Strategy that agricultural land be preserved as much as possible, rather than increased in size and/or intensity. However, issues will remain unless appropriate management of landuse conflicts is undertaken.

### Landuse conflicts

Increasing demand for rural-residential properties within traditional agricultural areas can lead to conflict due to their general incompatibility. Landuse conflicts may arise due to amenity issues associated with noise, odour, farm chemicals, visual amenity, and weed infestation. The issue of agricultural-urban conflict particularly arises when there is no separation between agricultural and residential uses.

#### Planning for our AGRICULTURAL LANDS:

### How do we plan for AGRICULTURAL LANDS?

#### Minimum Lot Sizes

In 1998, Council adopted the Wyong Valleys Planning Report and Strategy (Wyong Shire Council, 1998), which outlined the main planning issues in the Ourimbah, Yarramalong and Dooralong Valleys, where the majority of the LGA's rural land is located. A major component of this strategy was the recommendation to retain the minimum lot size of 20ha within rural areas. This minimum lot size is a mechanism to maintain present and future agricultural opportunities and limit population numbers and densities within the water catchment. The 20ha minimum lot size also provides flexibility in managing rural landuse conflicts, as it is easier to provide buffers and setbacks on large lots to reduce the effects of potential nuisances from agricultural activities. The minimum lot size is also an important factor in maintaining the scenic rural atmosphere of the area. It is recommended that this minimum lot size be retained as part of Wyong LEP 2013.

#### Rural Lands Development Control Plan Chapter

The Wyong Valleys Planning Report and Strategy recommended that a Rural Lands DCP chapter be prepared for the Wyong Valleys, a component of which would incorporate guidelines and performance criteria for agricultural activities to address:

- Agricultural land management issues, such as the retention of vegetation on drainage courses, fencing of streambanks, and landscape screening measures for visually obtrusive agricultural structures
- Environmental requirements for "high" and "low" impact forms of agriculture

- Design and planning measures to reduce the potential for landuse conflicts to occur by establishing effective separation distances between landuses and establishing landscape design measures to reduce rural landuse conflicts potential
- Guidelines on best management practices for agricultural activities
- Appropriate forms of building design and the siting of rural workers dwellings.

It is recommended that a DCP chapter for our rural lands be prepared and implemented as part of Wyong DCP 2013.

#### Agricultural Potential Study

Land capability (land suitable for soil based agriculture and livestock production) is an important consideration that needs to be given more focus within Wyong LGA. Council will approach the State Government and advocate for the updating of agricultural land mapping, including land capability and constraint studies. The final outcome could be packaged as an Agricultural Potential Study. Once this mapping is updated, an agricultural capability overlay should be added to Wyong LEP 2013 to require land with characteristics of Class 1, 2 or 3 Agricultural Land to be retained for agricultural purposes.

#### Rural Residential Development

Increasing rural residential development by way of rural-residential development (reduced lot sizes) raises a number of issues including fragmentation of agricultural lands and subsequent loss of efficiencies, conflict with other resource landuses such as extractive industries, water rights issues and higher servicing costs. The CCRS proposes that opportunities for new rural residential development be limited to those already provided in the Region and opportunities, if any, identified as a part of the NWSSP. Careful planning is required in order to limit the fragmentation of agricultural lands, and the potential conflicts that co-location of agricultural and residential landuses can create. It is however considered, that there may be scope for additional rural residential living opportunities, but this should be supported by a review of the Wyong Valleys Strategy and detailed investigations in other areas. This matter is discussed further under the Settlements and Housing Chapter.

#### What are other Government Authorities currently doing?

##### Deemed State Environmental Planning Policy (Central Coast Plateau Areas) (formerly Sydney Regional Environmental Plan No 8)

An aim of this plan is to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability.

##### State Environmental Planning Policy (Rural Lands) 2008

SEPP (Rural Lands) 2008 was prepared by the then Department of Planning to support a State-wide strategic approach to rural planning and land-use conflict management. The aims of the SEPP are as follows:

- (a) To facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- (b) To identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,
- (c) To implement measures designed to reduce landuse conflicts,
- (d) To identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,
- (e) To amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

The SEPP provides guidance in relation to (but not restricted to):

- Rural planning principles for Councils to refer to during preparation of comprehensive or amending LEPs in respect to rural and environmental zones
- Rural subdivision principles to provide guidance for Councils seeking to vary existing minimum lot sizes in rural and environmental zones
- Enabling subdivision of rural land below the minimum lot size for the purpose of primary production without allowance for a dwelling
- Heads of consideration for landuse conflict assessment as part of development applications in rural areas
- Removal of concessional lot provisions from LEPs to minimise landuse conflicts and fragmentation of rural lands

### **S.117 Ministerial Direction –No. 1.2 Rural Zones and No 1.5 Rural Lands**

LEPs are to be consistent with Section 117 Ministerial Directions. The objective of direction No. 1.2 – Rural Zones is to protect the agricultural production value of rural land. This direction requires that a LEP shall not:

- (a) Rezone rural zoned land to a residential, business, industrial, village or tourist zone
- (b) Contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).

The objectives of direction No 1.5 – Rural Lands are to:

- (a) Protect the agricultural production value of rural land
- (b) Facilitate the orderly and economic development of rural lands for rural and related purposes.

Direction No. 1.5 applies when a council prepares an LEP that affects land within an existing or proposed rural or environment protection zone; or a draft LEP that changes the existing minimum lot size on land within a rural or environment protection zone. This direction requires LEPs to be consistent with the rural planning principles listed in SEPP (Rural Lands) 2008.

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

### **What provisions can be incorporated into our Planning Instruments to ensure planning for OUR AGRICULTURAL LANDS can be met?**

#### **Wyong LEP 2013**

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

- Wyong LEP 2013 should zone agricultural lands to reflect landuse activities under the provisions of Wyong LEP 2011. It is recommended that the RU1 Primary Production zone be adopted for the protection and promotion of agricultural lands
- Review rural zones and landuse activities to ensure the consideration of all activities and potential issues. The review will also consider priority agricultural lands identified by the DP&I and Department of Primary Industries, to ascertain desirable landuse activities in certain locations which are economically and environmentally sustainable.

#### **Wyong DCP 2013**

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

- Develop or revise a DCP Chapter to address Rural Workers Dwellings and identify appropriate forms of building design and the siting for dwellings on rural landholdings.
- Develop and implement a Rural Lands DCP Chapter as a future amendment to Wyong DCP 2013
- The following Chapters of Wyong DCP 2013 will support Council's initiatives for agriculture:
  - Rural, Scenic Protection and Conservation Zones
  - Commercial Hydroponics: Chapter to be reviewed to mitigate potential landuse conflicts within future development areas identified by the NWSPP and the Central Coast Regional Conservation Plan proposed Green Corridor.

#### **Key Planning Considerations:**

#### **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.*

**Strategic Actions and Local Initiatives:**
**AGRICULTURAL LANDS**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			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					No CSP actions.  <b>5.12</b> The Department of Primary Industries, Department of Water and Energy and DP&I, in conjunction with Department of Environment and Climate Change, is to review planning for the Central Coast plateaus and Wyong valleys to consider agriculture, extractive resources, water supply values and tourism uses and address any conflict between these uses.  <b>6.1</b> The Department of Primary Industries, in partnership with the DP&I, is to undertake mapping of regionally significant activities, including agriculture, mining, extractive industry and special uses, to identify rural activities and resource lands for preservation.  <b>6.9</b> Ensure LEPs do not rezone rural and resource lands for urban purposes or rural residential uses unless agreement from the DP&I is first reached regarding the value of these resources.	
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				
EE17	Develop a Chapter of Wyong DCP 2013 to address rural lands.	WSC				X			
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		
EE19	Once agricultural land mapping is updated, an agricultural capability overlay should be added to Wyong LEP 2013 to require land with characteristics of Class 1, 2 or 3 Agricultural Land to be retained for agricultural purposes.	WSC		X					

## Planning for TOURISM

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



#### Background to TOURISM:

Tourism is a significant component of the Wyong LGA economy, with the area being a popular visitor destination, in particular due to our close proximity to Sydney and Newcastle, picturesque villages set in bays and inlets, and surf beaches, lakes and national parks. Direct and indirect benefits of tourism include job creation, economic and business development, and an impetus for improvements in services and infrastructure. There are a number of flow-on financial benefits from tourism that extend beyond direct accommodation income – including hospitality, retail and business benefits.

Tourism provides approximately 162,500 jobs, or 4.8% of total jobs in NSW – Tourism NSW (2008)

#### Accommodation Facilities

At present, accommodation capacity across the Wyong LGA is estimated to be approximately 650 rooms. This comprises self-contained accommodation and hotels/motels. In addition to this figure, there are approximately 1,500 caravans, cabins and/or villas provided in tourist parks. These figures do not include short term holiday accommodation rentals and bed and breakfast accommodation, which are well represented within the Wyong LGA. Camping sites are also not included in these figures, however a quick estimation of these sites indicates there are more than 2,000 campsites within the Wyong LGA.

#### Conference Venues

Existing conference facilities for events with less than 80 people include: Waldorf Apartment Hotel at The Entrance; Zenith Business and Function Centre at Tuggerah Business Park; and Noonaweena at Kulnura. Existing conference facilities for events with more than 80 people include: The Beachcomber Hotel at Toukley; Tuggerah Lakes Golf Club; Kooindah Waters at Wyong; Quay West Resort at Magenta Shores; El Lago Waters Resort at the Entrance; Wallarah Bay Recreation Club; and Wyong Rugby League Club.

#### Issues:

#### What are the current and foreseeable issues that impact on TOURISM?

##### Demands on infrastructure

Wyong LGA is experiencing increasing tourist populations throughout the year, but continues to experience particularly high numbers at certain times of the year (such as the Christmas holidays). This influx of tourists during peak periods places significant additional demand on infrastructure and services. Therefore, the development of an increased focus on tourism in Wyong LGA will rely on the development of appropriate tourist and related infrastructure. This infrastructure ranges from private sector provisions (accommodation, restaurants, built attractions, tours and transport) and public sector provisions (directional signage, public amenities). Council will need to ensure that this

infrastructure is appropriately planned for and provided, whilst also planning for increased capacity for water, sewerage, electricity and telecommunications infrastructure during peak tourism season.

### **Competition from neighbouring regions**

Due to the close proximity of Wyong LGA to the Hunter Region, the tourism industry in Wyong LGA experiences competition, particularly from the Hunter Valley.

### **Protection of environment, character and amenity**

Increasing tourism within the area without appropriate planning may reduce the intrinsic tourism value of Wyong LGA, by disturbing the natural environment, character and amenity of the area that attracts tourists to this area. Whilst we will plan to improve our tourism opportunities within Wyong LGA, this must not be to the detriment of our natural environment or the character and amenity of the area in general.

### **Shortage of appropriate accommodation**

An issue associated with the current supply of conference and event facilities is the lack of associated accommodation facilities, or lack of accommodation facilities to a suitable standard.

#### **Planning for our Tourism:**

#### **How do we plan for TOURISM?**

Council is a major source of funding for tourism events within Wyong LGA, as well as playing an important role in planning for and encouraging future tourism activities.

#### **Tourism Opportunity Plan**

To boost our tourism industry, Council will develop a Tourism Opportunity Plan for Wyong LGA in liaison with Central Coast Tourism, which considers cultural, recreational, educational and eco-tourism opportunities. This will include the development of an Event Strategy for Wyong LGA which could link events with the zoning and permissibility of restaurant and tourism accommodation precincts.

#### **Sports Tourism**

Sport tourism is also expected to become a significant component of our tourism industry, with the recently approved Mariners Sporting Centre of Excellence. The approved development will incorporate a 120-room accommodation facility, a function centre, playing and training fields, sport clinic, academy and office space at Tuggerah. Development of this centre will ensure that sporting facilities will be available for playing sport at international and elite levels.

#### **Rural Tourism**

In general, rural tourism is centred on either the natural environment (National Parks and State Forests, for example), or a tamed natural environment (such as a farm). Opportunities exist to develop our rural tourism industry in the Dooralong, Yarramalong

and Ourimbah Valleys, as well as the Kulnura Plateau area. Rural tourism can include farmstay, rural self-catering units, camping/caravan sites, and eco-tourism. Encouraging more tourism related activity in these areas will assist in diversifying the local economy whilst maintaining the significant character and amenity of these areas.

Council will investigate links between the provision of tourism and entertainment related facilities with agricultural facilities and zone accordingly under Wyong LEP 2013. Examples include the provision of Cellar Doors / Restaurants and events and current facilities, including the Lavender Farm, Macadamia Farms, and so on.

The Wyong Valleys Planning Report and Strategy recommended that a Rural Lands DCP be prepared for the Wyong Valleys, a component of which would incorporate appropriate guidelines/controls for overnight accommodation opportunities within the Wyong Valleys.

#### **Heritage Tourism**

Heritage tourism can be encouraged to diversify tourism in Wyong LGA, as well as a source of revenue to enable continued maintenance of heritage properties.

#### **Conference/Events venues**

The conference and events sector of the tourism industry will be particularly targeted for the flow-on financial effects and the repeat visitation that the sector generates. Conferences are also more likely to be held at non-peak tourism periods, assisting in strengthening the tourism industry outside of the peak periods. To address the issue of a lack of associated accommodation facilities or lack of accommodation facilities to a suitable standard within the current supply of conference venues, Council will encourage the development or redevelopment of conference venues incorporating a high standard of accommodation by ensuring adequate flexibility in relevant business and tourist zones.

#### **What are other Government Authorities currently doing?**

##### **Draft Tourism Industry Plan (2010)**

Tourism NSW is responsible for shaping and promoting NSW tourism destinations and experiences. In 2008, Tourism NSW adopted the NSW Tourism Strategy, which identifies areas for additional investment in NSW. A key area of this strategy is to *'Increase visitation to regional NSW by expanded promotion of regional NSW as a tourist destination.'* This involved the establishment of 13 Regional Tourism Organisations (RTO) to promote tourism in regional NSW. The Central Coast has its own RTO, known as Central Coast Tourism. Central Coast Tourism is classified as a Tier One RTO and therefore receives funding for demand building activity on a dollar for dollar basis.

The Draft Tourism Industry Plan is a key initiative under the NSW Tourism Strategy and will be delivered in partnership with industry. This draft Plan aims to address the issues that underpin current and future growth opportunities for tourism in NSW, and to deliver three core outcomes:

- Growth in visitor numbers and nights;

- Improved and sustainable tourism products, services and infrastructure;
- Enhanced tourism industry skills, knowledge and professionalism.

### **The Central Coast Destination Management Plan for Tourism 2010- 2013**

The Central Coast Destination Management Plan (DMP) is the first strategic plan for tourism on the Central Coast that identifies the vision, goals and priority strategies for the destination between 2010 and 2013. It has been developed in partnership with Local Government, the tourism industry, the Central Coast Tourism board and staff, and other tourism stakeholders through multiple destination management workshops, face to face interviews and online surveys. One the challenges identified in the DMP is the undersupply of tourism products, including attractions, tours and accommodation, when compared to our competitor Regions of the South Coast, Hunter Valley or Port Stephens. It is therefore critical for the Central Coast to proactively plan for the increased supply of tourism products to remain competitive with other destinations competing for common tourism visitor markets.

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

### **What provisions can be incorporated into our Planning Instruments to ensure planning for OUR TOURISM can be met?**

#### **Wyong LEP 2013**

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

- Allow for newer forms of tourism including eco-lodges and cellar doors in appropriate areas.
- Incorporate appropriate tourism zone objectives and landuses within the RU1 Primary Production and RU2 Rural Landscape zones.
- Include appropriate provisions within Clause 5.4 - Controls relating to miscellaneous permissible uses, for Bed and Breakfast and Farm Stay Accommodation.
- Adopt the SP3 Tourist zone for appropriate locations.

#### **Wyong DCP 2013**

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

- The following Chapters of Wyong DCP 2013 will support Council's initiatives for tourism:
  - Caravan parks
  - Bed and Breakfast
  - Future provisions to address Rural Lands

#### **Key Planning Considerations:**

#### **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.*



**Strategic Actions and Local Initiatives:**

**TOURISM**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			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	<ul style="list-style-type: none"> <li>▪ Supporting the development of a major Conference Centre in the LGA. This should be capable of hosting conferences of 600-1000 participants and be promoted throughout Australia.</li> <li>▪ Sourcing tourist attractions across the LGA. This will build the tourist industry and contribute significantly to local employment and economic development.</li> </ul> <p><b>6.21</b> Councils and the NSW Government are to ensure that development pressure of tourist activities are managed to minimise loss of natural resources, potential for landuse conflict and impact on the environment.</p>	
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		
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		
EE23	Consider heritage tourism opportunities to diversify tourism in the LGA.	WSC					X		
EE24	Develop a Chapter of Wyong DCP 2013 to address rural lands incorporating appropriate guidelines/controls for tourist accommodation opportunities.	WSC				X			

## Planning for RESOURCE EXTRACTION

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF RESOURCE EXTRACTION?



#### Background to RESOURCE EXTRACTION:

Extractive Industry is defined in the Standard Instrument as:

*'The winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.'*

All exploration and mining activity in NSW must be conducted on a mining or exploration title issued and administered by the Department of Primary Industries. These titles stipulate operating and environmental conditions, and give title holders exclusive rights to explore and mine for minerals specified in the licence. If exploration identifies a deposit of an economic size and grade, the titleholder must obtain consent from the relevant planning authority and obtain a mining lease before mining can be commenced. For large developments and developments of State significance, the planning authority is the Minister for Planning & Infrastructure; whereas smaller proposals are determined by Council.

Wyong LGA has a considerable amount of coal resources and mineral resources such as clay and gravel. At the time of writing, the following Department of Primary Industries issued exploration licences and mining leases existed within Wyong LGA:

	Mineral	Petroleum	Coal
<b>Existing Coal Mines (Chain Valley Bay; Mannering Park)</b>	0	0	2
<b>Exploration Licences</b>	4	2	5
<b>Mining Leases</b>	1	0	13
<b>Licence Applications</b>	0	0	4
<b>Authorisations</b>	0	0	5
<b>Total</b>	<b>5</b>	<b>2</b>	<b>27</b>

**Table 22:** Mining Activity within Wyong LGA

#### Issues:

#### What are the current and foreseeable issues that impact on RESOURCE EXTRACTION?

Although mining can have positive economic impacts on the economy, a number of issues are associated with this practice, including timing of development, environmental, damage to infrastructure and private property, health, agricultural, climate change and aesthetic issues.

### Timing of Development

There are two existing coal mines in Wyong LGA, with a large number of areas under current exploration licences or mining leases. In March 2011, a proposed underground coal mine (Wallarah 2 Coal Project) was refused by the then Minister for Planning. However, a new application for this coal mine was before the Minister for Planning & Infrastructure at the time of writing.

The Department of Primary Industries, *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*, and S.117 Ministerial Directions ensure that the existence of coal, mineral and petroleum resources is considered in landuse planning. This may mean that the presence of these resources is either an absolute constraint on development or a barrier to broad strategic planning being undertaken, prior to the extent and value of the resource being fully known. However, the timing of extraction of coal reserves is often difficult to predict, and depends on the nature, quality and location of the reserves, the cost of extraction, and the status of the regional and/or global economy.

Therefore, proposed future resource extraction within the Wyong LGA may have an impact on the location of urban land release areas, and the timing and form of development. This constraint needs to be considered when determining timeframes for future urban release investigation areas, or in more extreme cases (such as open cut coal or open pit clay mining) this constraint may result in the impacted areas being excluded from consideration as an urban release area.

### Health Impacts

Dust or particulate matter levels can be exacerbated by mining activities, and can be related to health and amenity impacts. The vast majority of dust from mining activities consists of particles generated from natural activities such as mechanical disturbance of rock and soil materials, bulldozing, blasting, and vehicles on dirt roads. Dust from mining activities can have amenity impacts as well as health impacts, on nearby residents.

### Agricultural Impacts

Mining can have flow on effects on agriculture, including the loss of agricultural land to open cut or open pit mining, damage to farm infrastructure from blasting activities, and danger to livestock and crops from potential pollution of waterways and drinking sources.

### Environmental Impacts

Mining can cause a number of environmental impacts, including (Smith, 2009):

- Mine subsidence can be associated with cracking of valley floors and creeklines with subsequent effects on surface and groundwater hydrology, as well as release of gases.

- Impacts on underground and water resources, including drinking water catchments.
- Alteration of surface flows or water levels, which can cause loss of aquatic habitats.
- Decreased water quality, by way of increased iron oxides, manganese, sulphides and electrical conductivity, and lower dissolved oxygen.

### Climate Change

The direct impacts of mining associated with greenhouse gas emissions include release of methane once the strata is disturbed during the mining process. Indirect impacts of mining are associated with the burning of mined coal and gas to generate electricity, causing release of large amounts of greenhouse gases into the atmosphere.

### Aesthetic Impacts

Aesthetically, open cut or open pit mines disrupts the aesthetic elements of the landscape, as does the aboveground machinery and infrastructure associated with longwall (underground) mining. Such mines need to be appropriately located and buffered in order to provide both visual and aural separation from residential landuses.

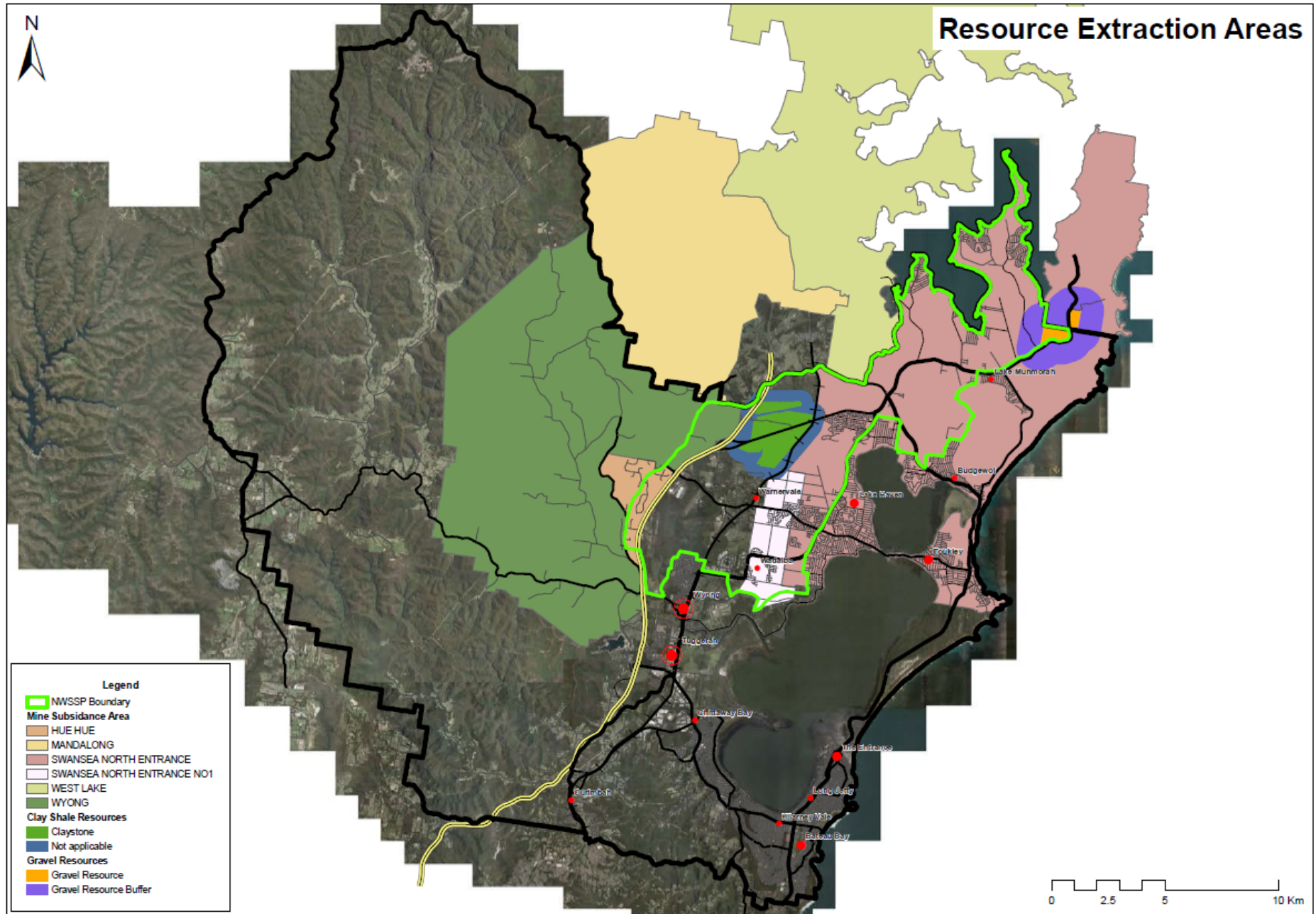
### Mine Subsidence – Damage to Infrastructure and Private Property

Large parts of the northern Wyong LGA are within Mine Subsidence Districts, areas where intensive underground coal mining has been carried out, is in progress, or where significant reserves exist, and are designated by the State Government as areas that could be subject to land subsidence. The impact of underground mining activities on surface development is managed by the Mine Subsidence Board (MSB), by way of landuse and building controls. For example, the MSB sets building parameters for development within Mine Subsidence Districts, to accommodate potential ground subsidence.

Regardless of these controls, mine subsidence continues to cause damage to both infrastructure and private property. Common damage includes hairline cracks to walls and cornices, and fine cracks to brickwork. There are also concerns about potential mine subsidence impacts on Council's Buttonderry Waste Management Facility, the consequences of which could be contamination of our waterways and groundwater.

The following map depicts the location of Mine Subsidence Districts within Wyong LGA:

Figure 27: Mine Subsidence Areas and Clay / Shale Resources



## Planning for our Resource Extraction:

### How do we plan for RESOURCE EXTRACTION?

Much of the NWSSP area is underlain by coal resources and there are also significant clay and gravel deposits within the study area. The impact of underground mining activities on surface development can be managed by applying building controls and staging surface development so that it occurs after coal has been extracted and surface subsidence is largely complete. The potential for future coal extraction and subsidence has been a key consideration in the development of the staging plan for the NWSSP.

The clay and aggregate resource areas within Wyong LGA are noted to have State and Regional significance respectively. Both resources could continue to be extracted over the long-term and provide construction materials for the region. Planning for these areas and the surrounding areas needs to ensure that clay mining and gravel quarrying remain permissible uses (with development consent) in the resource areas, and that appropriate landuse buffers are created between these areas and future development.

### What are other Government Authorities currently doing for planning for RESOURCE EXTRACTION?

#### State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

*State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007* (Mining SEPP) was introduced to improve practices and performance of the mining, petroleum production and extractive industries. The Mining SEPP introduced new provisions to ensure potential environmental and social impacts are adequately addressed during the assessment and determination of development proposals. The Mining SEPP improves the relationship between the *Mining Act 1992* and the EP&A Act in the assessment and approval of mines. For example, the SEPP removed provisions that allowed mines to expand without the need for a transparent assessment of their impacts or consent under the EP&A Act once a mining lease had been granted.

Clause 7(b) of this SEPP also makes mining permissible with consent on land where development for the purposes of agriculture or industry may be carried out. Council has ensured that existing mining activities retain their permissibility under either Wyong LEP 2013, or under this SEPP.

#### State Environmental Planning Policy (Major Development) 2005

Mining, petroleum production, extractive industries and related industries are included as major projects under the *State Environmental Planning Policy (Major Development) 2005*, depending on the value of the project being more than \$30 million or the project employing 100 or more people.

### Section 117 Ministerial Direction No. 1.3 - Mining, Petroleum Production and Extractive Industries

The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. This direction applies when a Council prepares a draft LEP that would have the effect of:

- (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or
- (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.

As a result, future strategic planning investigations are to have regard for mineral, petroleum and/or coal resources and be consistent with Section 117 Ministerial Direction No. 1.3 - Mining, Petroleum Production and Extractive Industries.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for RESOURCE EXTRACTION can be met?

#### Wyong LEP 2013

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

- Ensure appropriate zone conversion so that mining is a permissible use, with development consent, in the resource areas.

#### Wyong DCP 2013

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

- There are currently no relevant matters in relation to resource extraction activities.

#### Key Planning Considerations:

### 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.*

**Strategic Actions and Local Initiatives:**

**RESOURCE EXTRACTION**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			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					<ul style="list-style-type: none"> <li>▪ No CSP actions.</li> </ul> <p><b>6.1</b> The Department of Primary Industries, in partnership with the DP&amp;I, is to undertake mapping of regionally significant activities, including agriculture, mining, extractive industry and special uses, to identify rural activities and resource lands for preservation.</p> <p><b>6.2</b> The DP&amp;I and Wyong Council are to work with the NSW Mine Subsidence Board and Department of Primary Industries to ensure future development in Wyong LGA takes account of current and potential future mining issues. The findings of the strategic inquiry into the potential coal mining impacts in Wyong local government area established by the Minister for Planning in February 2007 should also be considered.</p>	

## Planning for ECONOMIC DEVELOPMENT

### HOW DO WE SUSTAINABLY CATER FOR OUR RESIDENT, BUSINESS AND VISITOR POPULATION, IN TERMS OF ECONOMIC DEVELOPMENT?

#### Background to ECONOMIC DEVELOPMENT:

Creating a healthy and vibrant business environment leads to economic sustainability, with a more diverse economic base providing a more resilient local economy. At present, economic and employment growth has not kept pace with the level of population growth in Wyong LGA, resulting in a significant proportion of the population needing to commute outside the Central Coast Region for employment purposes. Such a high level of commuting can result in a range of specific infrastructure and social challenges. Therefore, our population pressures require a better balance of services and local jobs growth.

Wyong LGA's economy is comprised of a large number of small and medium sized businesses, with few large employers. Key economic sectors include manufacturing, retail, agriculture, tourism, construction, and service industries such as health and community services, property and business services. Sectors expected to experience strong growth over the next 25 years include wholesaling, retailing, property and business services, tourism, health services, cultural and recreational services and personal services (Regional Development Australia, 2010). Wyong LGA also has a narrow jobs base that is highly reliant on population related services (mainly health, retail, construction), and is under-represented in business, professional, technical, and finance services (Regional Development Australia, 2010). Emerging sectors of our economy also include:

*Working from home/telecommuting:* As communication technology improves, the number of people working from home has steadily increased.

*Home business:* Improvements in communication technology has also resulted in increased home business, with the benefit of low establishment and low operating costs.

#### Issues:

### What are the current and foreseeable issues that impact on OUR ECONOMIC DEVELOPMENT?

#### High Rate of Unemployment

Wyong LGA has one of the lowest workforce participation rates (those aged over 15 who are either working or looking for work) of all Regions in NSW. In March 2010, the Central Coast Region's participation rate was 61.4% compared to the NSW average of 63.0%

Approximately 35% of employed residents have jobs outside the Region (NSW Government, 2009)

(Australian Bureau of Statistics, 2010). The LGA also has a high ratio of part-time to full-time employment that may be hiding significant levels of underemployment. Youth unemployment is also particularly high. The increasing population in Wyong LGA will result in the need for more local employment opportunities to be created, to reduce the LGA's dependence on outside Regions for employment opportunities.

#### Large Commuter Population

35% of residents commute outside the LGA for employment. This is due to a lack of employment opportunities within Wyong LGA, and can have wide reaching impacts on the quality of life of commuting residents. For example, commuting does not leave much time in the day for spending time with family members or friends, and limits available time for leisure activities in general. In addition, access to community facilities and services is generally quite restricted outside of core business hours.

#### Narrow Jobs Base

Wyong LGA has a limited number of jobs in higher order knowledge and business services, and has a relative over-reliance on the construction and retail industries for employment opportunities. Overdependence on any one employment sector exposes an economy to the likelihood of an economic downturn if that employment sector contracts. For example, both the construction and the retail industries are subject to boom/bust cycles and yet these sectors provide approximately 13.2% and 33% of jobs in Wyong LGA respectively (Australian Bureau of Statistics, 2010).

#### Lower Skill Levels

Relative to the Sydney Region and NSW overall, the Central Coast has lower levels of skills, reflected in lower average education levels and a smaller share of the population with post school qualifications (Regional Development Australia, 2010). On an occupation basis, the Region has a higher percentage of skilled trades, production and transport and distribution workers, but less high order white-collar occupations (including managers, administrators and professionals) compared with the Sydney metropolitan area.

#### Competition from Business Activities outside Wyong LGA

As discussed earlier in this chapter, the Hunter Employment Zone (HEZ) and other employment lands within the Hunter Region have played a role in increasing competition for employment lands within the Sydney-Central Coast-Hunter corridor. This has had a moderate effect on land take-up within the Wyong LGA in the past. In addition, competition from offshore competitors may also play a role in the strength of our economy in the future, with more businesses looking overseas for cost-savings.

#### Market Uncertainties

Contracting markets and restricted availability of investment capital due to the Global Financial Crisis in 2007 had a minor impact on our economy, however it is an example of

how our economy is and will continue to be significantly influenced by the broader regional, national and global economy.

### **Carbon Trading Scheme**

The local economy is likely to be impacted by rising costs associated with emissions abatement and the Carbon Tax (and future Emissions Trading Scheme). Industrial activity uses more electricity and fuel, and will therefore be most affected. New industrial opportunities are likely to emerge in the carbon economy in particular carbon sequestration and renewable energy.

### **Limited Public Transport Access**

Wyong LGA has relatively limited public transport opportunities for residents to access employment opportunities, due in part to the connectedness of public transport and the location of jobs and population centres. This particularly disadvantages lower-paid workers who may not be able to afford the cost of keeping a vehicle running, or can only afford one vehicle per household.

### **Ageing Population**

An ageing population within Wyong LGA will have an impact on the demand for services, including health services, aged care and other support services. The ageing population is also exacerbated by the continued loss of young people from the area for higher education and higher skilled jobs, thus further distorting the age structure of the LGA.

### **Increasing home based employment**

Home businesses are an important component of our economy, however permitting larger scale home-based business may result in reduced levels of environmental amenity for residential neighbourhoods, as well as undermining the business centre hierarchy.

### **Planning for our Economic Development:**

### **How do we plan for OUR ECONOMIC DEVELOPMENT?**

Council's role in business growth and development is becoming increasingly important. Council's Economic and Property Development Unit plays a key role in facilitating economic development within the Wyong LGA.

### **Economic Development Strategy**

Council has an important role in governance, leadership, management, planning and facilitation of job creation and investment in Wyong LGA. Implementing this role can enhance the ability of the local area and wider Central Coast Region to generate and attract sustainable investment and jobs. Council will prepare an Economic Development Strategy that will build upon the REDES and facilitate sustainable growth in the local economy and the local job market, creating more jobs closer to home for LGA residents.

### **Key (Iconic) Development Sites (KIDS) Program**

Council is proposing to facilitate the development of 28 sites which have the ability to generate significant economic return, revitalise town centres and be a catalyst for economic growth and development confidence. Sites identified include Wyong Racecourse, Dunleith Caravan Park at The Entrance North, and the Toukley carpark.

### **Monitor Development Activity**

Development of employment lands requires action on constraints including services (water, sewer, power) and the securing of funding for these requirements. Council needs to closely monitor development activity particularly in our employment lands, in order to ensure that the land is appropriately serviced once a development is ready to proceed.

### **Developing Industry Clusters**

Build and strengthen clusters by providing appropriate planning, facilitation and support. This recognises that competitive economies need strong drivers and diverse sectors.

### **Cater for Emerging Industries – Aged Care**

Aged care is an emerging industry for Wyong LGA. An influx of older people can be expected to create the need for specific accommodation styles, retirement facilities and health services. With Wyong LGA's ageing population, this is an industry which will grow significantly over time and as a result there is potential for job creation and training opportunities associated with this emerging industry. For example, there are opportunities to develop new models of aged care to meet the demands for ageing in place.

### **Target Growth Sectors**

#### *Logistics and Warehousing Sectors*

The Central Coast's logistical advantage is its strategic location in the major east coast transport corridor, excellent transport links, available land, skilled and motivated workforce and supportive planning regime (Department of State and Regional Development, 2008). To capitalise on these strengths, Council should identify options for expanding the logistics and warehousing sectors within Wyong LGA, as these sectors generally provide a reasonably stable employment base.

#### *Manufacturing Sector*

Similar to the logistics and warehousing sectors, Wyong LGA is suited for further development of our manufacturing sector.

#### *Tourism Sector (discussed previously in this chapter, under 'Planning for Tourism')*

#### *Professional and Skilled Employment Sector*

Due to a shortage of professional and skilled employment options within Wyong LGA, Council should encourage research and development companies to locate within Wyong.

### **Home businesses**

Measures Council can implement to support home business activity include:



- Monitoring and review of home occupation/home business provisions regularly to protect residential amenity and to keep up to date with changing trends.
- Establishing a register of home-based businesses and conduct policing of illegal business operations in residential areas.
- Developing an information package for home-based business planning requirements.

### What are other Government Authorities currently doing?

#### Regional Economic Development and Employment Strategy (REDES)

A long-term strategy for sustainable economic development and jobs growth for the Central Coast Region, the REDES aims to create 'a positive environment for government and business investment' and facilitate the creation of an additional 45,000 jobs. The REDES is discussed previously in this chapter, under 'Planning for Employment Lands'.

#### Department of Trade & Investment

The Department of Trade & Investment is a State Government initiative providing a range of services and programs to assist the Central Coast Region to meet economic challenges. The Department of Trade & Investment works to build a stronger NSW economy by delivering services to regional enterprises, industries and communities, and recruiting new investment to regional areas of NSW. As economic conditions change, the Department has programs to address both longstanding and emerging economic development issues in regional NSW.

The Department has established a number of support programs including:

- Regional Business Development Scheme
- Regional Economic Transition Scheme
- Regional Business Employment Fund
- Funding Business Growth
- Business Growth Program
- Enterprising Regions Program.

In 2010, the Department prepared a Regional Business Growth Plan for the Central Coast, providing the background detail behind work being undertaken to achieve the NSW State Plan Priority objective to increase business investment in NSW.

#### Regional Development Australia

Regional Development Australia (RDA) is a Federal Government initiative bringing together Federal, State and Local Government to enhance the growth and development of Australia's regions, including the Central Coast. The RDA:

- Provides advice to government about regional issues
- Provides strategic input into National and State programs
- Provides information to on National and State government initiatives
- Helps co-ordinate regional planning and regional development initiatives.

In 2010, the RDA prepared the Central Coast Regional Priorities Plan (CCRPP), an integrated planning document that brings together the strategies, plans and actions of various stakeholders from economic, social, cultural, and environmental sectors.

According to Regional Development Australia (2010), the regions key economic and transport challenges include:

- Ensuring that sufficient employment lands and commercial space is provided in appropriate locations to accommodate growth in existing and emerging businesses
- Increasing and diversifying job opportunities and employment self-containment
- Promoting innovation and skills development within the Region
- Encouraging and investigating opportunities to diversify the Region's economy
- Strengthening the employment base to help industries achieve critical mass
- Capitalising on the Region's position between Sydney and Newcastle and protecting existing and proposed transport corridors within this corridor
- Supporting and strengthening tourism opportunities, as well as managing the impact of seasonal population fluctuations in the Region's environment and infrastructure.

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

### What provisions can be incorporated into our Planning Instruments to ensure planning for ECONOMIC DEVELOPMENT can be met?

#### Wyong LEP 2013

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

- Adopt the B5 Business Development, B6 Enterprise Corridor and B7 Business Park zones for appropriate locations.
- Include a local clause in Wyong LEP 2013 to facilitate the KIDS initiative.

#### Wyong DCP 2013

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

- The following chapters will support economic development:
  - Industrial Development
  - Retail Centres
- Council will review Wyong DCP 2013 Chapter – Home Based Employment in light of the Wyong LEP 2013 provisions to examine its continued applicability.

#### Key Planning Considerations:

### Key Planning Considerations for ECONOMIC DEVELOPMENT:

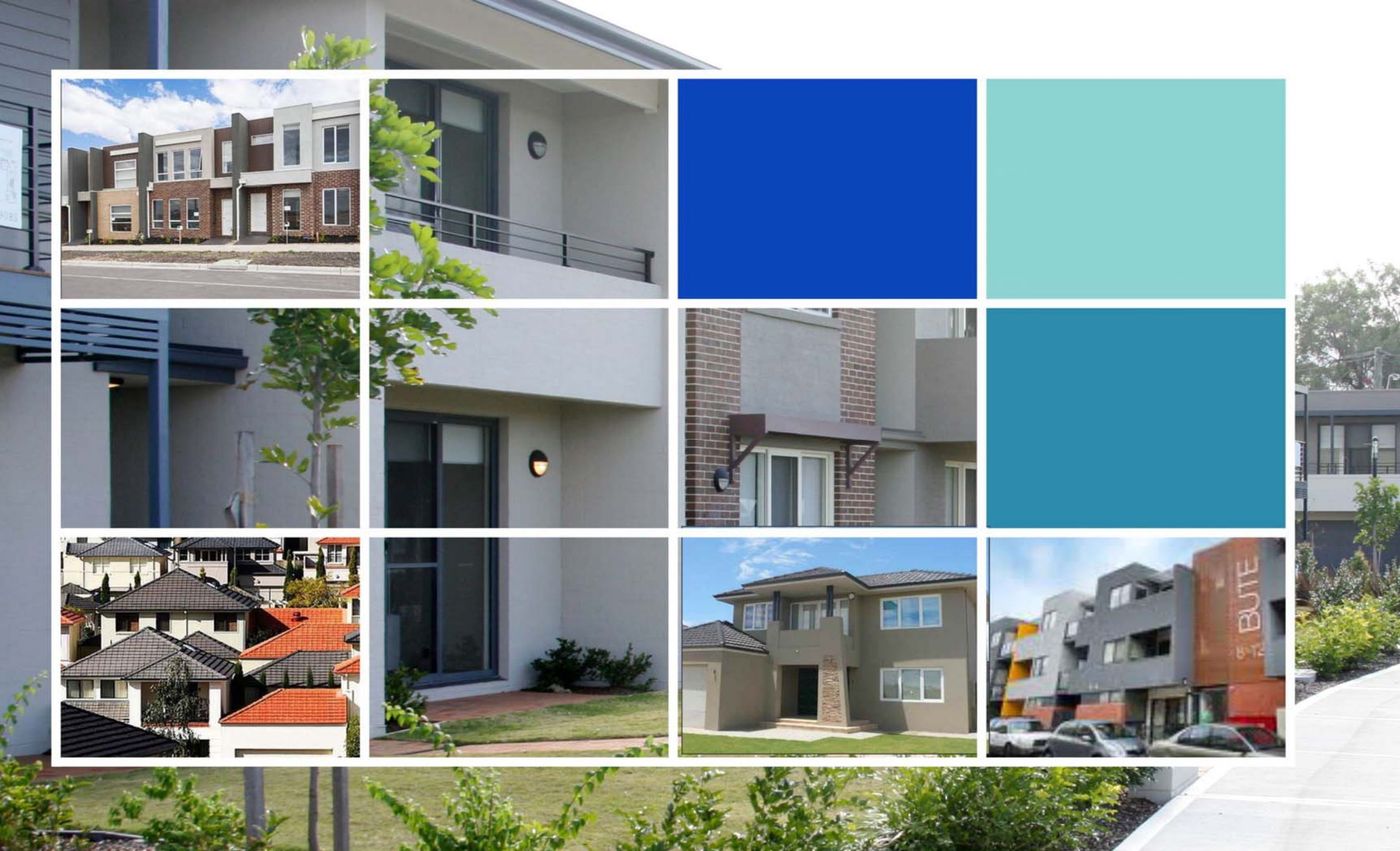
- Increase the provision of locally based jobs and increase the proximity of employment opportunities to existing and future development areas.
- Facilitate and support the growth of small and home-based business.

**Strategic Actions and Local Initiatives:**

**PLANNING FOR ECONOMIC DEVELOPMENT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			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.	WSC / SG					X	<p>▪ Providing a coordinated approach to business generation, employment and development for the region. This should be done through partnerships across industries, businesses and government departments. Representatives from each sector should take a leadership role and “think outside the square” to continually generate new business opportunities. The group should also clarify responsibilities and avoid repetition.</p> <p>▪ Identifying and leveraging the competitive advantages of Wyong LGA. This will help to differentiate the LGA from other regions, ensure a coordinated approach to business development and provide greater focus for business investors and job seekers.</p> <p>▪ Actively promoting the business benefits of Wyong LGA. Creating a single executive level voice to attract employment generating development to the Central Coast and negotiating in liaison with all relevant agencies. This will reduce duplication and help target businesses that can take full advantage of the benefits on offer.</p> <p>▪ Establishing and maintaining a strategic database on business and economic trends on the Central Coast. This should also include information on best practices for employment generation and other regional centres. It will provide useful information to governments, industries and business networks and act as a valuable monitoring tool.</p>	
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		
EE28	Review Wyong DCP 2013 Chapter - Home Based Employment to examine its continued adequacy and applicability.	WSC				X			
EE29	Identify options to further develop the warehousing and logistics sectors.	WSC					X		





# PLANNING for SETTLEMENTS & HOUSING

Wyong Shire Council

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

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



## Establishing our Vision:

### What do we want to achieve?

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

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

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

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

### Key Documents for Planning for Settlements and Housing:

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

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

### What legislation do we need to consider?

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

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

## Planning for RESIDENTIAL CENTRES

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



### Background to OUR RESIDENTIAL CENTRES:

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

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

**Table 23:**  
Settlement Hierarchy – Wyong LGA

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

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

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

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

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

**Issues:**

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

**Lack of Community Support for Higher Density Development**

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

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

**Weakened Settlement Hierarchy**

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

**Ensuring Appropriate Mixed Use Development**

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

**Separation between Settlements**

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

**Planning for our Residential Centres:**

**How do we plan for OUR RESIDENTIAL CENTRES?**

**Prepare Population Projections**

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

**Encourage Higher Density Development within Town Centres**

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

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

### Toukley Planning Strategy

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

### Wyong-Tuggerah Planning Strategy

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

### Wyong Active River Foreshore and Baker Park Masterplans

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

### The Entrance / Long Jetty Peninsula Planning Strategy

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

### Future Planning Strategies

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

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

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

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

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

### Urban and Landscape Design

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

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

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

### Key (Iconic) Development Sites (KIDS) Report

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

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

### Warnervale Town Centre

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

### Creating a Liveable Community

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

### What are other Government Authorities currently doing?

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

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

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

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

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

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

#### Wyong LEP 2013

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

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

- *The Entrance*

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

Wyong LEP 2013 provisions include:

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



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

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

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

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

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

### Wyong DCP 2013

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

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

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

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

**Table 24:** DCP Chapters including bonus provisions

#### Key Planning Considerations:

#### Key Planning Considerations for OUR RESIDENTIAL CENTRES:

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

**Strategic Actions and Local Initiatives:**
**PLANNING FOR OUR RESIDENTIAL CENTRES**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION				COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP 2013	Am.	DCP 2013	Am.		
SH01	Continue to facilitate delivery of the new Warnervale Town Centre.	WSC / SG	X		X			<p>SP - Implement the CCRS to guide appropriate development, maintain the lifestyle and environment and include Government intervention to provide more than 35,000 jobs in the next 25 years.</p> <p>SP - Planning and delivering a new Town Centre at Warnervale including a new railway station and transport interchange.</p> <p><b>4.23</b> The DP&amp;I to prepare Centre Design Guidelines to encourage improvement and renewal of local centres.</p> <p><b>4.25</b> Prior to the preparation of LEPs and centres planning strategies, Council to establish whether development of any significant government landholdings could assist in achieving the overall objectives for that centre.</p> <p><b>4.26</b> Council to implement cultural plans and investigate opportunities to encourage clusters of entertainment and cultural facilities, including activities based around the night economy when preparing centres planning strategies.</p> <p><b>4.4</b> Council to investigate potential for land located within and around centres for future housing opportunities, consistent with the centres hierarchy and dwelling and employment capacity targets (i.e. generally within a radius of 1000 metres of a regional city and major centre, 800 metres for towns, 400–600 metres for villages and 150 metres for neighbourhoods).</p> <p><b>4.5</b> Council to review current residential development strategies, including a review of adequacy and accuracy of existing urban boundaries and zonings in fringe areas, through the preparation of principal LEPs.</p> <p><b>4.6</b> Land to be rezoned for housing to be located within existing urban areas, existing MDP areas, areas identified through preparation of LEPs and greenfield areas nominated in the NWSSP.</p> <p><b>4.8</b> The Department of Planning &amp; Infrastructure (DP&amp;I) to assist Council in the planning of Warnervale Town Centre (WTC) and the Wyong Employment Zone.</p> <p><b>4.10</b> Provide around 70% of new housing in existing urban areas and the new WTC by: focusing new development in key centres to take advantage of services, shops and public transport.</p> <p><b>4.16</b> Council to prepare locally responsive design guidelines for urban areas and include provisions to ensure that new development is consistent with these guidelines.</p> <p><b>4.19</b> Recognise regional and state significance of the WTC in providing a new community, government and business focus over the next 25 years.</p>
SH02	Implement The Entrance Peninsula Planning Strategy, Toukley Peninsula Planning Strategy, and Wyong-Tuggerah Planning Strategy, by rezoning and height and floor space bonus provisions under Wyong LEP 2013.	WSC	X		X			
SH03	Undertake a review of the viability of mixed use zones to determine which landuses are compatible.	WSC	X					
SH04	Review and revise population and density projections for the entire LGA.	WSC					X	
SH05	Investigate requirements for preparation of masterplans / planning strategies for targeted Town, Village and Neighbourhood Centres to provide a framework for development and public domain improvements.	WSC		X		X	X	
SH06	Prepare Urban Design Guidelines for nominated centres having regard for local Character Statements. Generic guidelines to be prepared for centres that are not nominated.	WSC				X	X	
SH07	Develop a DCP Chapter to guide development within mixed-use zones.	WSC				X		
SH08	Develop a DCP Chapter for the Greater Toukley area.	WSC				X		

## Planning for OUR GREENFIELD AND INFILL DEVELOPMENT

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



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

#### Background to OUR GREENFIELD AND INFILL DEVELOPMENT:

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

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

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

#### Issues:

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

##### Residential supply and demand

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

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

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

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

### Timely provision of infrastructure and services

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

### Cost of provision of infrastructure and services

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

### Limited housing choice

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

### Planning for our Greenfield and Infill Development Areas:

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

### Orderly release of land

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

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

### Creating a liveable community

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

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

### Monitor residential supply and demand

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

### Sustainable housing development

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

### What are other Government Authorities currently doing?

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

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

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

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

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

### Wyong LEP 2013

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

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

### Wyong DCP 2013

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

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

**Key Planning Considerations:**

**Key Planning Considerations for OUR GREENFIELD AND INFILL DEVELOPMENT:**

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

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

**Strategic Actions and Local Initiatives:**

**GREENFIELD AND INFILL DEVELOPMENT**

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

## Planning for RURAL RESIDENTIAL DEVELOPMENT

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

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

#### Background to OUR RURAL RESIDENTIAL DEVELOPMENT:

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

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

#### Issues:

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

#### Infrastructure Provision

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

#### Environmental Costs

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

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

#### Loss and/or Fragmentation of Agricultural Land

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

#### Isolated Development

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

#### Landuse Conflicts

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

#### Sterilising Use of the Site for Future Land Release

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

#### Housing Choice

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

## Planning for our Rural Residential Development:

### How do we plan for development within OUR RURAL RESIDENTIAL AREAS?

#### Minimum Lot Sizes

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

#### Wyong Valleys Planning Report and Strategy

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

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

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

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

#### Identify Rural Living Opportunities

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

### What are other Government Authorities currently doing?

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

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

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

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

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

#### Wyong LEP 2013

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

- No measures identified.

#### Wyong DCP 2013

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

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

#### Key Planning Considerations:

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

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



**Strategic Actions and Local Initiatives:**

**RURAL RESIDENTIAL DEVELOPMENT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					COMMUNITY STRATEGIC PLAN	CENTRAL COAST REGIONAL STRATEGY
			LEP		DCP		Other		
			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	No actions.	No actions.
SH13	Undertake a strategic review of environmental and rural land to examine opportunities for the creation of further rural-residential and eco-living development opportunities.	WSC					X		
SH14	Develop a DCP chapter (Rural Lands) to provide appropriate controls for rural-residential areas.	WSC				X			

## Planning for RURAL HAMLETS

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

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

#### Background to OUR RURAL HAMLETS:

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

#### Issues:

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

##### Infrastructure Provision

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

##### Environmental Costs

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

##### Loss and/or Fragmentation of Agricultural Land

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

##### Isolated Development

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

##### Landuse conflicts

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

##### Housing Choice

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

#### Planning for our Rural Hamlets:

#### How do we plan for development within OUR RURAL HAMLETS?

##### Wyong Valleys Planning Report and Strategy

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

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

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

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

- Strengthening the rural character of hamlets

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

### **What are other Government Authorities currently doing?**

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

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

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

#### **Wyong LEP 2013**

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

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

#### **Wyong DCP 2013**

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

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

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

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

#### **Key Planning Considerations:**

### **Key Planning Considerations for OUR RURAL HAMLETS:**

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

**Strategic Actions and Local Initiatives:**
**RURAL HAMLETS**

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

## Planning for AFFORDABLE HOUSING

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

#### Background to OUR AFFORDABLE HOUSING:

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

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

Affordable housing options in Wyong LGA include:

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

#### Issues:

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

#### Increasing Population

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

#### Increasing Land Value

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

#### Ageing Population

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

#### Changing Living Arrangements

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

#### Loss of Affordable Housing

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

#### Planning for Affordable Housing:

### How do we plan for OUR AFFORDABLE HOUSING?

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

### Promoting Choice: A Local Affordable Housing Strategy for Wyong Shire

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

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

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

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

### Protect existing Caravan Parks and Manufactured Home Estates

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

### Increase housing density around Town and Village Centres

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

### Other Methods

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

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

### What are other Government Authorities currently doing?

#### State Government

##### *State Environmental Policy (Affordable Rental Housing) 2009*

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

##### *NSW Housing*

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

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

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

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

#### *Community Housing Providers*

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

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

#### **Federal Government**

##### *Nation Building Economic Stimulus Program*

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

##### *Regional Homelessness Action Plan 2010 – 2014: Central Coast*

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

##### *National Rental Affordability Scheme (NRAS)*

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

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

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

##### **Wyong LEP 2013**

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

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

##### **Wyong DCP 2013**

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

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

##### **Key Planning Considerations:**

#### **Key Planning Considerations for OUR AFFORDABLE HOUSING:**

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

Strategic Actions and Local Initiatives:

PLANNING FOR OUR AFFORDABLE HOUSING

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



## Planning for AGED HOUSING

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

#### Background to OUR AGED HOUSING:

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

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

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

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

#### Issues:

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

#### Increasing Population

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

#### Ageing Population

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

#### Loss of Low Cost Housing

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

#### Ageing in Place

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

### Shortfall in Aged Care

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

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

#### Planning for Aged Housing:

### How do we plan for OUR AGED HOUSING?

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

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

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

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

#### Planning Strategies

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

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

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

#### Positive Ageing Strategy

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

### What are other Government Authorities currently doing?

#### Federal Government

##### *Department of Health and Ageing*

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

#### State Government

##### *State Environmental Planning Policy (Seniors Living) 2004*

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

##### *Ageing, Disability and Home Care*

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

### *Housing NSW*

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

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

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

##### **Wyong LEP 2013**

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

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

##### **Wyong DCP 2013**

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

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

#### **Key Planning Considerations:**

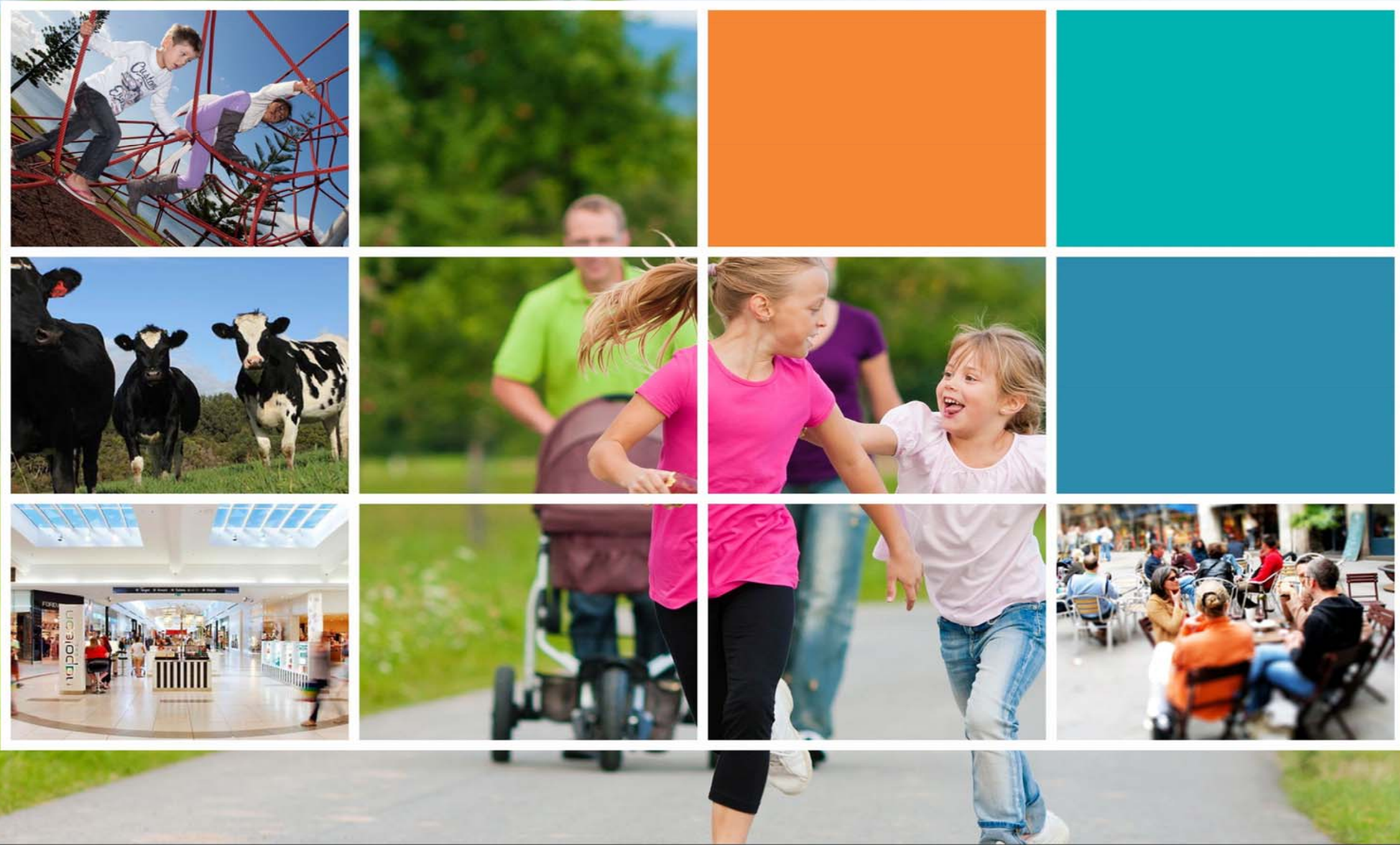
#### **Key Planning Considerations for AGED HOUSING:**

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

**Strategic Actions and Local Initiatives:**

**PLANNING FOR AGED HOUSING**

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



# PLANNING for LAND USE

Wyong Shire Council

## SETTLEMENT GROWTH OPPORTUNITIES

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

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

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

### Multi-Criteria Analysis

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

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

## METHODOLOGY

### Primary Constraints

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

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

### Secondary Constraints

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

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

## PRECINCT-WIDE APPROACH

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

## URBAN DEVELOPMENT

### Existing Zoned Land

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

## Wyong Residential Development Strategy (RDS)

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

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

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

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

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

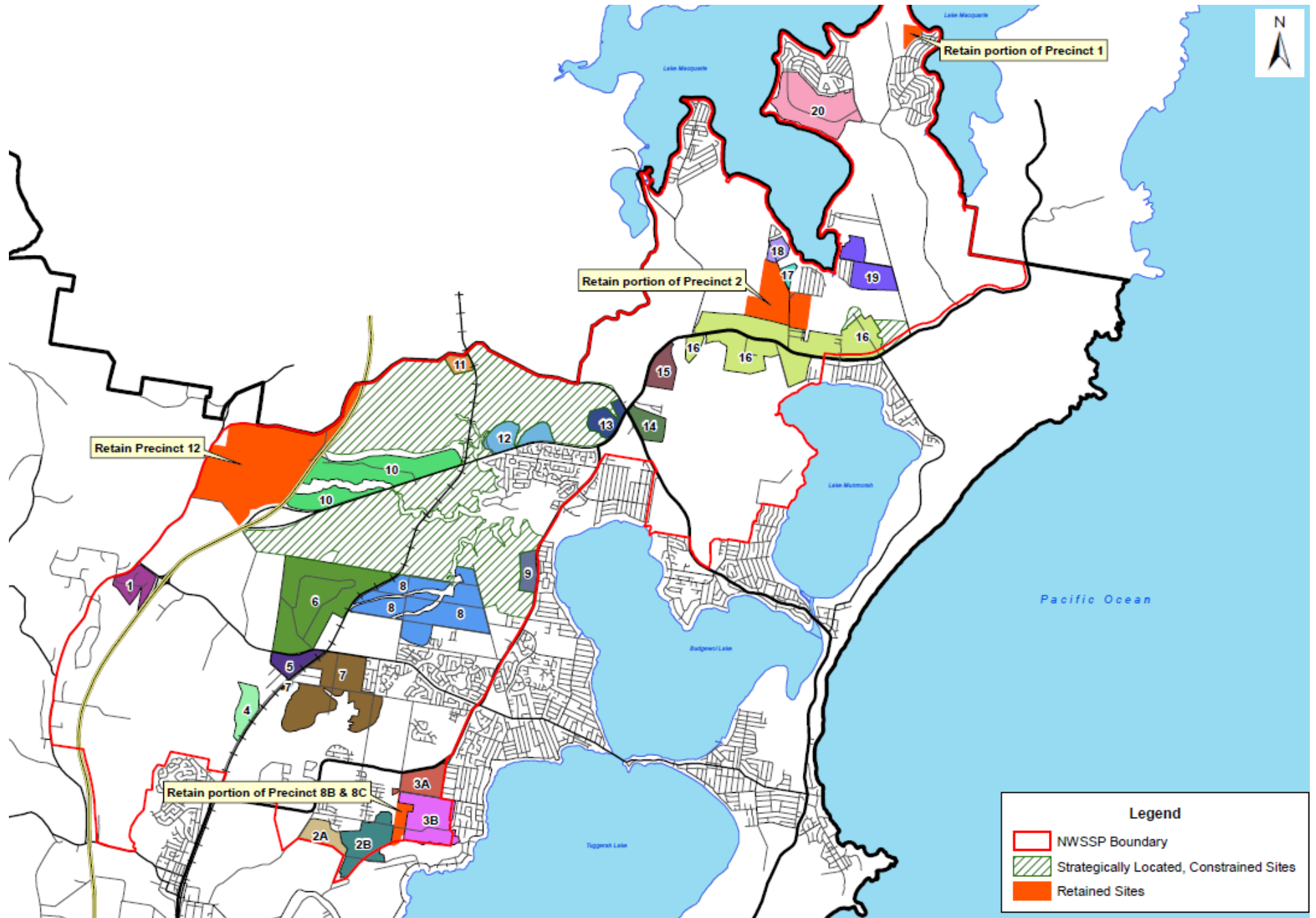
This is considered to be the best approach for the remaining areas of the former RDS sites. A review of the status of RDS sites has been undertaken as part of this Settlement Strategy, which can be found in Table 26. The RDS retained sites are depicted in Figure 28.

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

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

**Table 25: Residential Development Strategy Sites**

Figure 28: Residential Development Strategy: Retained Sites





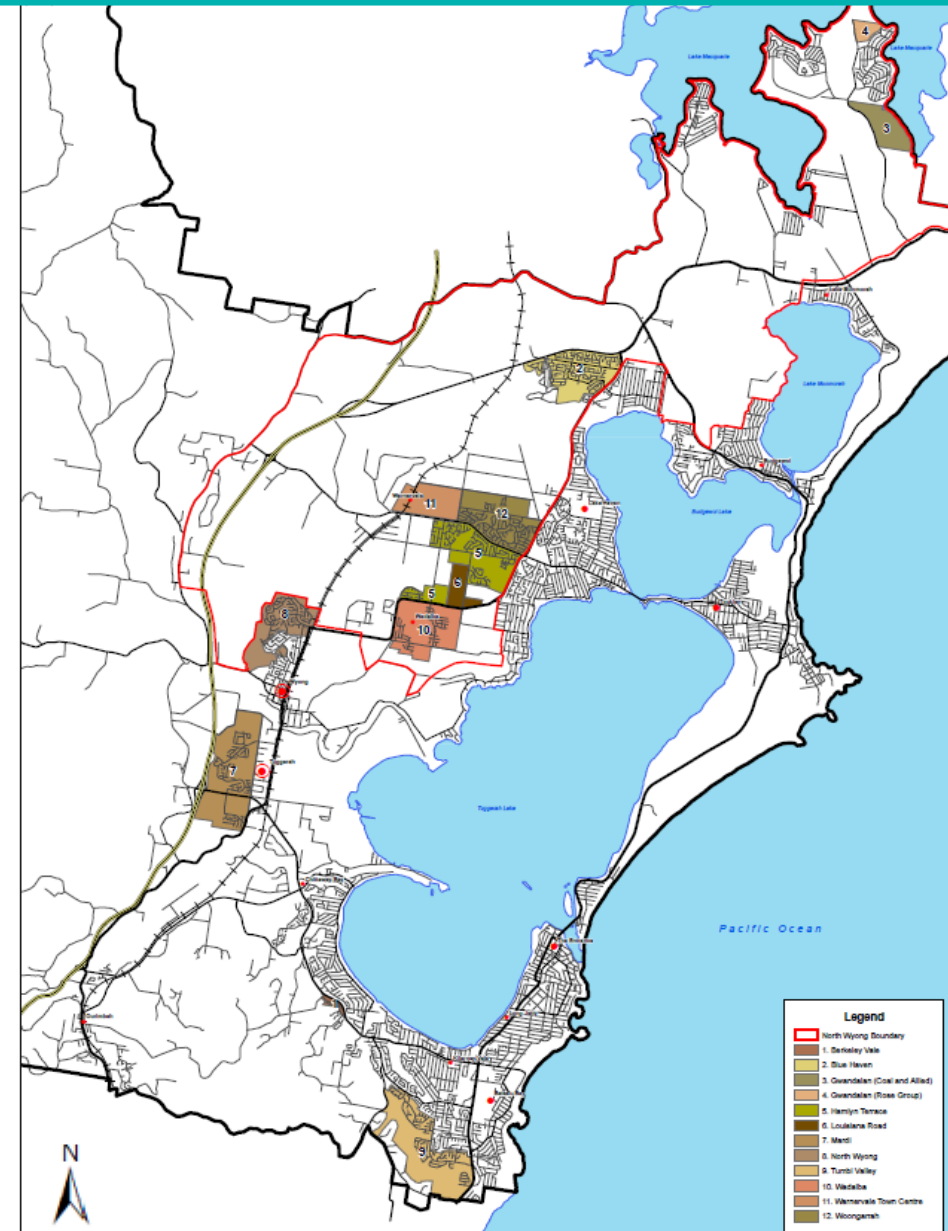
### Metropolitan Development Program (MDP)

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

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

**Table 26: MDP Sites – Wyong LGA**

**Figure 29: MDP Development Precincts**



## Greenfield and Infill Development Opportunities – NWSSP

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

### Strategically Located, Constrained Sites

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

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

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

### Green Corridors - NWSSP

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

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

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

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

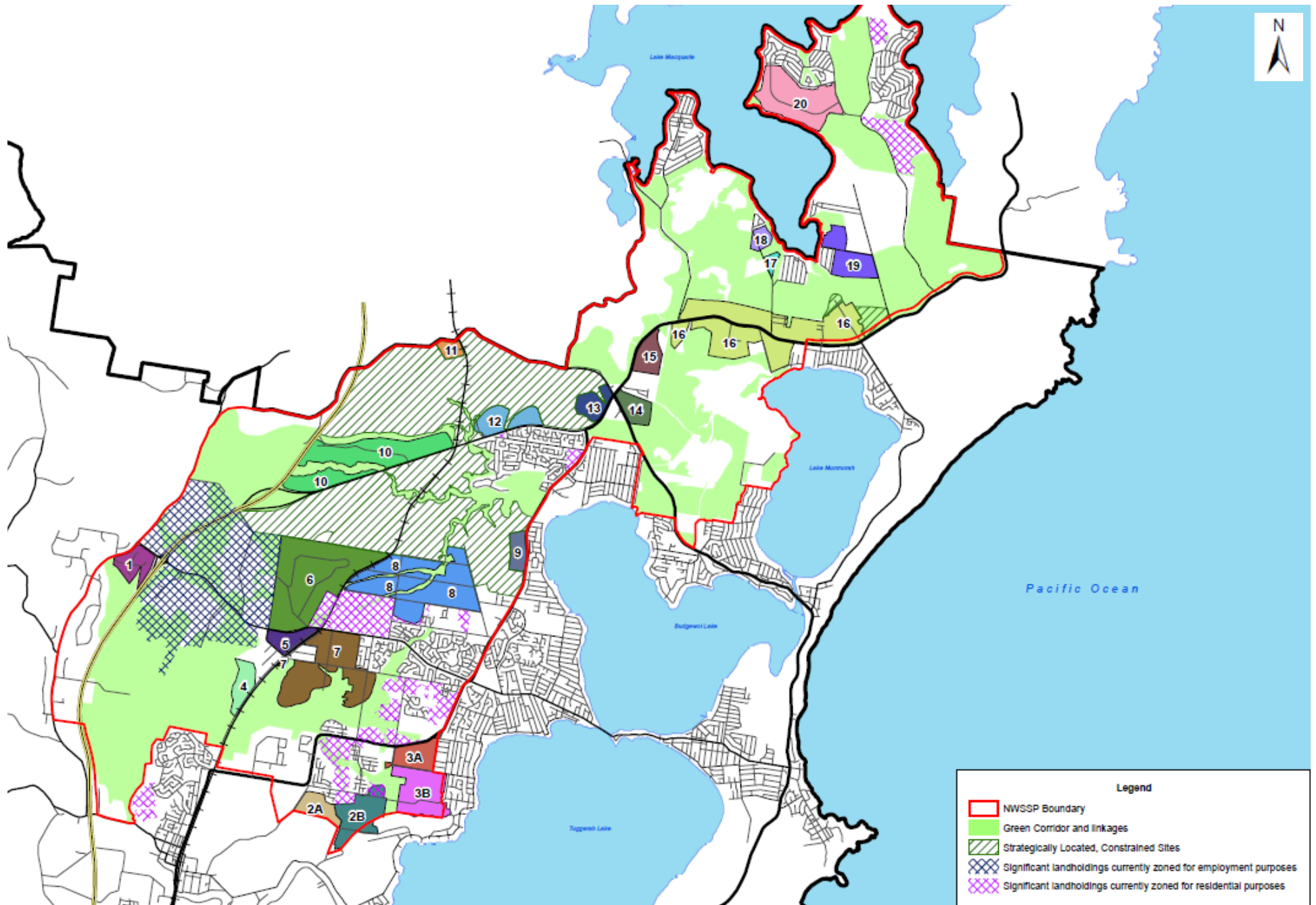
Resolution of these issues can only be reached through a co-ordinated strategic planning approach involving the landowners, DP&I, Council and other relevant Government agencies such as the OEH. Council will prepare a Green Corridors Plan that will identify the locations of and the minimum width and length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

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

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

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

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



## Greenfield and Infill Development Opportunities – Other Opportunities

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

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

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

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

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

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

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

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

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

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

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

## Employment Land Opportunities

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

## Other Opportunities

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

## Conclusion

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

Site	Proximity to public transport, schools, community services	Conflict with Existing / Future Land Uses	Flood Free Access	Visual Prominence	>50% Vegetated	Overall Suitability Rating
1 <b>Norah Head (Barton St)</b>	<b>Schools:</b> Catholic = 1.75km; Public = 2.5km; High School - Public = 8.5km; <b>Shops:</b> Norah Head neighbourhood centre = 300m; Toukley Local Centre = 3.5km; <b>Community services:</b> Toukley Local Centre = 3.5km; <b>Public Transport:</b> 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 <b>Norah Head (Soldiers Point Dr / Victoria St)</b>	<b>Schools:</b> Primary schools - Catholic = 2km; Public = 2.75km; High School - Public = 2km; <b>Shops:</b> Norah Head neighbourhood centre = 600m; Toukley Local Centre = 3.75km; <b>Community services:</b> Toukley Local Centre = 3.75km; <b>Public Transport:</b> 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 <b>Berkeley Rd, Berkeley Vale</b>	<b>Schools:</b> Primary School - Public = 2.75km; High School - Public = 1.4km; <b>Shops:</b> Chittaway Bay Local Centre = 1.75km; <b>Community services:</b> Chittaway Bay Local Centre = 1.75km; Tuggerah Local Centre = 4.5km; <b>Public Transport:</b> 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 <b>Geoffrey Rd, Chittaway Point</b>	<b>Schools:</b> Primary School - Public = 1km; High School - Public = 2.8km; <b>Shops:</b> Chittaway Bay Local Centre = 800m; <b>Community services:</b> Chittaway Bay Local Centre = 800m; Tuggerah Major Centre = 2.5km; <b>Public Transport:</b> 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 <b>Elizabeth Bay Dr, Lake Munmorah</b>	<b>Schools:</b> Primary School – Catholic = 2.5km; Public = 2.5km; High School - Public = 2.5km; <b>Shops:</b> Lake Munmorah Local Centre = 4km (proposed); <b>Community services:</b> Lake Munmorah Local Centre = 4km (proposed); Lake Haven Local Centre = 10km; <b>Public Transport:</b> Wye Station = 15km	Yes – Adjacent to Munmorah State Conservation Area (SCA). May conflict with use of area as a natural bushland and visual buffer between Lake Munmorah residential area and the SCA.	Yes	Yes – Visually prominent site currently acts as a buffer between the residential area of Lake Munmorah and the Munmorah State Conservation area.	Yes	Low
6 <b>McPherson Road, Mardi</b>	<b>Schools:</b> Primary School – Catholic = 2km; Public = 3.5km; High School - Public = 3.1km; <b>Shops:</b> Tuggerah Local Centre = 2km; <b>Community services:</b> Tuggerah Major Centre = 2km; <b>Public Transport:</b> 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 <b>Cobbs Road, Mardi</b>	<b>Schools:</b> Primary School – Public = 2.6km; High School - Public = 6km; Catholic = 3.5km; <b>Shops:</b> Tuggerah Major Centre = 1.6km; <b>Community services:</b> Tuggerah Major Centre = 1.6km; <b>Public Transport:</b> 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 <b>39 Baileys Road, Ourimbah</b>	<b>Schools:</b> Primary School – Public = 800m; High School - Public = 1.6km; <b>Shops:</b> Lisarow Neighbourhood Centre = 1.6km; <b>Community services:</b> Gosford Regional Centre = 8km; <b>Public Transport:</b> Lisarow Station = 1km	No – No anticipated conflict with existing or future land uses. Residential use considered highest and best use of the site.	Yes	Partial – Visually prominent site adjacent to Pacific Highway. Design of any future development needs to be sensitive.	No	Medium

**Table 27:** Potential additional greenfield or infill development sites

Figure 31: Potential Infill Development Precincts

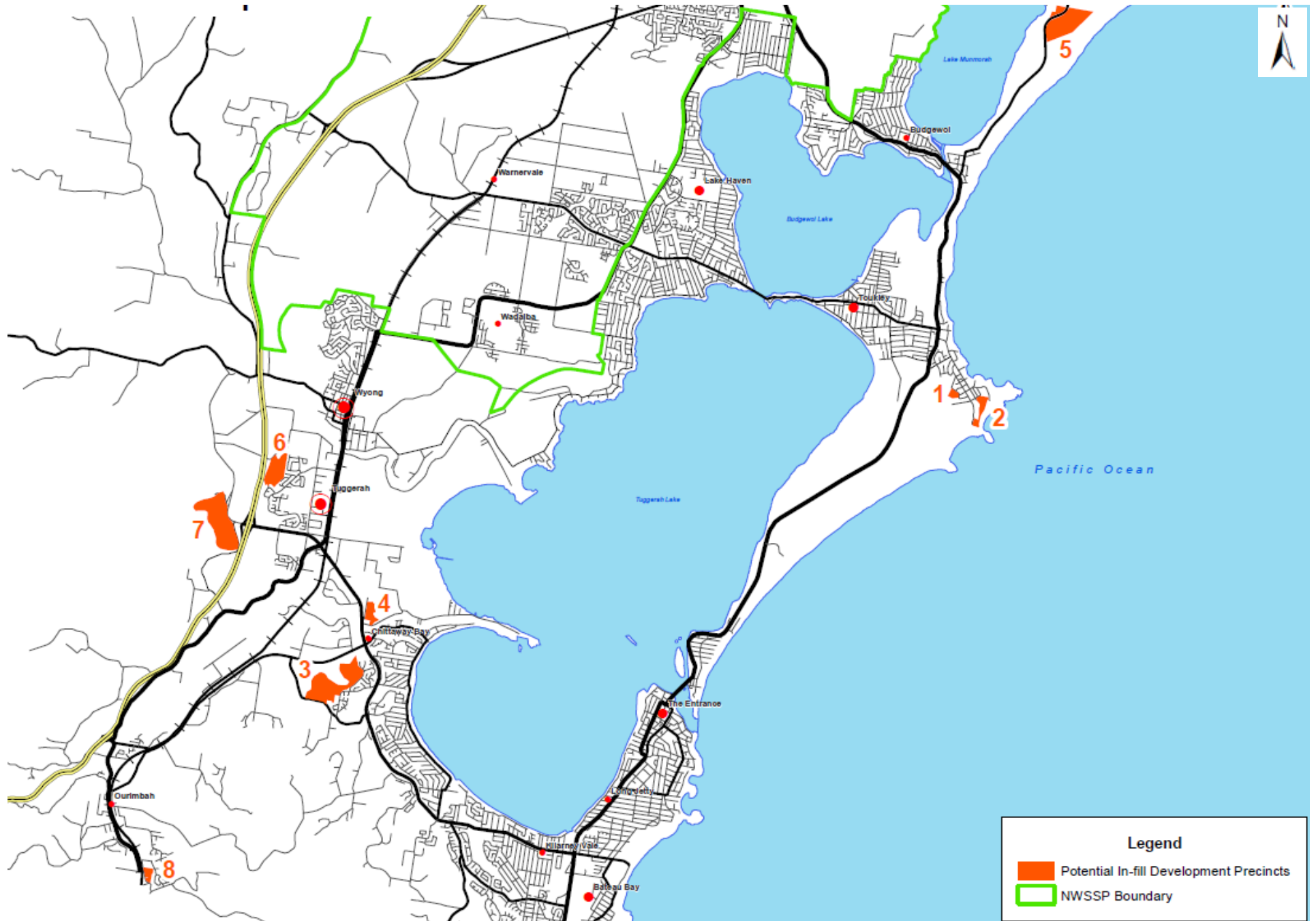
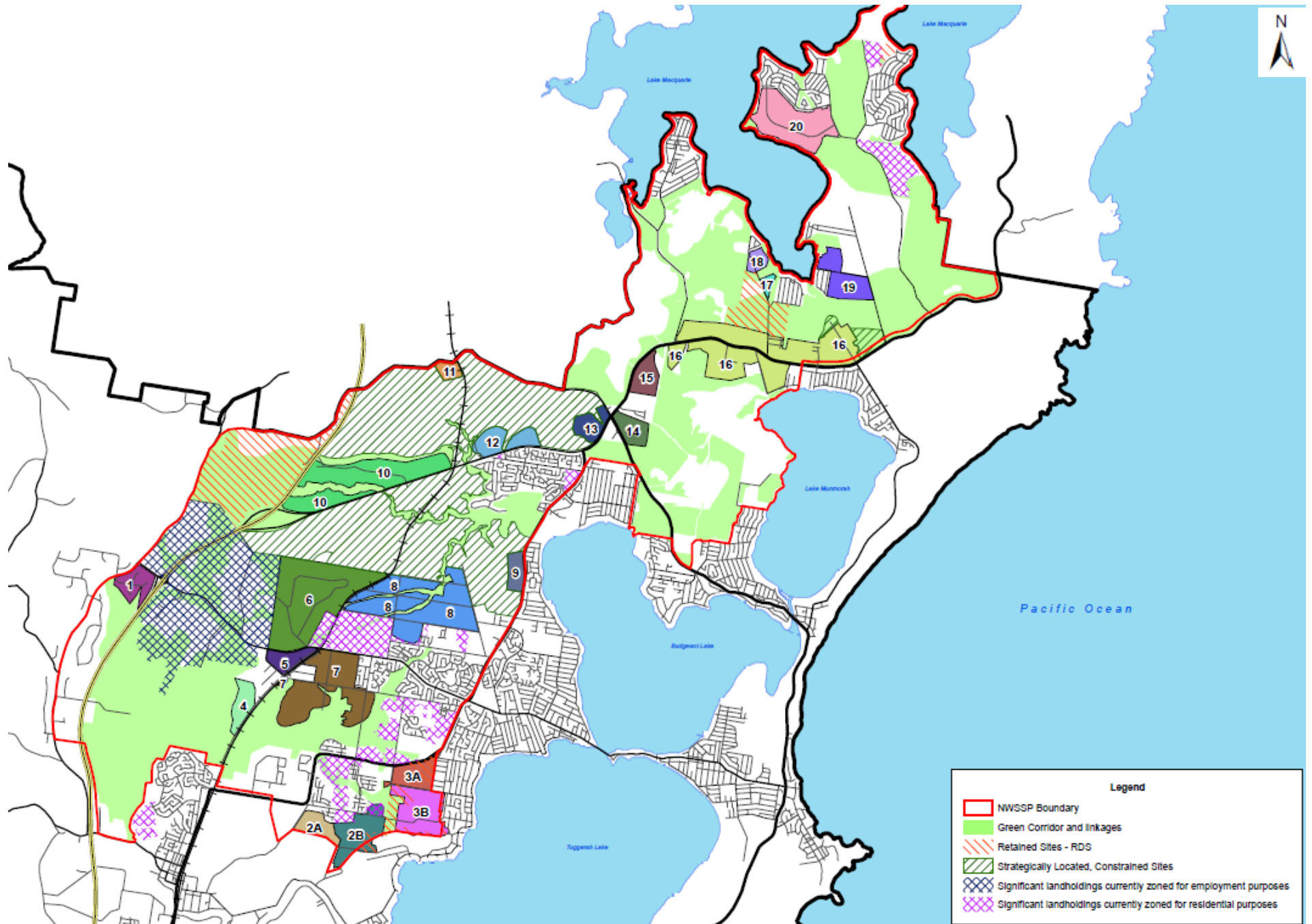


Figure 32: Combined Map



## RURAL DEVELOPMENT

### Rural-Residential Opportunities

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

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

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

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

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

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

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

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

### Rural Hamlet Opportunities

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

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

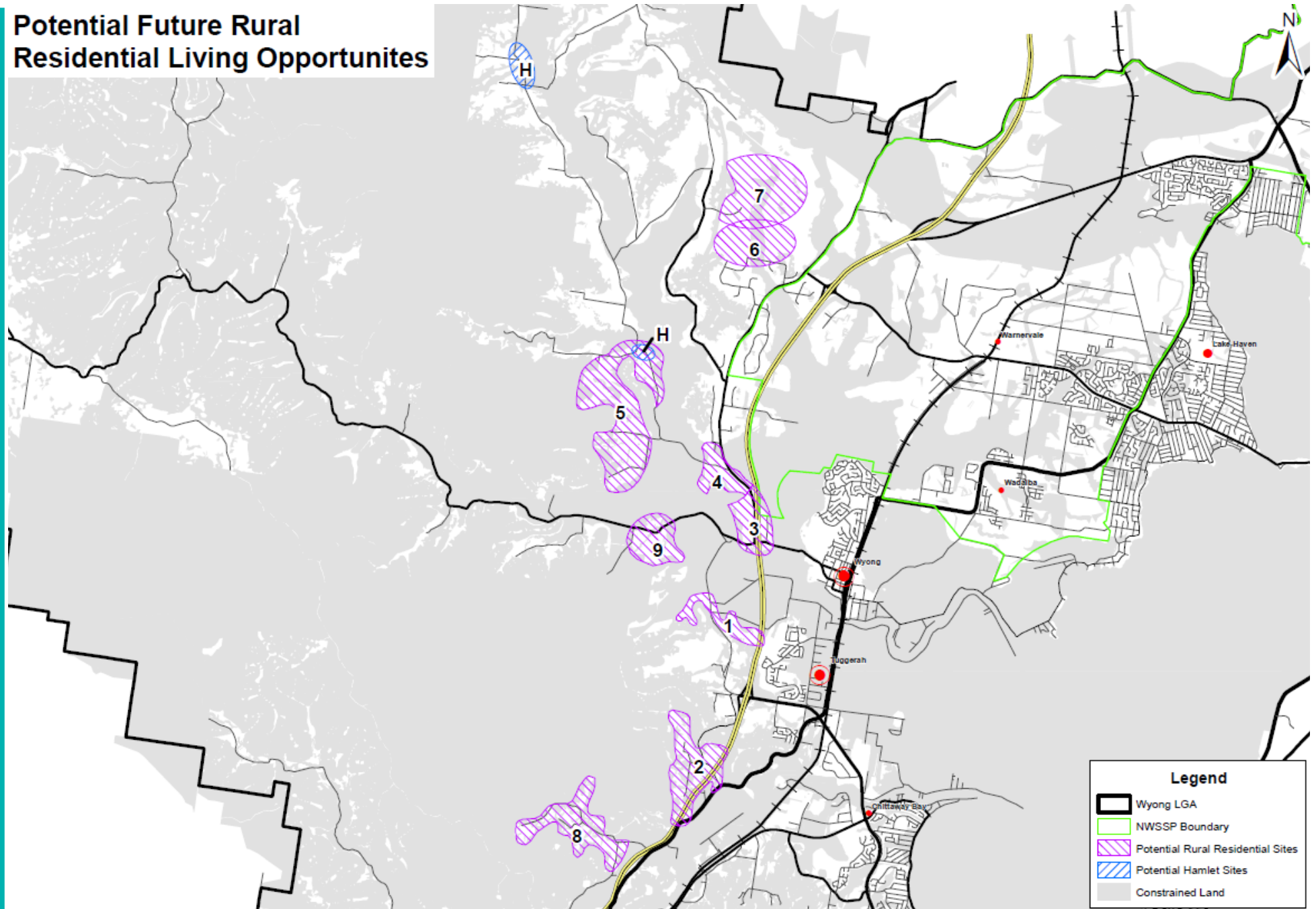


Site	Agricultural Potential	Water Catchment	Landscape Quality / Visual Prominence	Conflict with Existing / Future Land Uses?	Soil Landscape Issues	Standard of Road Construction and Access	>50% Vegetated	Overall Suitability Rating
1 <b>Mardi</b>	Class 3/4 Agricultural Land	No	Not highly visible due to 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	<b>Medium</b>
2 <b>Kangy Angy</b>	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	<b>Medium</b>
3 <b>Alison South</b>	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	<b>Medium</b>
4 <b>Alison North</b>	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	<b>Medium</b>
5 <b>Little Jilliby</b>	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	<b>Medium</b>
6 <b>Jilliby 2 South</b>	Class 3 Agricultural Land	Yes	Moderate landscape quality and not highly visible from major roads in the Wyong Valleys	Possible - Industrial area, waste management facility. Underground mining	Very high erosion hazard, localised foundation hazard, seasonal waterlogging, hard setting stoniness	Low standard of road construction, flood free access possible from areas to the east of the study area	No	<b>Low</b>
7 <b>Jilliby 2 North</b>	Class 3 Agricultural Land	Yes	Moderate landscape quality and not highly visible from major roads in the Wyong Valleys	Possible - Industrial area, waste management facility. Underground mining	Very high erosion hazard, localised foundation hazard, seasonal waterlogging, hard setting stoniness	Low standard of road construction, flood free access possible from areas to the east of the study area	Yes	<b>Low</b>
8 <b>Palm dale</b>	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	<b>Low</b>
9 <b>Turf farm</b>	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	<b>Low</b>

**Table 28:** Potential Rural Residential Development Sites

## Potential Future Rural Residential Living Opportunities

Figure 33: Potential Future Rural Residential Living Opportunities



## POPULATION TARGETS

### Existing Zoned Land

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

### Infill Development Precincts

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

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

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

### NWSSP Development Precincts

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

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

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

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

## Existing Centres

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

### Wyong-Tuggerah

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

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

### Toukley

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

### The Entrance Peninsula

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

### Other Centres

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

## Combined Residential Density Targets

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

Centre Type	Dwellings - CCRS Target	Dwellings - Actual Projected Target	Population - CCRS Target	Population - Actual Projected Target
<b>Tuggerah – Wyong Major Centre</b>				
- Wyong:				
- Option 1 (Low Res/High Com):	-	608	-	1,216*
- Option 2 (High Res/Moderate Com):	-	1,122	-	2,244*
- Option 3 (Population Forecast):	-	1,267	-	2,534*
- Option 4 (Option 2 & 3 Combination - PREFERRED):	-	1,122	-	2,244*
- Average:		1,030		2,060*
- Tuggerah State Significant Site:				
- Scenario A:	-	529	-	1,174***
- Scenario B:	-	643	-	1,427***
- Scenario C:	-	5,120	-	11,366***
- Average:		2,097		4,656***
- Subtotal:	<b>4,000</b>	<b>3,965</b>	<b>7,000</b>	<b>6,716</b>
<b>Centres (Town Centres, Village)</b>				
- 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>
<b>Infill (non-NWSSP area)</b>				
- Subtotal:	<b>5,000</b>	<b>3,880</b>	<b>9,100</b>	<b>9,739^</b>
<b>Greenfield (NWSSP area)</b>				
- Subtotal:	<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.

**Table 31:** Estimated development yield – Shire-

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

## EMPLOYMENT TARGETS

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

### Retail/Commercial Sector – Existing

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

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

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

	Retail Area	Non-Retail Area*	Vacant Area	Jobs**	
				Total	Vacant
Kanwal	2202	122	54	114	3
Killarney Vale (Robertson)	164	132	116	13	6
Manning Park	581	209	51	36	3
Norah Head	542	591	176	47	9
Norville East	86	0	23	4	1
San Remo	248	0	383	12	19
Summerland Point	825	209	39	48	2
The Entrance North	0	0	81	0	4
Toowoan Bay	1232	68	183	64	9
Tuggerawong	152	0	101	8	5
Tumbi Umbi	479	435	27	38	1
Warnervale (Precinct 7A)	178	0	0	9	0
Watanobbi	1062	0	123	53	6
West Toukley	424	804	26	48	1
Wyongah	138	0	0	7	0
<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>.

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

### Retail/Commercial Sector – Future

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

	Retail Area (m <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>

\*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>.

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

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

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

### Employment Lands – Existing

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

	Area (ha)	Floor space (m <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.

**Table 34: Estimated Employment Lands Capacity – Existing**

### Employment Lands – Future

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

	Area (ha)	Floor space (m <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.

**Table 35: Estimated Employment Lands Capacity – Future**

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

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

### Employment Capacity – Combined

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

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

## THE WAY FORWARD

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

## TIMEFRAMES

### North Wyong Shire Structure Plan

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

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

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

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

**Table 36: NWSSP Timeframes**

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

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



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

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

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

### Infill Development Precincts

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

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

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

**Table 37:** Priority for investigation of Infill Development Precincts

### Wyong Residential Development Strategy (RDS) – Retained Sites

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

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

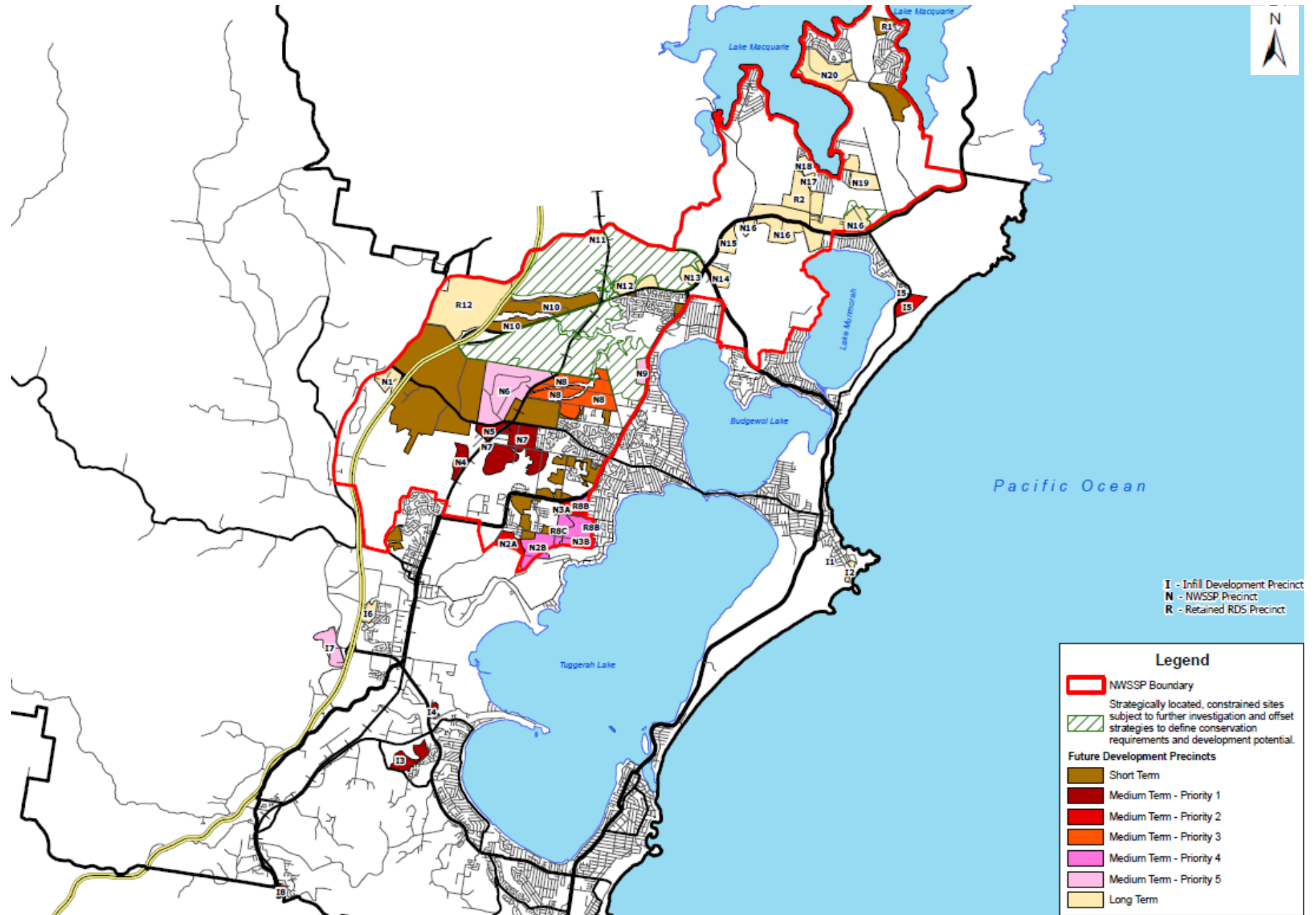
**Table 38:** Wyong RDS – Retained Sites – Timeframes

### Strategically Located, Constrained Sites

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

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

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



# CENTRES

## Higher Density Residential Centres Opportunities

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

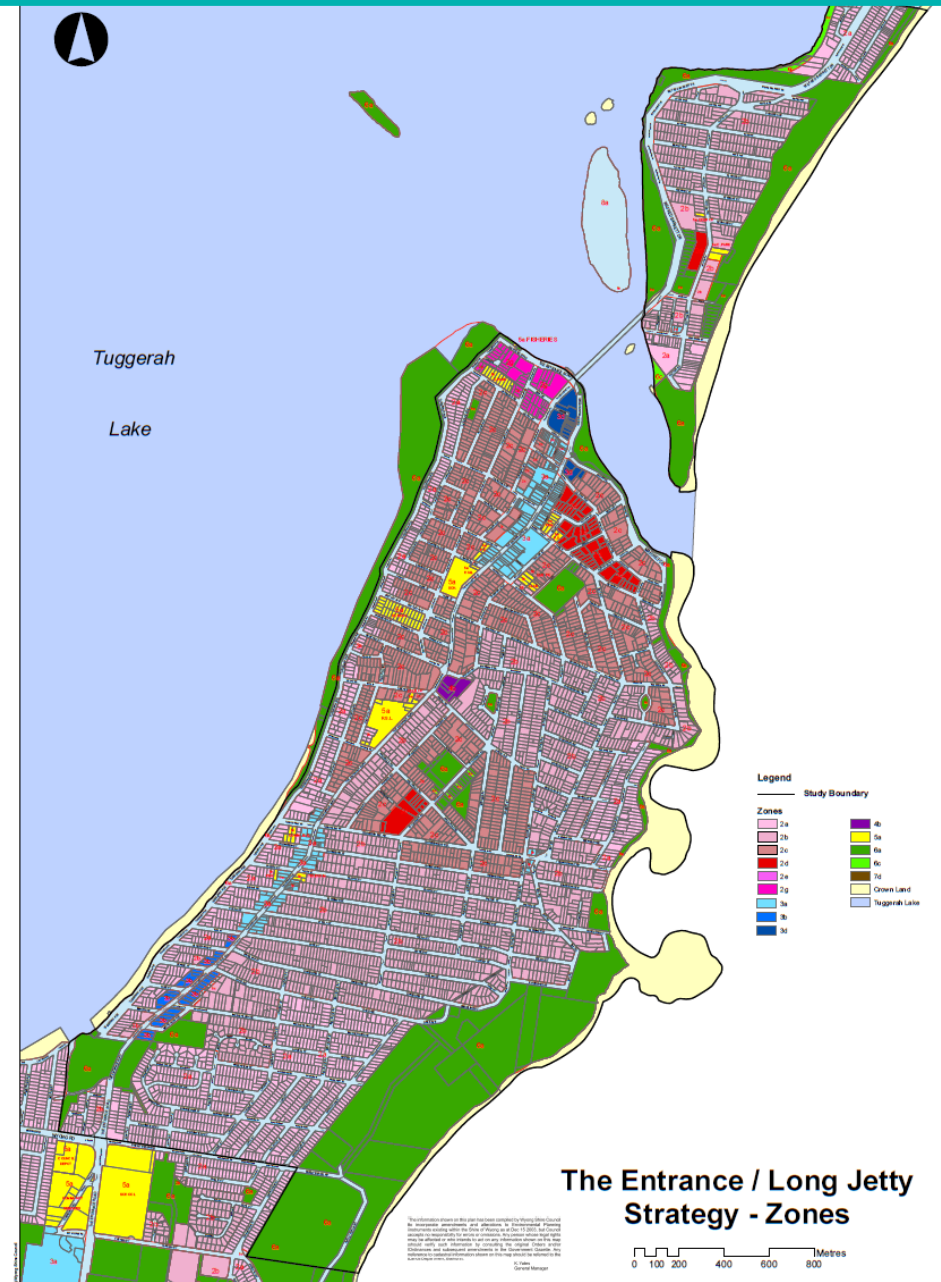
Such development could include residential flat buildings and shop top housing in commercial areas, medium to high density unit development, and dual occupancy development around the commercial centre periphery. Mixed use developments are also encouraged as a way to revitalise and contribute to the economic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

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

## The Entrance Peninsula

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

**Figure 35: The Entrance / Long Jetty Strategy Area**



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

#### *TEPPS Zoning Changes*

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

#### *TEPPS Building Height Changes*

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

#### *TEPPS Floor Space Ratio (FSR) Changes*

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

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

#### TEPPS - Conversion to Standard Instrument (SI)

The abovementioned zoning and planning controls for The Entrance Peninsula that implement The Entrance Peninsula Planning Strategy (TEPPS) should be included in Wyong LEP 2013. The recommendations comprise land use zones which “translate” elements of Wyong LEP 1991 consistent with the SI with some of the recommended zones requiring the addition of two or more permitted uses in order to provide the most direct translation of activities currently permitted by Wyong LEP 1991. However, the primary approach adopted for recommendations has been to minimise the addition of permitted uses so that the application of standard zones in Wyong LEP 2013 will not allow strategically-undesirable outcomes for other properties in the LGA.

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

Building heights have been calculated in relation to the storey-limits which were recommended by the TEPPS, and they incorporate heights for ceilings, floor structures and services which are consistent with state planning policies, the national building code and current development practices. As a result of the different definitions, building heights have been converted to the SI format for the purpose of Wyong LEP 2013.

FSRs are recommended for a range of areas although there is no change to FSRs which currently apply to residential developments in zones 2(a), 2(b), 2(c) and 2(d). Bonus provisions to permit additional building heights are recommended for nine major development sites nominated by the TEPPS. A local clause is recommended for Wyong LEP 2013 in order to accommodate current height bonuses which apply to zones 2(c), 2(d) and 2(g) and sites that are larger than 1,800m<sup>2</sup>. Bonus provisions for FSRs either maintain FSRs nominated for the surrounding zone, or in the case of major club or recreation sites, bonus provisions adopt a site FSR which has been calculated by reference to TEPPS recommended heights and the most relevant setback considerations.

#### Wyong Central Business District (CBD)

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

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

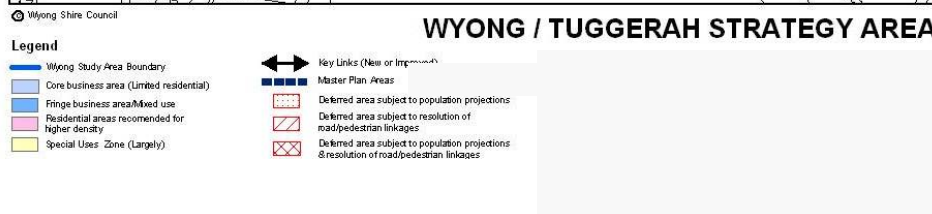
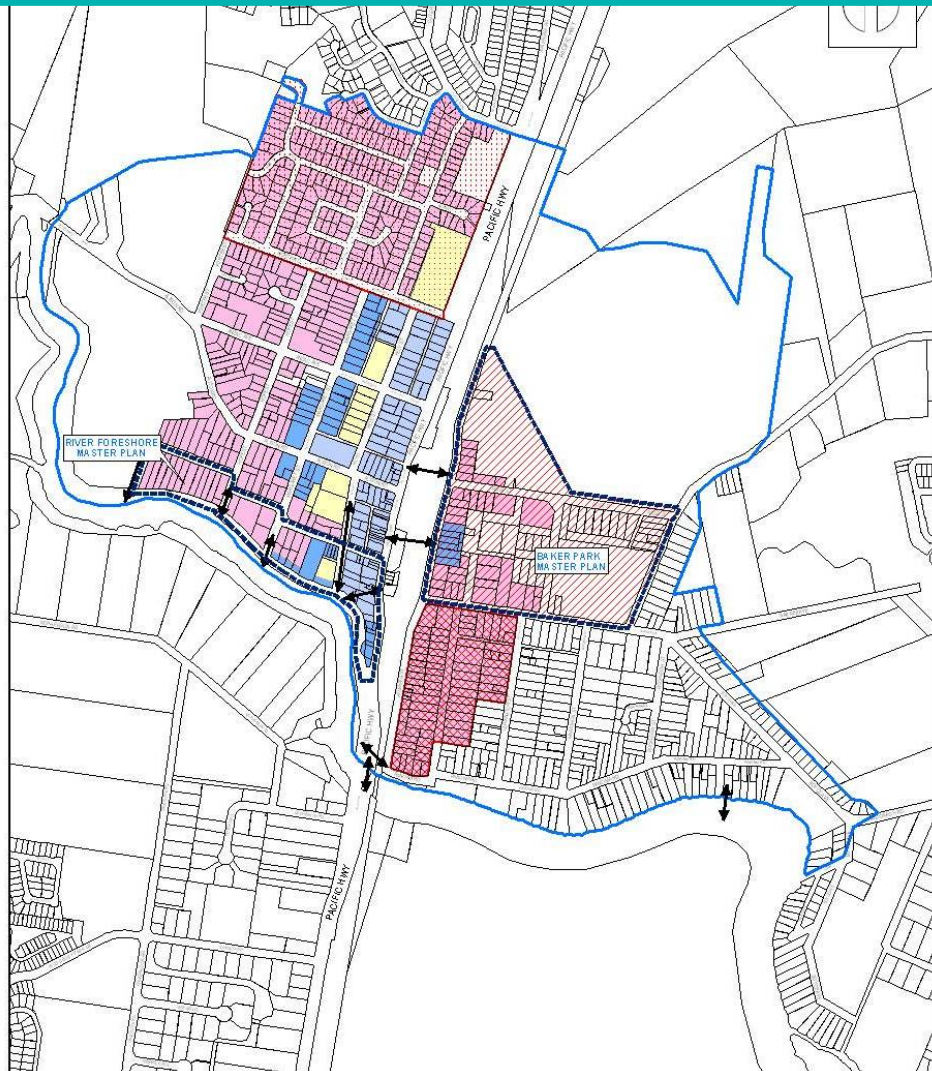
The remaining planning provisions for the Wyong CBD area have been informed by the Wyong-Tuggerah Planning Strategy, existing planning provisions in Wyong LEP 1991, DCP 2005 and the SI. In addition, *Planning Controls for The Entrance Peninsula* (Newbold Consulting, 2011) has been referenced for equivalent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

#### Wyong CBD Zoning Changes

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

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

Figure 36: Wyong CBD Study Area



Wyong CBD Building Height Changes

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

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

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

#### *Wyong CBD FSR Changes*

FSR is established for much of the Wyong CBD by Wyong LEP 1991 (Amendment No. 178). For those residential areas not included in this amendment, FSR controls contained in Wyong DCP 2005 – Chapter 64 have been reviewed and considered generally appropriate. Areas where no relevant FSR control is current include the four-storey residential areas fronting River Rd, the B4 Mixed Use zone area on Howarth St and the commercial/retail area adjacent to the railway station (railway square shops). FSR for these areas have been developed referencing analysis for other similar uses in locations such as Toukley and The Entrance. The following FSRs are proposed:

- A FSR of 2:1 is proposed for the B2 Local Centre/ B3 Commercial Core zoned areas where a height of approximately four-storeys is proposed.
- A FSR of 3:1 is proposed for B2 Local Centre/ B3 Commercial Core zoned areas where a height of approximately six-storeys is proposed.
- A FSR of 1:1 is proposed for B2 Local Centre/ B3 Commercial Core zoned areas where a height of approximately two-storeys is proposed.
- A FSR of 2:1 is proposed for the B4 Mixed Use zoned area located on the northern fringe of the CBD, where a height of approximately four storeys is proposed.
- A FSR of 1.5:1 is proposed for the B4 Mixed Use zoned River Rd/Rankens Ct/Church St area where a height of approximately four-storeys is proposed, consistent with the Active River Foreshore Masterplan. This analysis has considered the steep topography, in addition to the proposed mixed uses with commercial related uses likely on ground level with residential uses above.
- A FSR of 1:1 is proposed for the B4 Mixed Use zoned area on Howarth St where a height of up to three-storeys is proposed. This is close to the FSR proposed for adjoining Zone R3 Medium Density Residential where 0.9:1 is proposed. This is

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

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

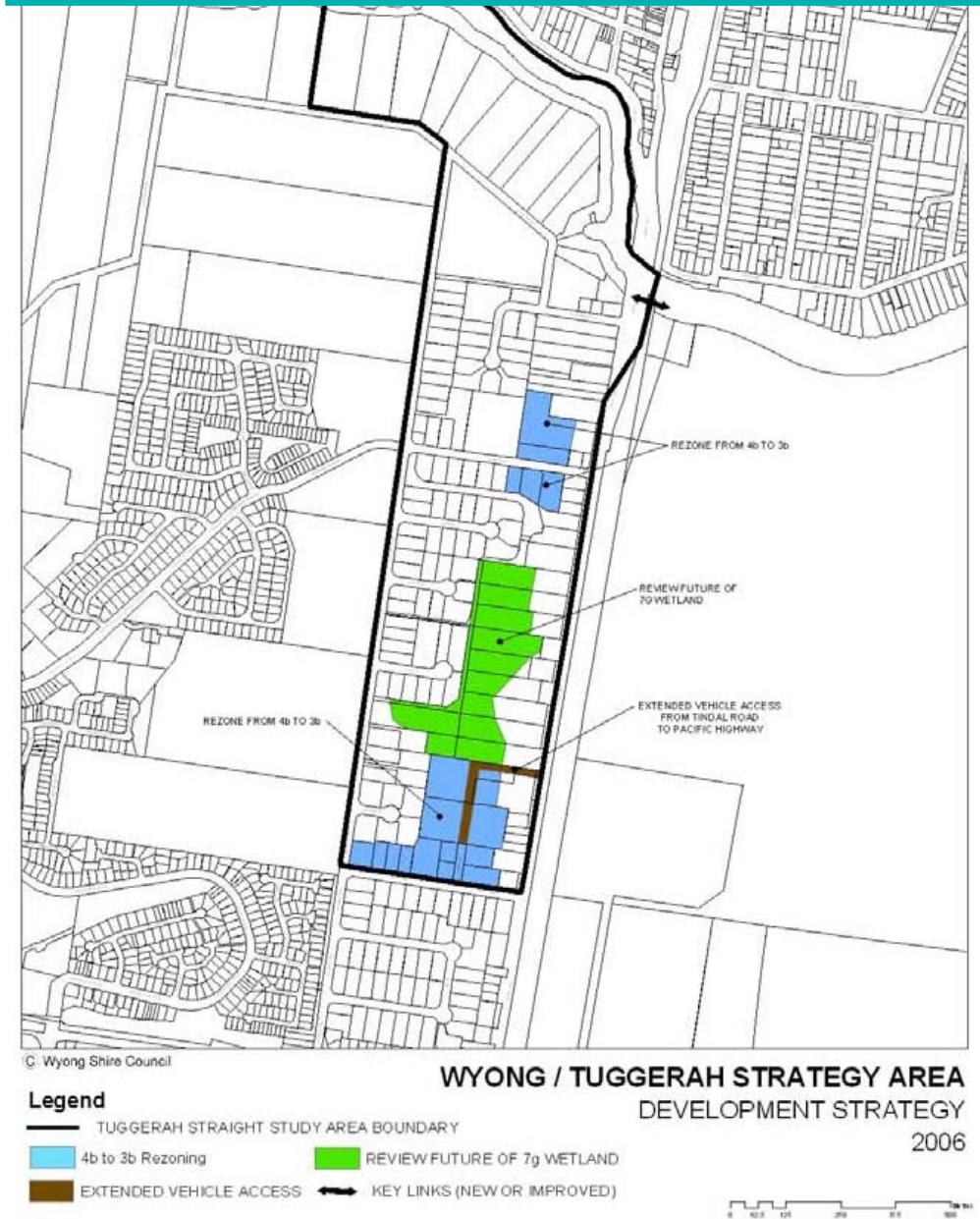
### Wyong-Tuggerah Planning Strategy (2007)

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

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

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

Figure 37: Tuggerah Straight Study Area





## Toukley

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

### Toukley Zoning Changes

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

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

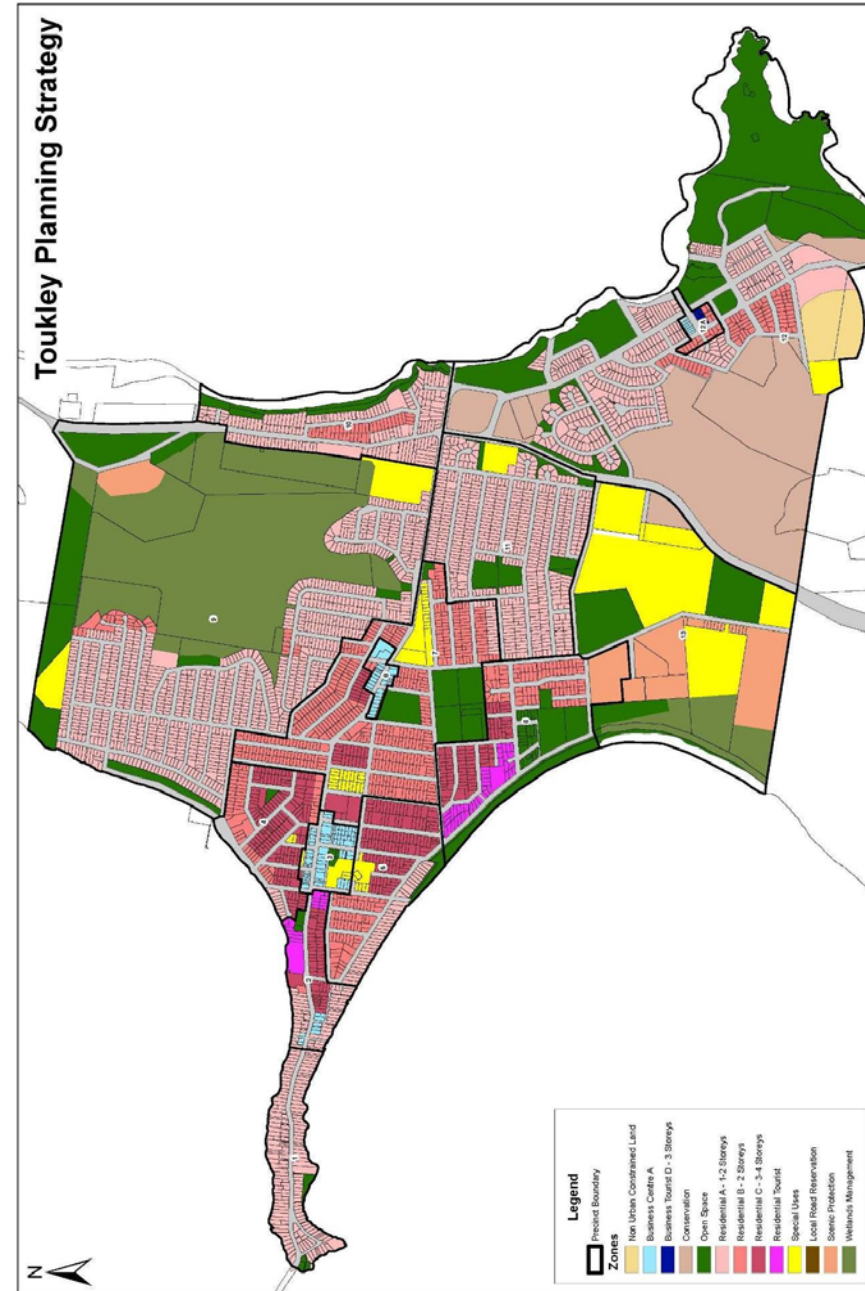


Figure 38: Toukley Planning Strategy Study Area

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

#### *Toukley Building Height Changes*

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

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

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

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

#### *Toukley FSR Changes*

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

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

### Bonus Clauses

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

#### 4.3 Height of buildings

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

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

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

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

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

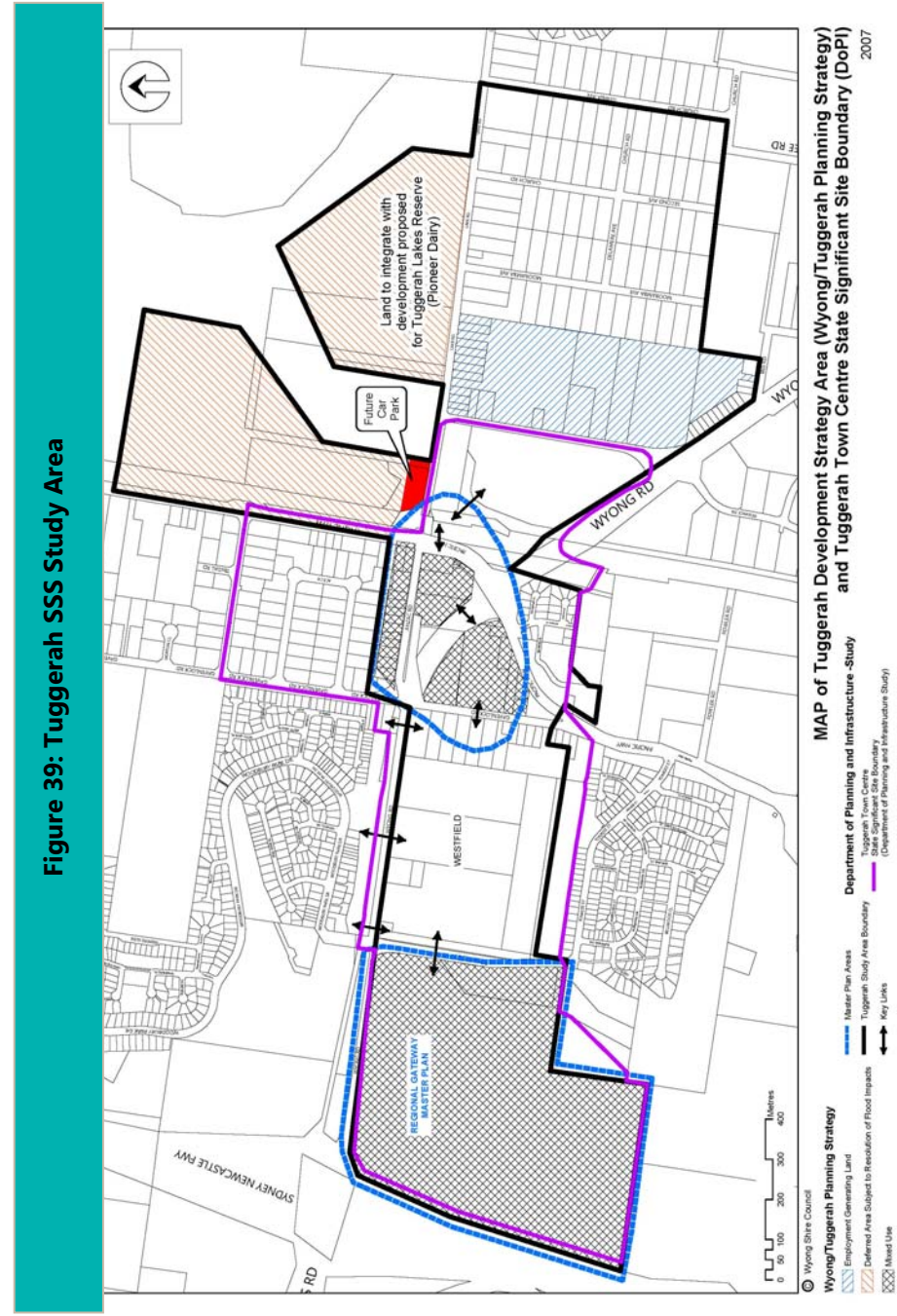
4.4 Floor space ratio

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

**Tuggerah State Significant Site Study**

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

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



**Figure 39: Tuggerah SSS Study Area**

### SEPP (Major Developments) 2005 Amendments

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

### Key (Iconic) Development Sites (KIDS)

Council is facilitating the development of a number of KIDS throughout the LGA, identifying 28 sites (including at The Entrance, Wyong, Long Jetty, Toukley, Kanwal, Lake Haven and Warnervale) as having potential to be a catalyst for economic growth and development confidence, as well as revitalise its town centres. It is recommended that a Local Provision (Clause 7.10 – Key Sites) be included in Wyong LEP 2013.

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

## REVIEW OF LAND USE ZONES

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

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

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

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

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

### Rural Zones

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

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

**Table 39**  
Rural Zone Conversion

**RU1 Primary Production**

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

**RU2 Rural Landscape**

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

**RU3 Forestry**

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

**RU5 Village**

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

**RU6 Transition**

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

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

**Table 40:**  
Investigation Zone Conversion

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

**Residential Zones**

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

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

**Table 41:**  
Residential Zone Conversion

**R4 High Density Residential Zone**

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

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

**2(e) (Urban Release Area Zone)**

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

**The Entrance North**

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

**R5 Large Lot Residential**

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

**Commercial Zones**

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

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

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

**Table 42:**  
Commercial Zone Conversion

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

**B1 - Neighbourhood Centre**

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

**B2 – Local Centre**

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

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

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

**B3 – Commercial Core**

Wyong Town Centre

**B4 – Mixed Use**

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

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

**B5 – Business Development**

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

Tuggerah Supa Centa, Tuggerah

**B6 – Enterprise Corridor**

The Entrance Rd, Long Jetty  
 Pacific Highway, Tuggerah

Pacific Highway, Watanobbi

**B7 – Business Park**

Tuggerah Business Park

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

**Industrial Zones**

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

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

**Table 43:**  
Industrial Zone Conversion

**Special Use Zones**

*SP1 Special Activities*

- University of Newcastle (Ourimbah Campus)

*SP2 Infrastructure*

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

*SP3 Tourist*

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

**Waterways Zones**

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

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

**Table 44:**  
Waterways Zone Conversion

**Recreation Zones**

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

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

**Table 45:**  
Recreational Zone Conversion

**Environmental Zones**

*E1 National Parks and Nature Reserves*

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



*E2 Environmental Conservation*

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

*E3 Environmental Management*

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

*E4 Environmental Living*

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

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

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

**Table 46:**  
Environmental Zone  
Conversion

## MINIMUM LOT SIZES

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

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

**Table 47:** Minimum Lot Sizes – Rural and Residential Zones

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

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

## BUILDING HEIGHT AND FLOOR SPACE RATIO

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



# PLANNING for IMPLEMENTATION & MONITORING

Wyong Shire Council

## PLANNING PROPOSAL PROCESS

Changing the zone, land use and/or planning controls of a precinct can be done via a three-part Planning Proposal process to amend Wyong LEP 2013, as follows:

### Phase 1

Submission of a Planning Proposal (Proposal), containing a range of information, such as intended outcomes of the Proposal and appropriate maps. Once submitted, Council will:

- Review the submitted information and assess the strategic context for proposal.
- Undertake a site inspection and preliminary consultation with relevant Council staff
- Identify outstanding information required for the proposal
- Report to the Council, which will resolve to either support or refuse the proposal.

### Phase 2

If Council resolves to support the Proposal, it is forwarded to the Minister for Planning and Infrastructure (the Minister) for review under the gateway process, to determine:

- If the proposal should proceed; be refused; or be amended and resubmitted
- Any studies required to be undertaken
- The level of State and Federal Government and community consultation required
- Timeframes for the proposal.

### Phase 3

In many cases, Proposals will require supporting studies to provide expert assessment on a range of issues, particularly for large Greenfield developments. These studies may include a traffic assessment; flood and/or bushfire hazard assessment; flora and fauna assessment; and Aboriginal/European heritage assessment. If the Minister supports the Proposal, Council undertakes consultation with the relevant State and Federal Government authorities. The Proposal may need to be amended to address concerns from these authorities, which may require a revised gateway determination and further community consultation requirements.

Once the Proposal is revised to comply with the gateway determination, public exhibition must be undertaken, usually 28 days for a major proposal or 14 days for minor proposals. The Director-General of Planning and Infrastructure must approve the Proposal before public exhibition. Once complete, Council considers all submissions, and either:

- Endorses the Proposal in its current form and requests the DP&I to draft the legal planning instrument.
- Varies the planning proposal which may require another gateway determination.
- Requests that the Minister discontinue the planning proposal.

The Minister can then decide to make the plan in full as presented by Council; vary the plan; or decide not to proceed with the plan. Once a decision is made to make an LEP, the decision is published on the NSW Legislation website.

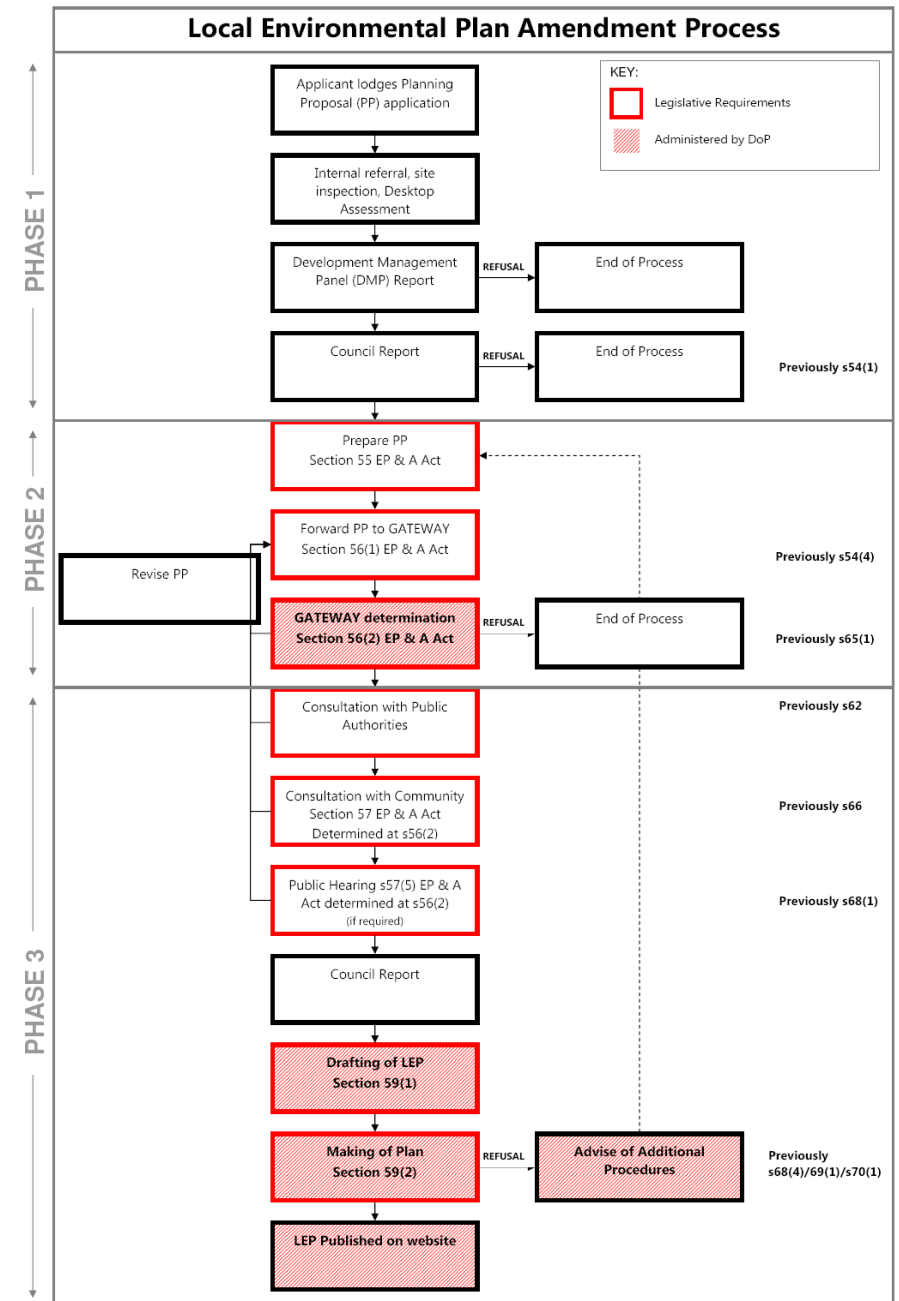


Figure 40: Local Environmental Plan Amendment Process

## PLANNING PROPOSAL FEES

The Council's current land release process involves negotiating a cost-sharing arrangement with major landowners within land release precincts. Council charges a 3-part fee for planning proposals, based on the three-part process for planning proposals. Each part of the fee is payable prior to the commencement of that part of the process. This fee covers Council's costs in undertaking community consultation, assessing the application and preparing a report to Council. Council's planning proposal fee changes from year to year, and can be found in the most recent Strategic Plan.

## ASSESSMENT CRITERIA

Throughout the previous chapters, 'Key Planning Considerations' have been identified for each component of the Settlement Strategy, being:

- Community
- Utilities Infrastructure
- Transport
- Environment
- Natural Hazards
- Economy and Employment
- Settlements and Housing.

These considerations have been compiled to form Council's Assessment Criteria for future planning proposals for the sustainable and responsible development/use of land. All planning proposals will need to address and be consistent with the relevant considerations.

### COMMUNITY

#### 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..

### **INFRASTRUCTURE**

#### **Key Planning Considerations for our WATER SUPPLY:**

- Secure and deliver a sustainable long-term water supply system to Wyong Local Government Area to accommodate 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 both 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 of the Porters Creek Wetland 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.

### **TRANSPORT**

#### **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 Shire 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 Shire is improved, and that an appropriate level of service is maintained for the benefit of various members of the community.

## ENVIRONMENT

### 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 or improved.

### 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.

## NATURAL HAZARDS

### 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.
- Council may require proponents of new development in the 2050 coastal erosion hazard area and the 2100 coastal erosion hazard area to appropriately design residential buildings to address the hazards, including for example development which can be relocated landward as the coastal erosion scarp recedes.
- Council will not approve new major infrastructure (such as main roads and sewerage systems) in the 2050 or 2100 coastal hazard areas, 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 areas.
- 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 dependant 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 Engineering Design and Construction Manuals – Engineering Requirements for Development; 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 149Notations 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.



## ECONOMY AND EMPLOYMENT

### 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 Dstricks.
- 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.

## SETTLEMENTS and HOUSING

### Key Planning Considerations for OUR RESIDENTIAL CENTRES:

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

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

- Expansion of Urban Release Areas to occur in an orderly manner and be consistent with the timeframes of the NWSSP and Settlement Strategy.
- Urban Release Areas should not be progressed until such time that adequate transportation, utility, community and recreational infrastructure can be guaranteed, including matters for consideration identified in Part 6 of Wyong LEP 2013.

**IMPLEMENTATION****Summary of proposed actions**

The following tables outline the various actions arising out of this Strategy. The tables allocate responsibility for each action, as well as assigning a priority level and the means of implementation.

- *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 OUR RURAL RESIDENTIAL DEVELOPMENT:**

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

**Key Planning Considerations for OUR RURAL HAMLETS:**

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

**Key Planning Considerations for OUR AFFORDABLE HOUSING:**

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

**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 COMMUNITY**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP 2013	Am.	DCP 2013	Am.	Other		
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
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

<b>CM19</b>	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
<b>CM20</b>	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
<b>CM21</b>	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
<b>CM22</b>	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
<b>CM23</b>	Implement the Learning Communities Strategy Action Plans.	WSC					X		C&RS	Ongoing
<b>CM24</b>	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
<b>CM25</b>	Liaise with the State Government to develop community health care relief programs.	SG					X		C&RS	Ongoing
<b>CM26</b>	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
<b>CM27</b>	Facilitate the provision of additional GP services, and assist in the establishment of new GP services in other high need areas.	SG					X		C&RS	Ongoing
<b>CM28</b>	Approach the State Government and advocate for additional police officers to service our growing population.	SG					X		C&RS	Ongoing
<b>CM29</b>	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

## Planning for INFRASTRUCTURE

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP 2013	Am.	DCP 2013	Am.	Other		
<b>IN01</b>	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
<b>IN02</b>	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
<b>IN03</b>	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

<b>IN04</b>	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
<b>IN05</b>	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
<b>IN06</b>	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
<b>IN07</b>	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
<b>IN08</b>	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
<b>IN09</b>	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
<b>IN10</b>	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
<b>IN11</b>	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
<b>IN12</b>	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
<b>IN13</b>	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
<b>IN14</b>	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
<b>IN15</b>	Buttonderry Waste Management Facility to be zoned SP2 Infrastructure (Waste Management Facility) under the provisions of Wyong LEP 2013.	WSC	X					P&ED	Short
<b>IN16</b>	Include a Site Waste Management Chapter in Wyong DCP 2013.	WSC	X					D&B	Short
<b>IN17</b>	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
<b>IN18</b>	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
<b>IN19</b>	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

<b>IN20</b>	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
<b>IN21</b>	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
<b>IN22</b>	Approach the State Government and advocate for the investigation of opportunities for renewable energy.	SG						X	P&ED	Ongoing
<b>IN23</b>	Prepare and Implement a Renewable Energy Strategy, in accordance with Council's Natural Resource Management Strategy.	WSC						X	P&ED	Medium
<b>IN24</b>	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

## Planning for TRANSPORT

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP 2013	Am.	DCP 2013	Am.	Other		
<b>TR01</b>	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
<b>TR02</b>	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
<b>TR03</b>	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
<b>TR04</b>	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
<b>TR05</b>	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
<b>TR06</b>	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
<b>TR07</b>	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
<b>TR08</b>	Approach the State Government and advocate for the identification of locations for future rapid transport corridors.	SG					X	P&ED	Ongoing
<b>TR09</b>	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
<b>TR10</b>	Approach the State Government and advocate for the provision of adequate commuter parking at train	SG					X	P&ED	Ongoing

	stations, including North Warnervale.								
<b>TR11</b>	Approach the State Government and advocate for the upgrading of Tuggerah and Ourimbah Train Stations.	SG					X	P&ED	Ongoing
<b>TR12</b>	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
<b>TR13</b>	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
<b>TR14</b>	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
<b>TR15</b>	Approach the State Government and advocate for the construction of North Warnervale Train Station.	SG					X	P&ED	Ongoing
<b>TR16</b>	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
<b>TR17</b>	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
<b>TR18</b>	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
<b>TR19</b>	Continue to implement the Wyong Shire On-Road Bicycle and Shared Pathway Strategy.	WSC					X	C&RS	Ongoing
<b>TR20</b>	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
<b>TR21</b>	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
<b>TR22</b>	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
<b>TR23</b>	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
<b>TR24</b>	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
<b>TR25</b>	Approach the State Government and advocate for improved taxi services within Wyong LGA.	SG					X	P&ED	Ongoing
<b>TR26</b>	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
<b>TR27</b>	Approach the State Government and advocate for additional funding for the Community Transport Program.	SG					X	C&RS	Ongoing
<b>TR28</b>	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

**Planning for ENVIRONMENT**

#	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
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
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



<b>EN17</b>	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
<b>EN18</b>	Review the Waterfront Structures Policy with a view to creating a new chapter to Wyong DCP 2013.	WSC				X		B&D	Medium
<b>EN19</b>	Continue to implement the Tuggerah Lakes Estuary Management Plan and sub-strategies.	WSC					X	P&ED	Medium
<b>EN20</b>	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
<b>EN21</b>	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
<b>EN22</b>	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
<b>EN23</b>	Finalise the Water Sensitive Urban Design chapter of Wyong DCP 2013.	WSC				X		B&D	Short
<b>EN24</b>	Review the Wetlands chapter of Wyong DCP 2013 for incorporation into a future biodiversity chapter of Wyong DCP 2013.	WSC				X		B&D	Medium
<b>EN25</b>	Investigate the provisions of a settled model local clause for groundwater vulnerability to protect groundwater resources from inappropriate development.	WSC		X				P&ED	Medium
<b>EN26</b>	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
<b>EN27</b>	Develop a central register for groundwater information to better plan for groundwater management.	WSC					X	P&ED	Medium
<b>EN28</b>	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
<b>EN29</b>	Implement the Shirewide Heritage Review, including: <ul style="list-style-type: none"> <li>▪ Map Heritage Items and list within Schedule 5 of Wyong LEP 2013.</li> <li>▪ Map Heritage Conservation Areas and list within Schedule 5 when formally endorsed by Council.</li> <li>▪ Amend DCP Chapter – Heritage Conservation.</li> <li>▪ Progress other measures such as the Heritage Advisor Service and administration of a Local Heritage Fund.</li> </ul>	WSC	X		X		X	P&ED	Short/ Medium
<b>EN30</b>	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
<b>EN31</b>	Prepare detailed Conservation Management Plans including maintenance schedule for Council owned/managed heritage items.	WSC					X	P&ED	Ongoing
<b>EN32</b>	Maintain and improve relationships with Local Aboriginal Land Councils., and facilitate engagement of the Aboriginal Community.	WSC					X	P&ED	Ongoing

<b>EN33</b>	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
<b>EN34</b>	Review Plans of Management to consider the management of Aboriginal items.	WSC						X	C&RS	Medium
<b>EN35</b>	Consider undertaking a Shire-wide Aboriginal Cultural Heritage Study	WSC						X	P&ED	Medium
<b>EN36</b>	Wyong LEP 2013 should include an objective to protect areas of high scenic landscape values.	WSC	X						P&ED	Short
<b>EN37</b>	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
<b>EN38</b>	Prepare and implement a Scenic Resource Inventory including an appropriate set of criteria for assessing scenic quality by way of preparation and implementation of <i>Scenic Quality Guidelines</i> .	WSC					X		P&ED	Medium

## Planning for NATURAL HAZARDS

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP 2013	Am.	DCP 2013	Am.	Other		
<b>NH01</b>	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
<b>NH02</b>	Wyong LEP 2013 to map flood planning areas incorporating climate change in accordance with State and 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
<b>NH03</b>	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
<b>NH04</b>	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
<b>NH05</b>	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
<b>NH06</b>	Review S.94 Plans to enable collection of funds for flood management purposes.	WSC					X	P&ED	Medium
<b>NH07</b>	Investigate shirewide and/or catchment specific levies to fund flood management measures including planning, construction and on-going maintenance.	WSC					X	I&O	Medium
<b>NH08</b>	Investigate additional sources of funding from State and Federal Governments for floodplain management.	WSC					X	I&O	Medium

<b>NH09</b>	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
<b>NH10</b>	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
<b>NH11</b>	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
<b>NH12</b>	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
<b>NH13</b>	Investigate Shire-wide and/or area specific levies to fund coastline management mechanisms and maintain public accessibility and facility.	WSC					X	P&ED	Medium
<b>NH14</b>	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
<b>NH15</b>	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
<b>NH16</b>	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
<b>NH17</b>	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
<b>NH18</b>	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
<b>NH19</b>	Incorporate model local clause 7.1 Acid Sulfate Soils within Wyong LEP 2013.	WSC	X					P&ED	Short
<b>NH20</b>	Develop a community education program to increase awareness of the risks associated with Acid Sulfate Soils.	WSC					X	P&ED	Medium
<b>NH21</b>	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
<b>NH22</b>	Continue to refine Councils Acid Sulfate Soil mapping and update Wyong LEP 2013.	WSC		X			X	P&ED	Medium
<b>NH22</b>	Maintain Section 149 notations for lands affected by land contamination.	WSC					X	P&ED	Ongoing
<b>NH24</b>	Undertake a study to identify saline soils within the LGA and control or limit development accordingly.	WSC					X	P&ED	Medium
<b>NH25</b>	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

<b>NH26</b>	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
<b>NH27</b>	Incorporate salinity measures within WSUD DCP chapter upon completion of the Salinity Management Strategy.	WSC				X		P&ED	Long
<b>NH28</b>	Complete and adopt the Climate Change Policy.	WSC					X	P&ED	Medium
<b>NH29</b>	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
<b>NH30</b>	Continue to develop and implement Sustainability Scorecards for development, such as rezoning applications, which are not covered by BASIX.	WSC					X	P&ED	Medium
<b>NH31</b>	Investigate carbon offsetting opportunities for existing or future land holdings for Council activities.	WSC					X	P&ED	Medium

### Planning for **ECONOMY** and **EMPLOYMENT**

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP 2013	Am.	DCP 2013	Am.	Other		
<b>EE01</b>	Implement the recommendations of the Wyong Employment Lands Study.	WSC		X			X	P&ED	Medium
<b>EE02</b>	Review the Industrial Lands Audit to review the adequacy of current supply and to identify future needs.	WSC		X			X	P&ED	Medium
<b>EE03</b>	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
<b>EE04</b>	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
<b>EE05</b>	Apply greater residential densities within and surrounding centres in accordance with adopted local planning strategies.	WSC	X					P&ED	Short
<b>EE06</b>	Implement maximum floor space size for Neighbourhood Shops through Clause 5.4.	WSC	X					P&ED	Short
<b>EE07</b>	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
<b>EE08</b>	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
<b>EE09</b>	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
<b>EE10</b>	Update the Commercial Lands Audit annually to review current supply and identify future needs.	WSC					X	P&ED	Medium

<b>EE11</b>	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
<b>EE12</b>	Liaise with the Department of Planning & Infrastructure in planning for the Tuggerah State Significant Site.	SG					X	P&ED	Ongoing
<b>EE13</b>	Prepare and implement masterplans for Major, Town and Village Centres and nominated Neighbourhood Centres.	WSC					X	P&ED	Ongoing
<b>EE14</b>	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
<b>EE15</b>	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
<b>EE16</b>	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
<b>EE17</b>	Develop a Chapter of Wyong DCP 2013 to address rural lands.	WSC				X		B&D	Medium
<b>EE18</b>	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
<b>EE19</b>	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
<b>EE20</b>	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
<b>EE21</b>	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
<b>EE22</b>	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
<b>EE23</b>	Consider heritage tourism opportunities to diversify tourism in the LGA.	WSC					X	P&ED	Ongoing
<b>EE24</b>	Develop a Chapter of Wyong DCP 2013 to address rural lands incorporating appropriate guidelines/controls for tourist accommodation opportunities.	WSC				X		B&D	Medium
<b>EE25</b>	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
<b>EE26</b>	Continue to work with the State Government to implement the Regional Economic Development and Employment Lands Strategy.	WSC / SG					X	P&ED	Ongoing
<b>EE27</b>	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
<b>EE28</b>	Review draft DCP 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 AND HOUSING

#	ACTIONS	RESPONSIBLE AUTHORITY	IMPLEMENTATION					UNIT RESPONSIBLE	PRIORITY
			LEP 2013	Am.	DCP 2013	Am.	Other		
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, with a focus on increasing density around public transport nodes.	WSC				X		B&D	Long
SH08	Develop a DCP Chapter for the Greater Toukley area.	WSC				X		B&D	Medium
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
SH12	Review the <i>Wyong Valleys Planning Report and Strategy</i> 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
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	WSC		X		X	X	P&ED	Medium

	rezoning to a more suitable zone as part of an amendment to Wyong LEP 2013.								
<b>SH18</b>	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
<b>SH19</b>	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
<b>SH20</b>	Develop and implement a Positive Ageing Strategy, as identified by the Community Plan, 2008	WSC					X	C&RS	Medium
<b>SH21</b>	Examine appropriate guidelines for adaptable housing.	WSC				X		P&ED	Medium

**NOTES**

**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 & Recreation Services Department

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

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

## ONGOING IMPLEMENTATION

### Review of the Settlement Strategy

The Settlement Strategy will be reviewed every five years in association with scheduled reviews of the Central Coast Regional Strategy as well as any Comprehensive reviews of the Wyong LEP 2013.

### Outstanding Matters in the Settlement Strategy

It is acknowledged that particular studies were not able to be completed in the timeframe to prepare the Wyong LEP 2013. These are carried over and listed as Actions in the tables within relevant Chapters and also collated within this Chapter.

## FINANCIAL STRATEGY

A range of sources exist to fund the implementation of the actions identified in the Settlement Strategy, which include, but are not limited to, the following:

### Council General Funds

General funds are allocated in the annual review of the Council's Strategic Plan. This strategy may require submissions to be made to the future reviews where consistent with the objectives of the Strategic Plan.

### State and Federal Government Funding Programs and Grants

The State and Federal Governments administer funding programs and grants that may be relevant to specific actions of the Settlement Strategy. Council will apply for grant funding as part of these programs wherever relevant.

### Public Land Assembly

Council-owned land may be utilised to facilitate development or to generate revenue through land sales. Commercial lease or licensing arrangements for the private use of public land, including Crown land vested in Council's care and control, may generate funds. Partnerships with the private sector may be arranged to facilitate development.

### Development Contributions and Planning Agreements

Council can negotiate voluntary planning agreements as financing mechanisms for specific infrastructure items as well as preparing Development Contributions plans to collect monetary contributions for particular developments, to contribute towards the cost of

upgrading or expanding roads, water, sewer, stormwater, waste, buildings and other infrastructure based on the additional demand placed on the infrastructure by new development.

### Development incentives

More intensive use of Key (Iconic) Development Sites capable of accommodating greater heights may be facilitated in exchange for the provision of public domain improvements or public facilities on or near those sites.



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**GLOSSARY**

ACARA: Australian Curriculum, Assessment and Reporting Authority  
 AITSL: Australian Institute for Teaching and School Leadership  
 ANEF: Australian Noise Exposure Forecast  
 ARI: Annual Recurrence Interval  
 AWT: Alternative Waste Technology  
 BLR: Basic Landholder Right  
 BWMF: Buttenderry Waste Management Facility  
 CCRS: Central Coast Regional Strategy  
 CCRTS: Central Coast Regional Transport Strategy  
 CCWC: Central Coast Water Corporation  
 CMA: Catchment Management Authority  
 CZMP: Coastal Zone Management Plan  
 DEC: Department of Education and Communities  
 DEEWR: Department of Education, Employment and Workplace Relations  
 DCP: Development Control Plan  
 DP&I: Department of Planning & Infrastructure  
 EEC: Endangered Ecological Community  
 EMF: Environmental Management Framework  
 EPA Act: *Environmental Planning and Assessment Act 1979*  
 EPBC Act: *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*  
 EPI: Environmental Planning Instrument  
 ERA: Extended Regulated Areas  
 ETS: Emissions Trading Scheme  
 FSR: Floor Space Ratio  
 HCCREMS: Hunter Central Coast Regional Environmental Strategy  
 Infrastructure SEPP (State Environmental Planning Policy – Infrastructure (2007))  
 LATMP: Local Area Traffic Management Plan  
 LEP: Local Environmental Plan  
 LG Act: *Local Government Act, 1993*  
 LGA: Local Government Area  
 LGRSP: Local Government Road Safety Program  
 NAIDOC: National Aborigines and Islanders Day Observance Committee

NAPLAN: National Assessment Program – Literacy and Numeracy  
 NBN: National Broadband Network  
 NEPM: National Environment Protection Measure  
 NPW Act: National Parks and Wildlife Act 1974  
 NRMS: Natural Resource Management Strategy  
 NRSS: National Road Safety Strategy  
 NWSSP: North Wyong Shire Structure Plan  
 OEH: Office of Environment and Heritage  
 OLS: Obstacle Limitation Surfaces  
 PMF: Probable Maximum Flood  
 REDES: Regional Economic Development and Employment Strategy  
 RL: Relative Level  
 RMS: Roads and Maritime Services  
 RRA: Regional Regulated Areas  
 REF: Review of Environmental Factors  
 SCA: State Conservation Area  
 SEPP: State Environmental Planning Policy  
 SES: State Emergency Service  
 SI: Standard Instrument  
 SIC: State Infrastructure Contribution  
 SMA: Sydney Metropolitan Areas  
 SSA: Safe Systems Approach  
 STP: Sewerage Treatment Plants  
 TLEMP: Tuggerah Lakes Estuary Management Plan  
 TSC Act: *Threatened Species Conservation Act 1995 (NSW)*  
 URA: Urban Release Areas  
 WARR: Waste Avoidance and Resource Recovery Strategy  
 WaSIP: Waste and Sustainability Improvement Payments program.  
 WEZ: Wyong Employment Zone  
 WMA: *Water Management Act 2000*  
 WMP: Waste Management Plan  
 WSC : Wyong Shire Council  
 WSP: Water Sharing Plan  
 WSUD: Water Sensitive Urban Design  
 WTC: Warnervale Town Centre

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# SETTLEMENT strategy

Wyong Shire Council

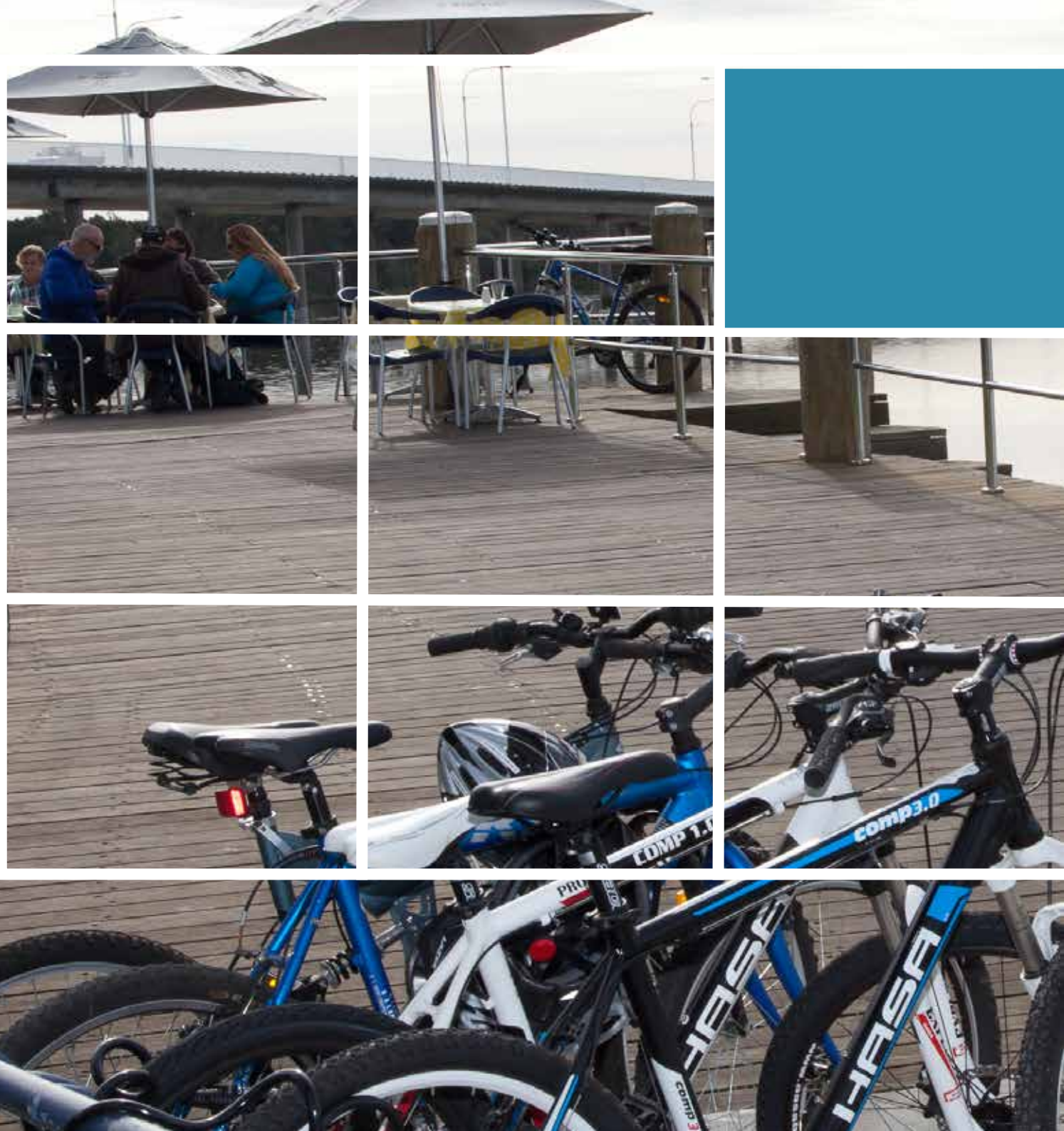
# SETTLEMENT strategy

For additional information contact:  
Wyong Shire Council  
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November 2013



Wyong  
Shire  
Council  
CENTRAL COAST

Gazetted statement:





# SETTLEMENT strategy

## Overview of this strategy

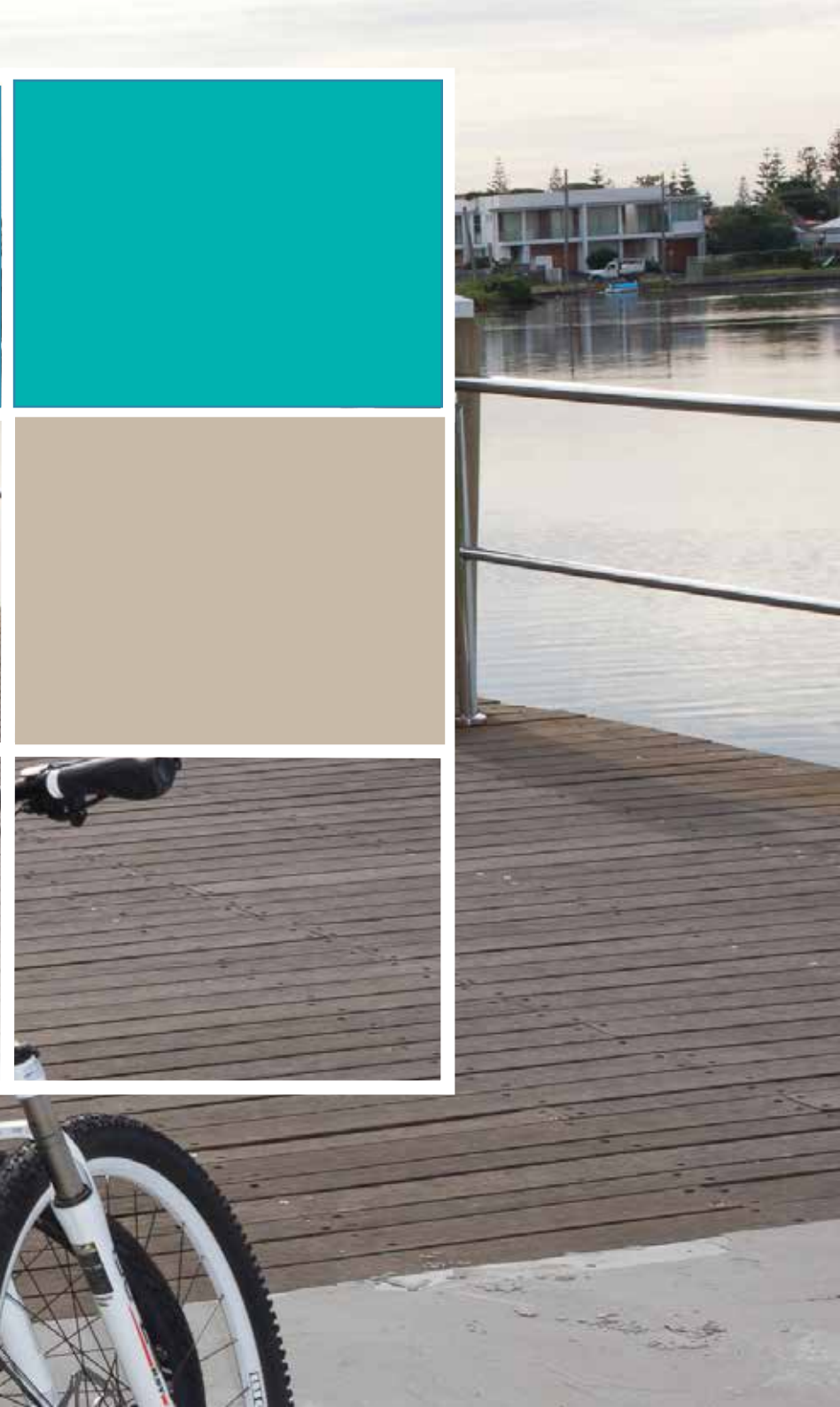
The Wyong Local Government Area (LGA), situated on the Central Coast of NSW, has seen rapid population growth over the last 30 years. In fact it was the 10<sup>th</sup> fastest growing LGA in Australia, reflecting the area's attractive living environments, relatively affordable housing and location within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

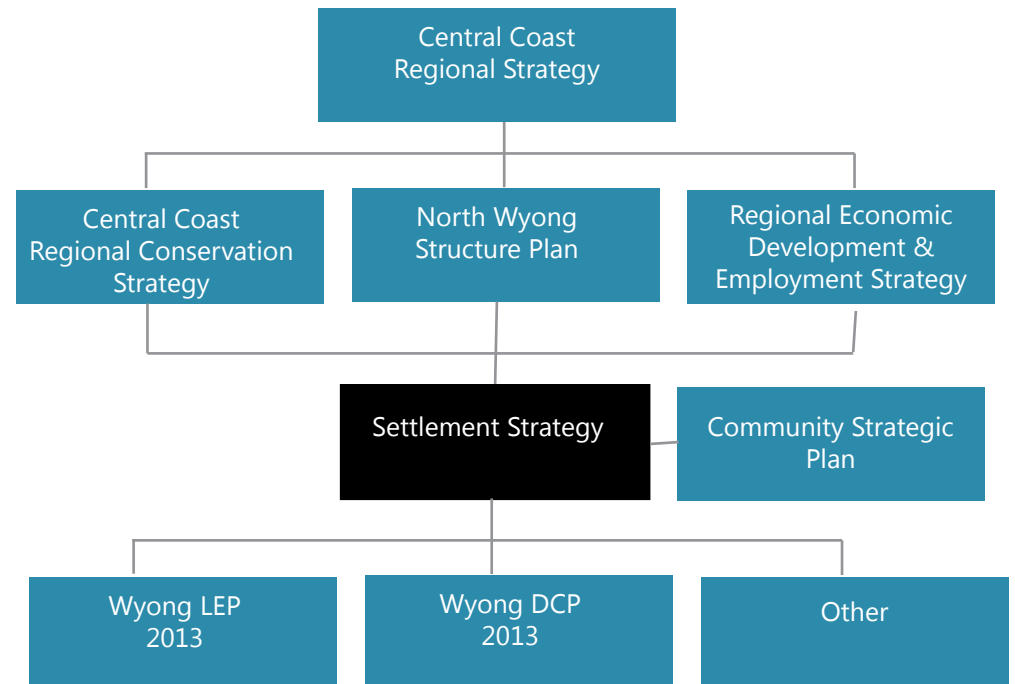
Consolidates the "Theme" chapters and incorporates an overall Land Use Strategy, identifying development areas and staging timeframes for each area.

### **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:**

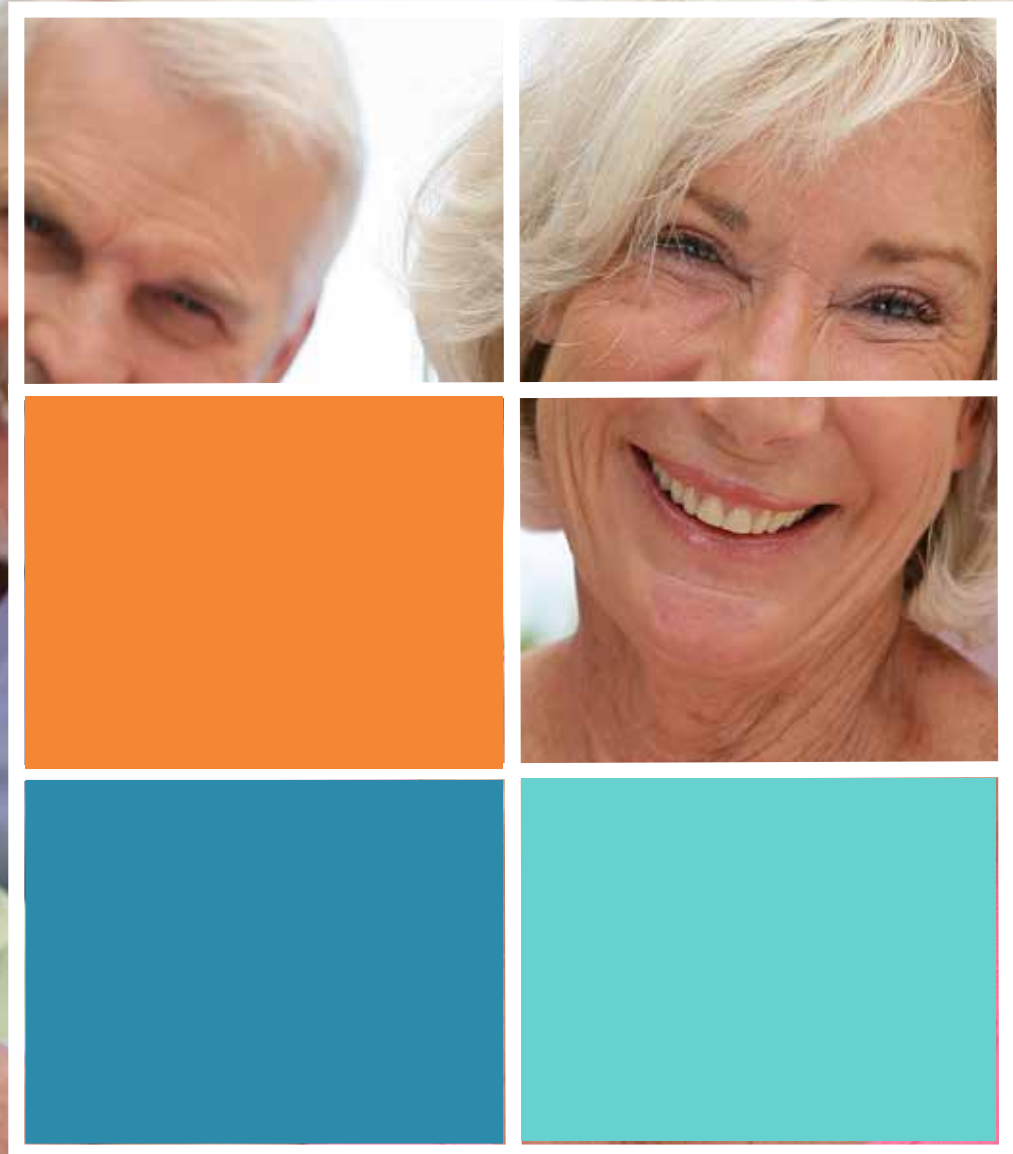
- *Partner with the University of Newcastle, TAFE NSW, and the Central Coast Community College in establishing Wyong LGA as a centre of education excellence.*
- *Support further development of schools and access to local higher education opportunities through expansion of TAFE and University courses.*
- *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	

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**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.*



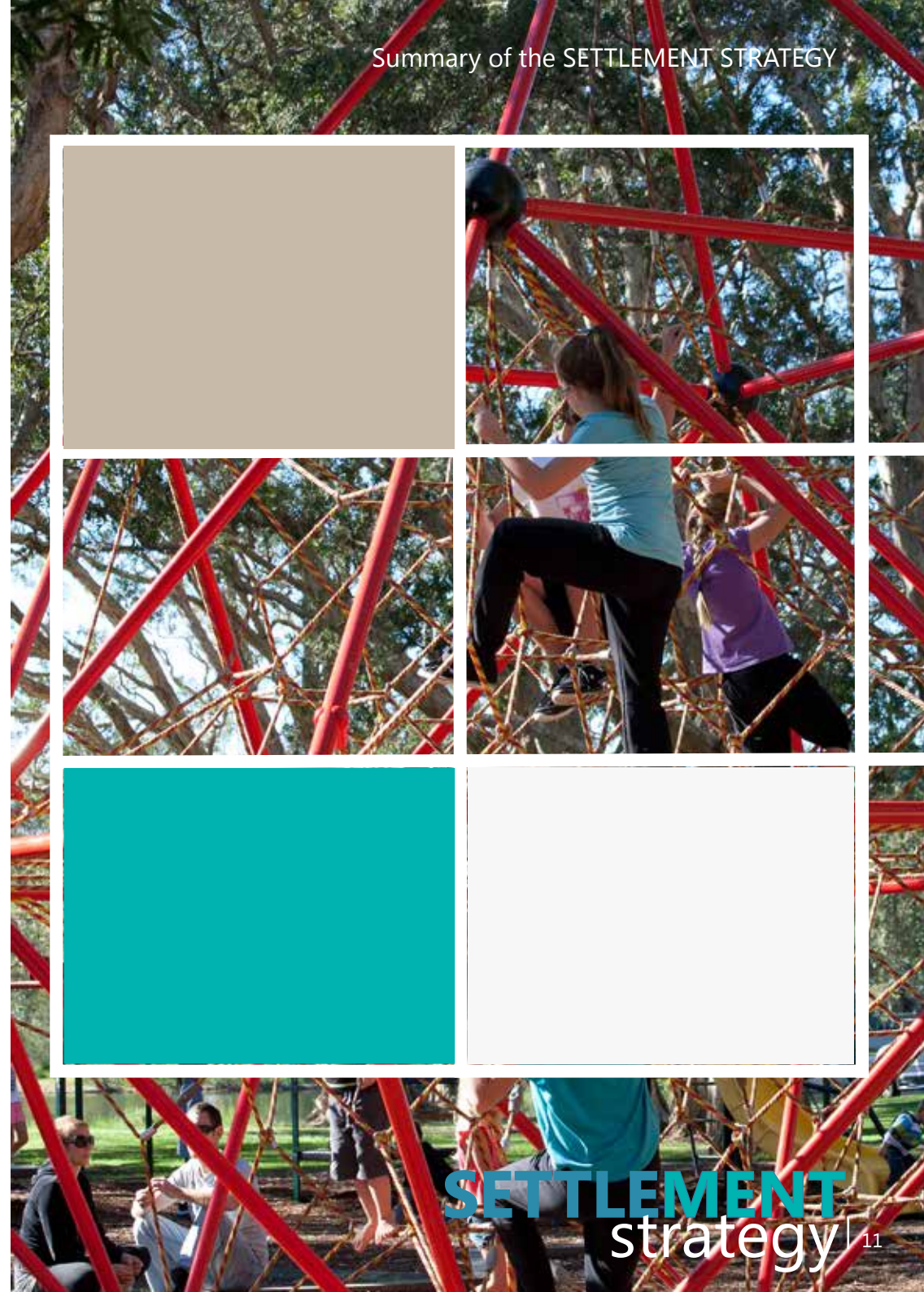
- *Section 94 Development Contributions Plans for new Greenfield and Infill development areas to consider integrated water cycle management, including management of water quality, quantity and water conservation.*
- *Continue to implement the objectives and actions of the Tuggerah Lakes Estuary Management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

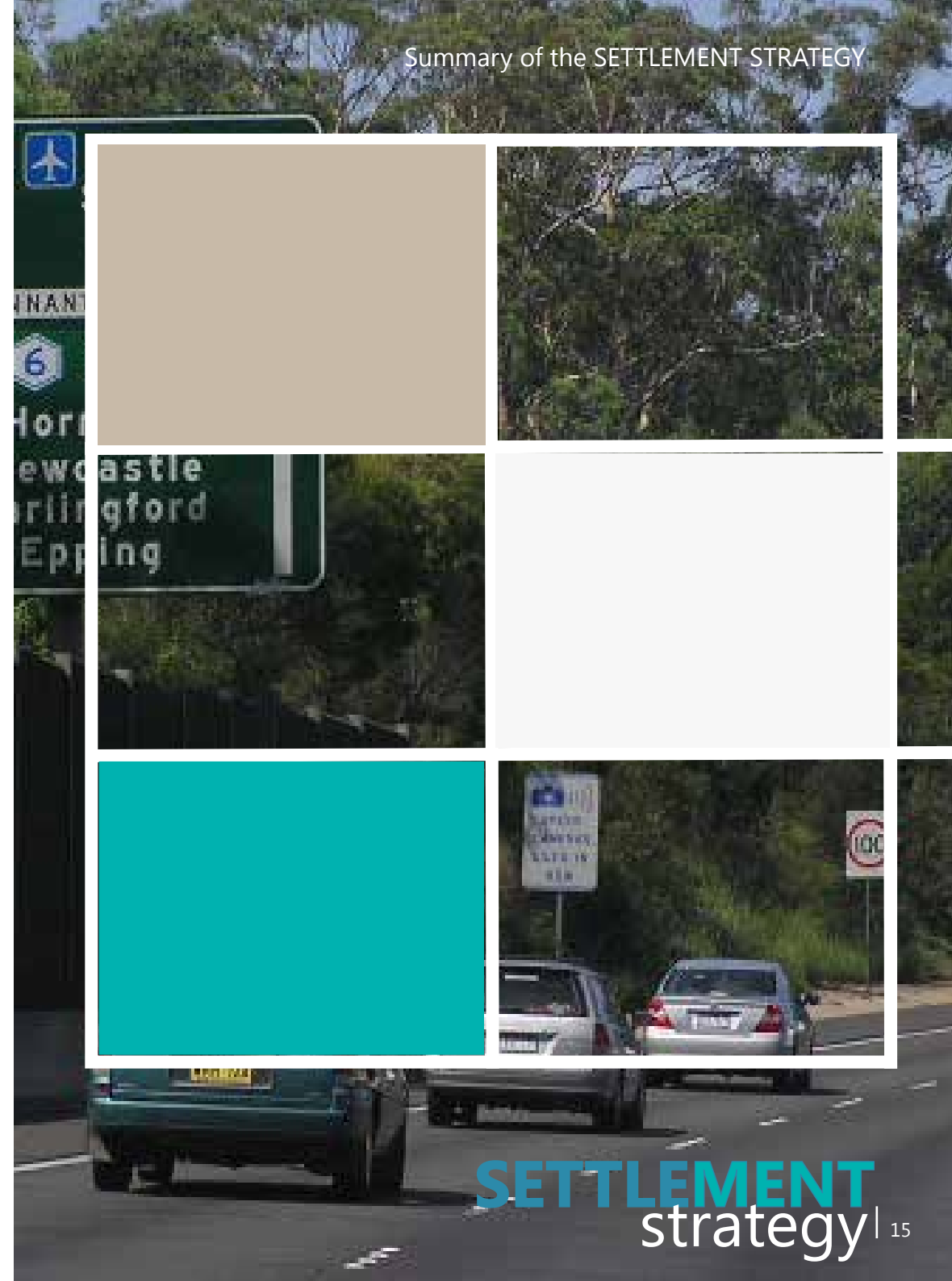
- Provide a quality bicycle and shared pathway network to improve the quality of life of Wyong LGA residents.
- Local Mobility Plans to be prepared as part of all commercial, retail and major residential development applications.

**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

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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

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

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

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**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 NATURAL HAZARDS

## Key Planning Consideration

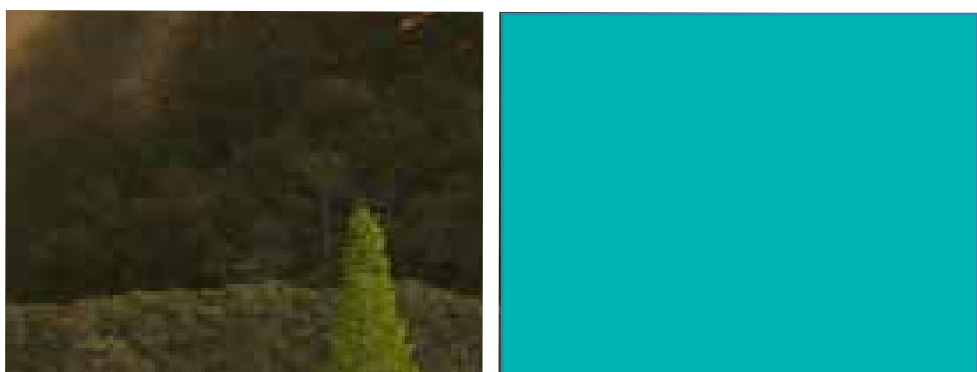
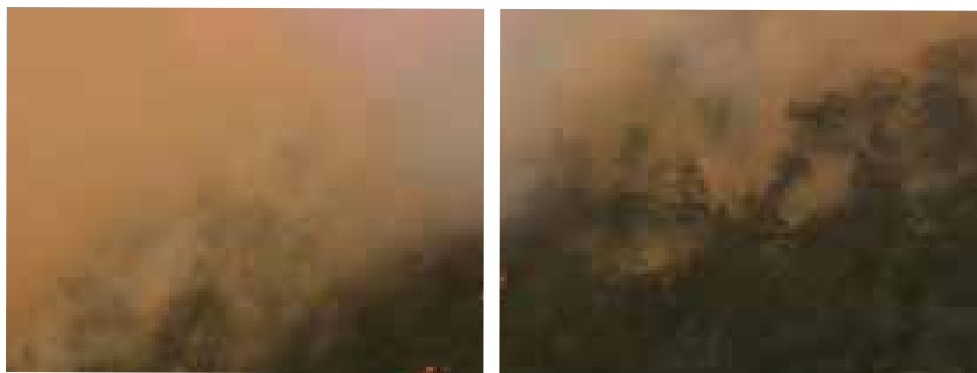
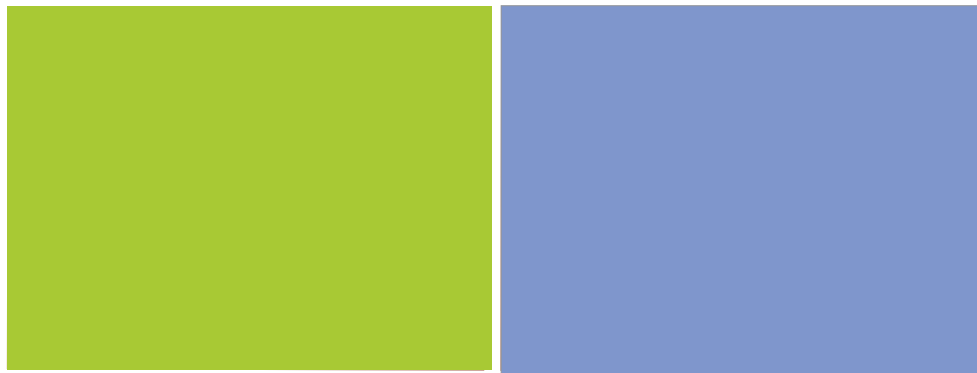
### Key Planning Considerations for FLOODING:

- 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	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:**

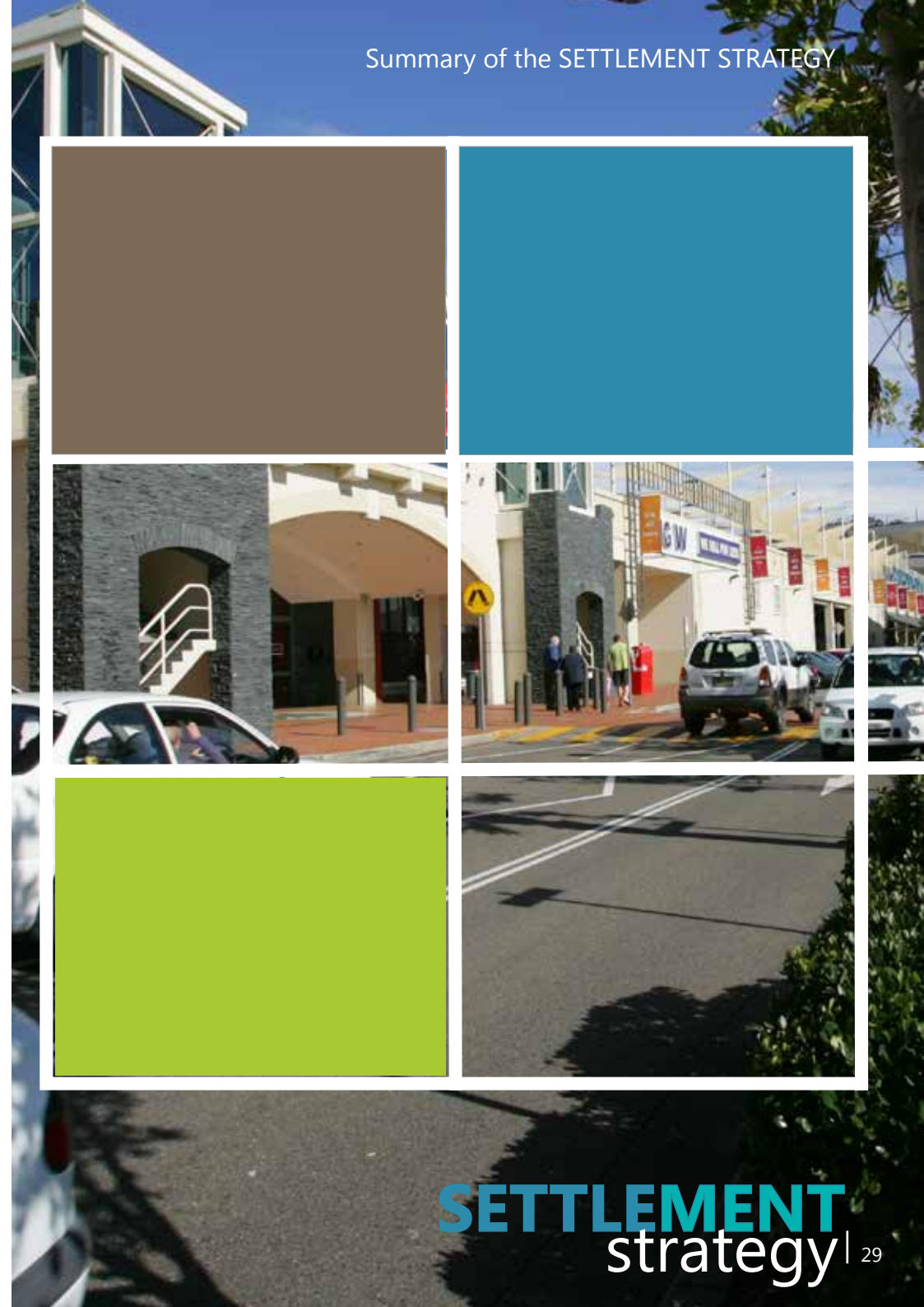
- *Ensure infrastructure planning is designed to meet tourism requirements.*
- *Ensure that tourism development does not cause detrimental impacts on the character and amenity of Wyong LGA.*
- *Encourage tourism development close to existing town centres to utilise existing infrastructure and ensure 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

-  **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 SETTLEMENTS & HOUSING

## Key Planning Consideration

### Key Planning Considerations for RESIDENTIAL CENTRES:

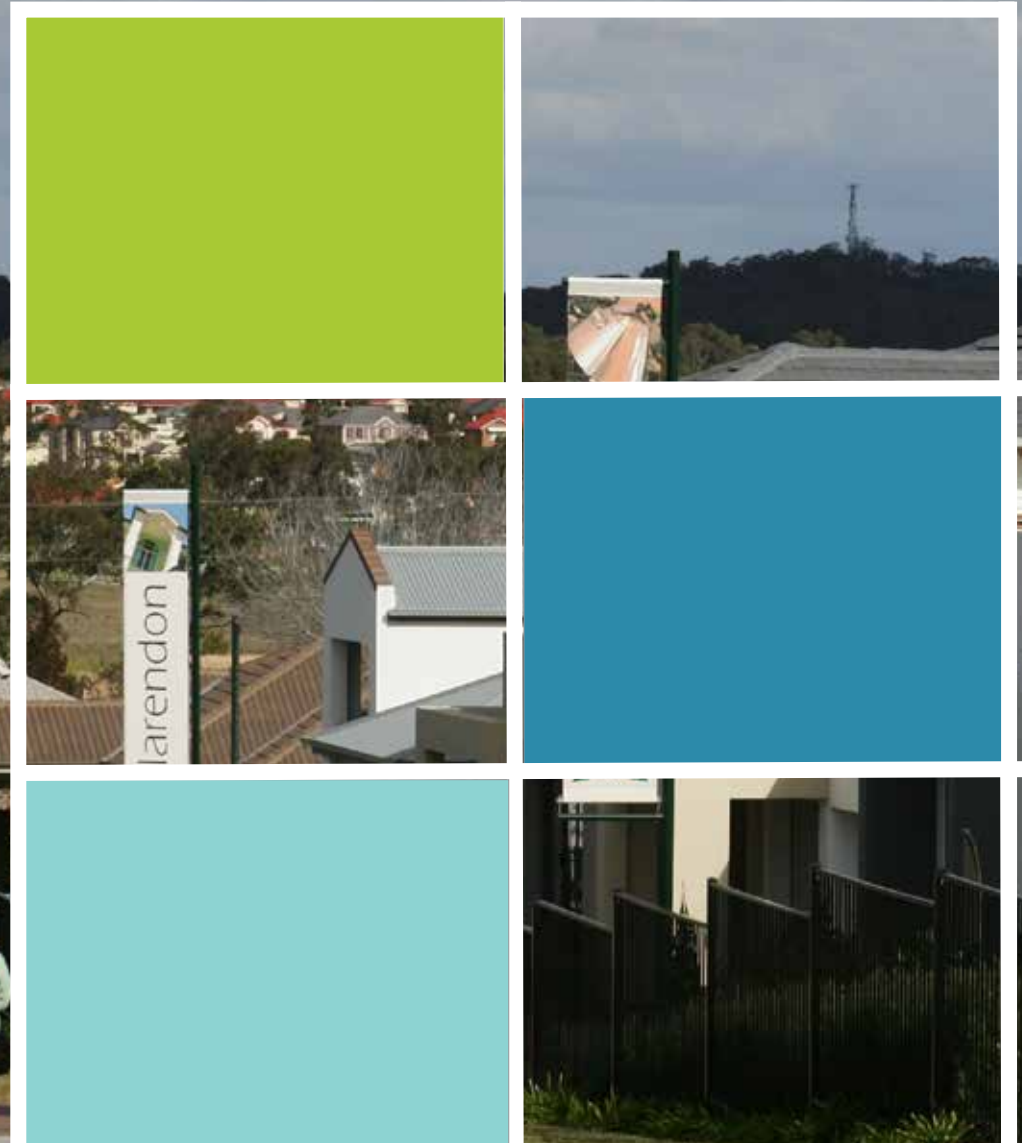
- Higher density residential developments to be located around the commercial core of nominated Town, Village and Neighbourhood Centres. This will need to be supported by local planning strategies and/or masterplans, having regard to the desired urban character of each settlement.
- The majority of new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

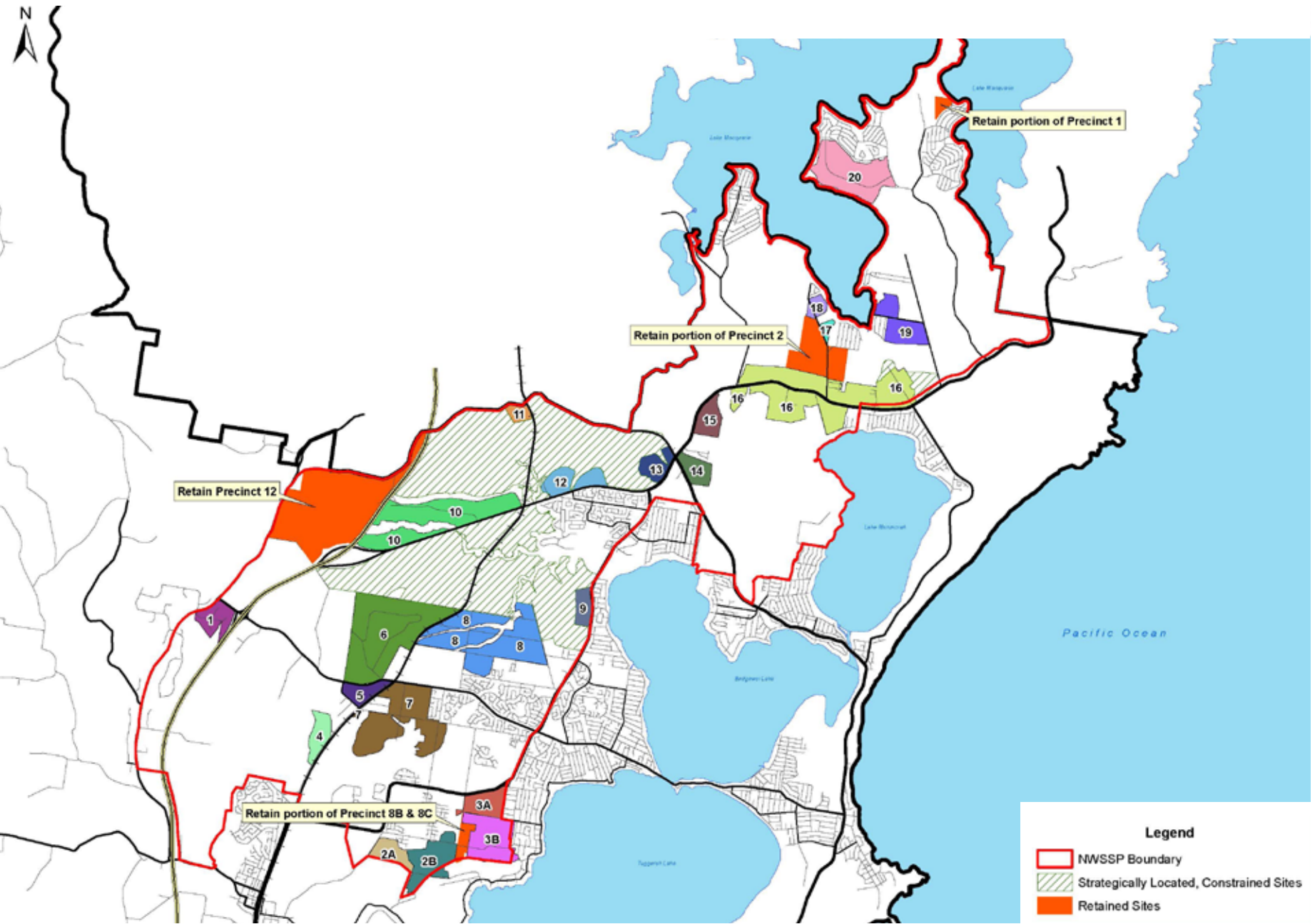
This is considered to be the best approach for the remaining areas of the former RDS sites. A review of the status of RDS sites has been undertaken as part of this Settlement Strategy, which can be found in Table 1. The RDS retained sites are depicted in Figure 1.

**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.

Figure 1: Residential Development Strategy: Retained Sites



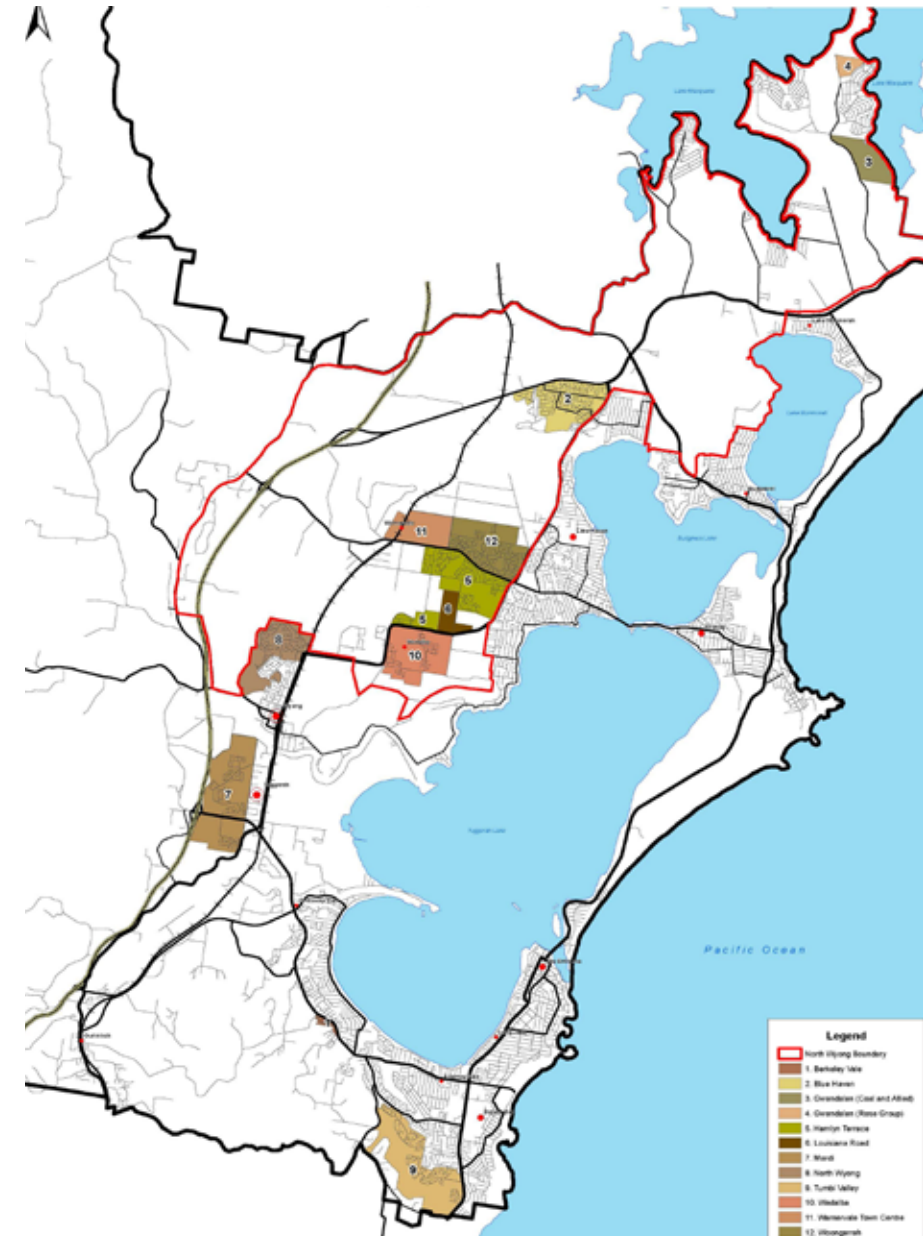
## Metropolitan Development Program (MDP)

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

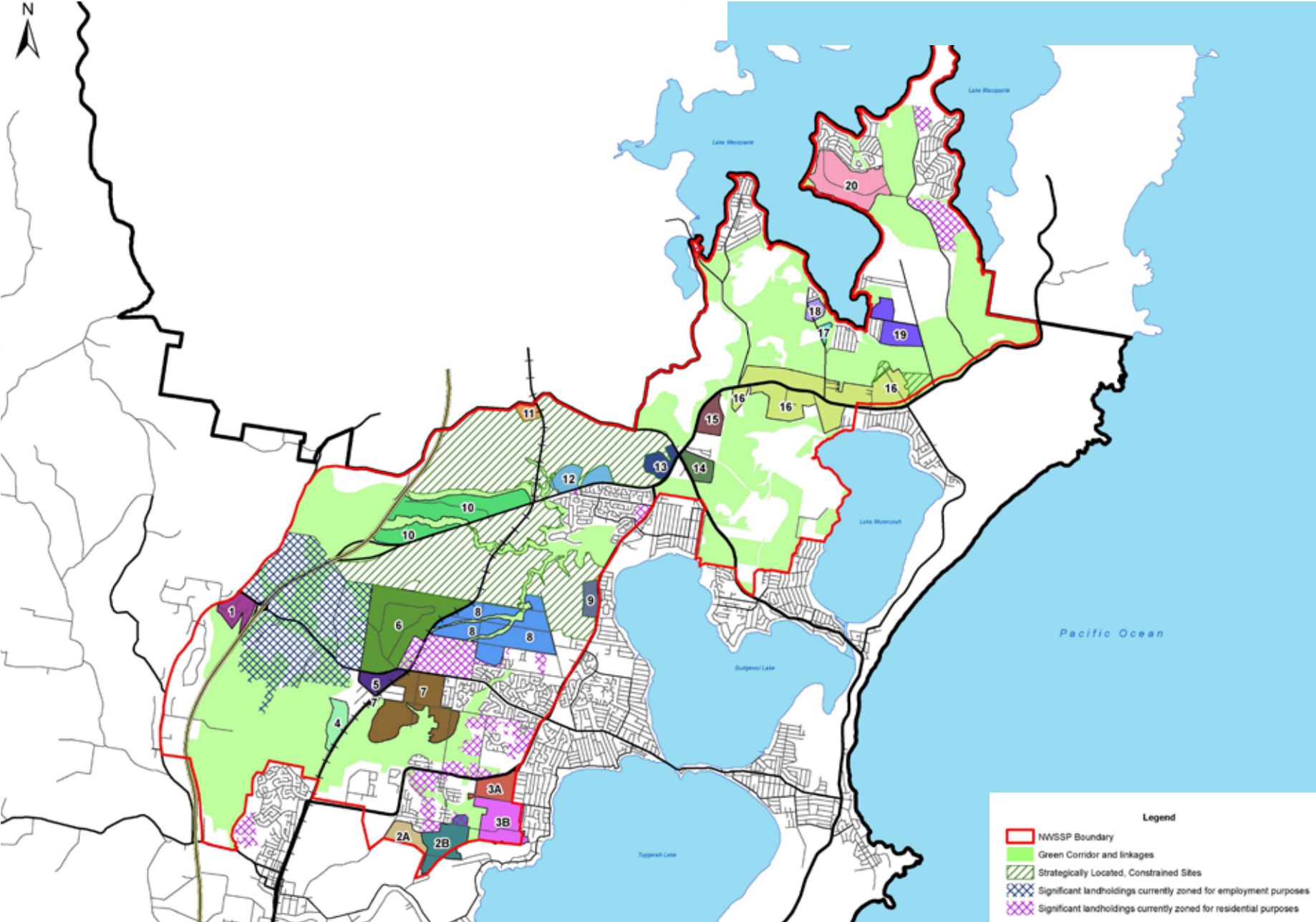
- The location, nature and conservation value of the vegetated land including any threatened species listed under State and Federal legislation
- The role of this land in creating a possible Green Corridor
- The preferred pathway or pathways for the Green Corridor
- The location of local corridors, including 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

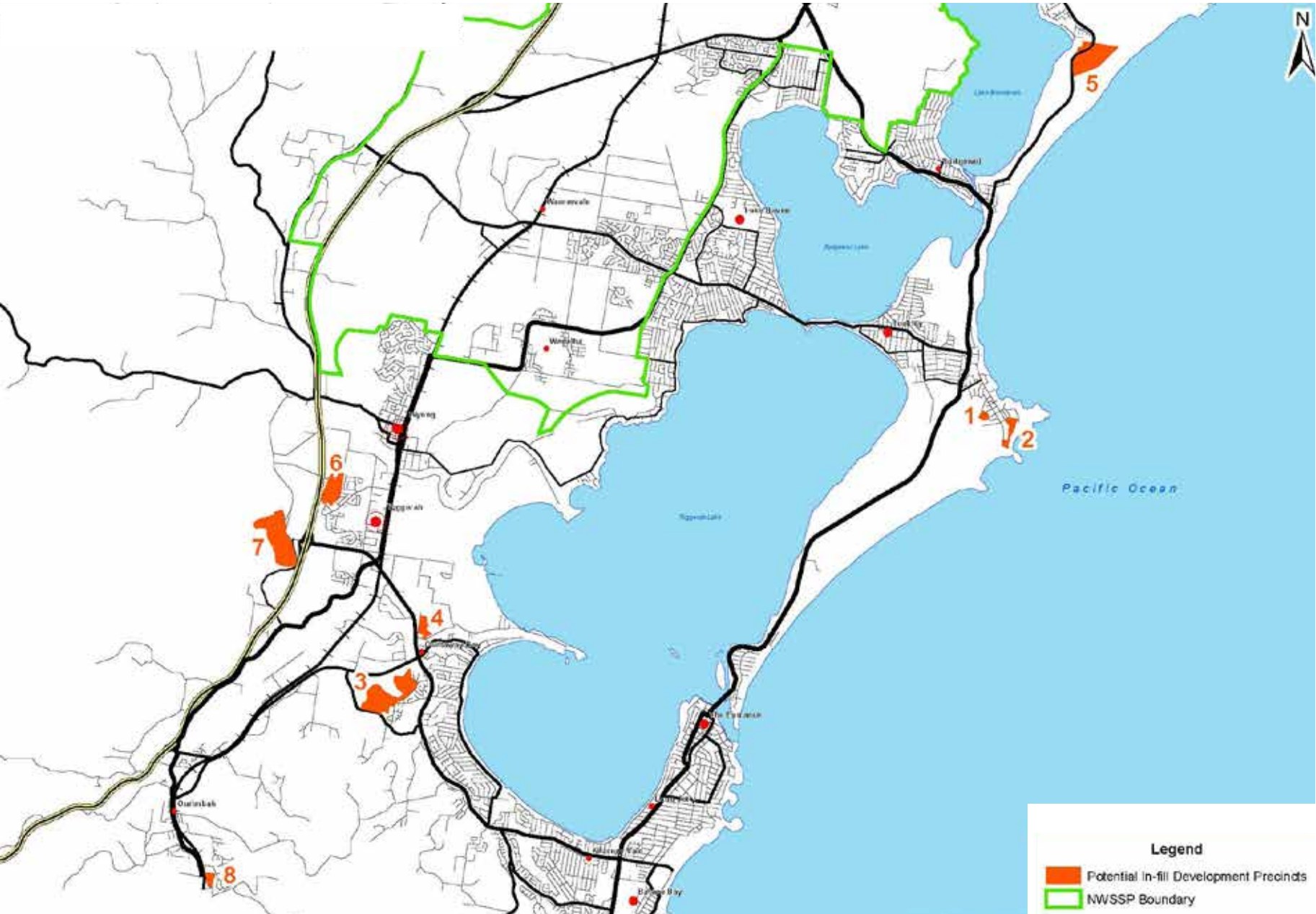
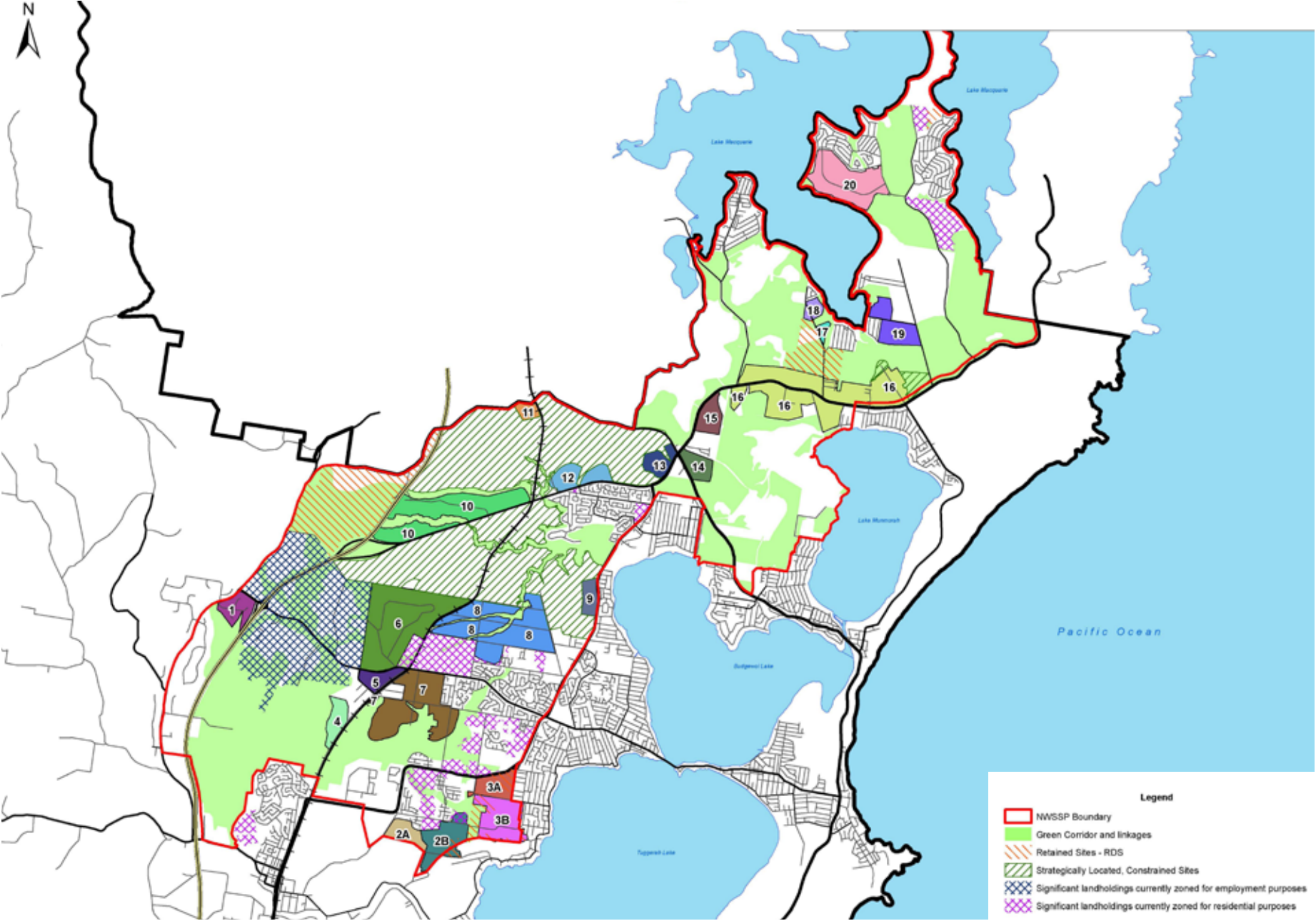


Figure 5: Combined Map



## 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

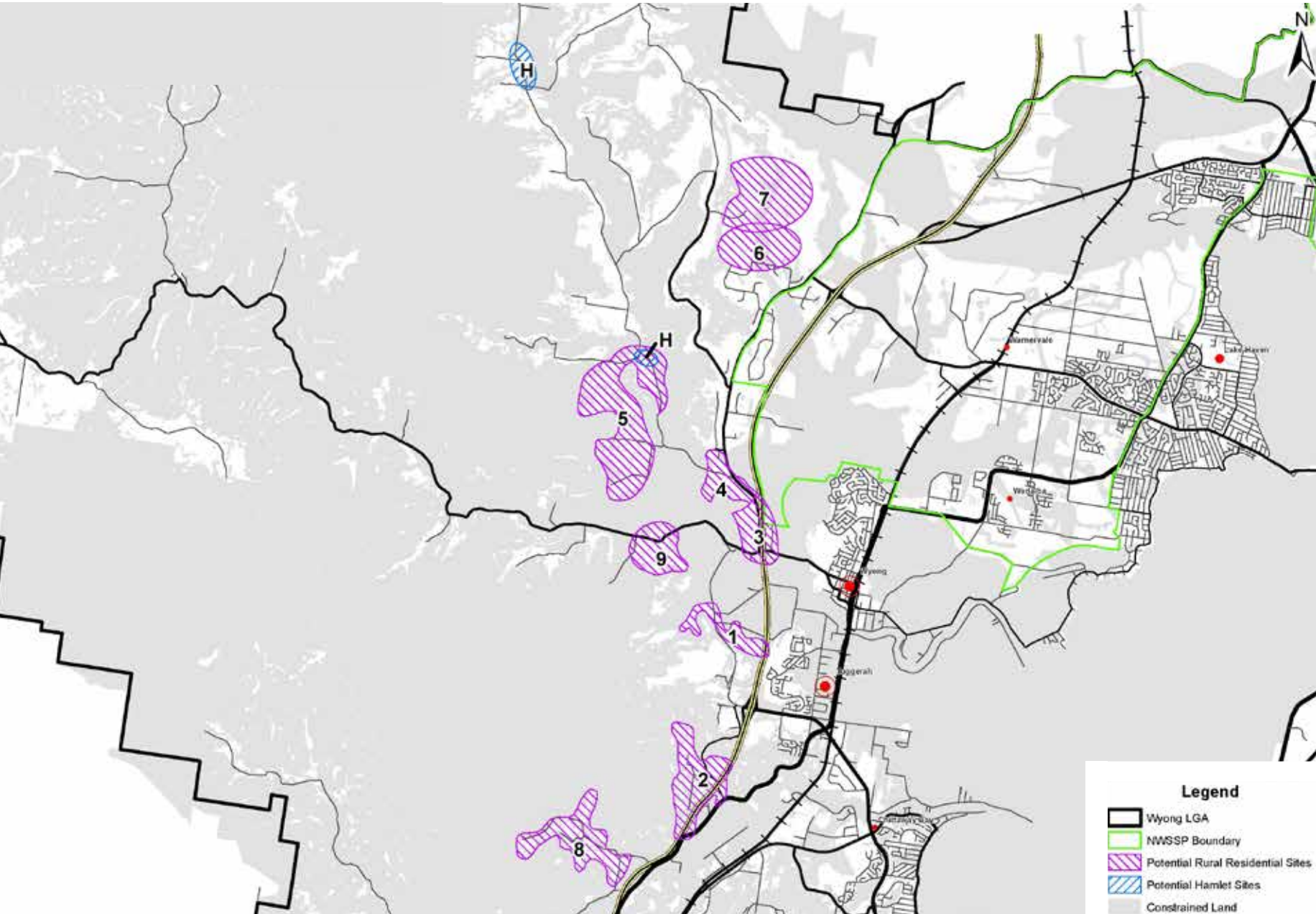
The multi-criteria analysis has identified two sites capable of further investigation for rural hamlet opportunities. These sites are located at Dooralong and Little Jilliby (see the Potential Future Rural Residential Living Opportunities map). Wyong Creek has not been included for future hamlet opportunities 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**

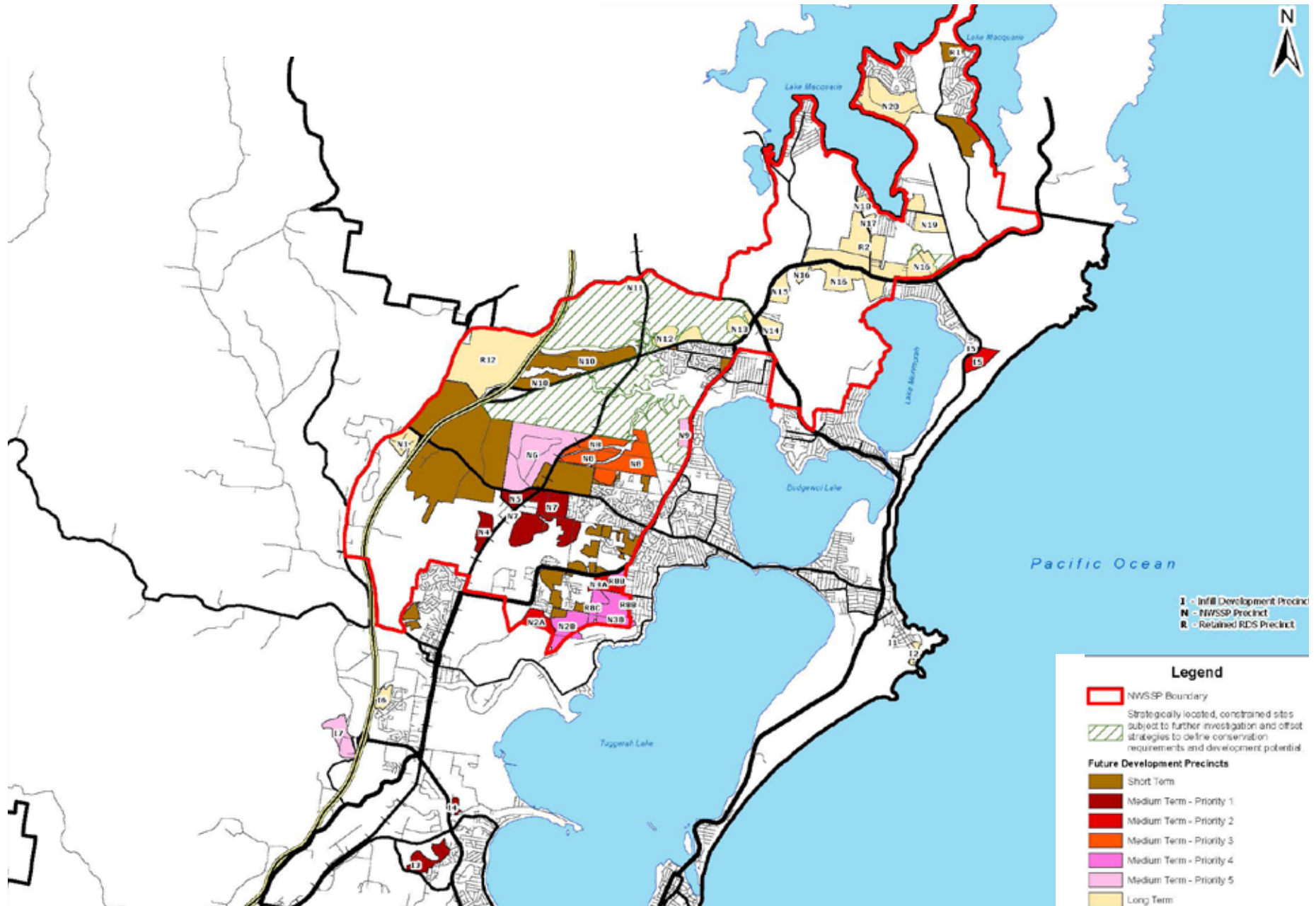
Precinct No.	Area name	Land Use	Priority
1	Gwandalan / Summerland Pt	Residential	Short
2	Chain Valley Bay	Limited development potential –Future green corridor.	Long
8B	Wadalba East	Limited development potential –Future green corridor.	Medium
8C	Wadalba South	Limited development potential –Future green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