



NORTH WYONG SHIRE STRUCTURE PLAN

October 2012

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1. Introduction

The 2008 Central Coast Regional Strategy identifies that the majority of the Central Coast's new greenfield residential development and all of the region's greenfield employment development to 2031 will locate in the northern part of Wyong LGA. This area will have the capacity for almost 17,000 new dwellings and between 12,150 and 17,100 new jobs to 2031.

The Regional Strategy also identified the need for a high level landuse strategy to guide ongoing development and planning for infrastructure and services for the North Wyong Shire area, which is identified on Maps 1-3. The Structure Plan identifies where and when development is planned to occur and ensures that sufficient land exists to meet regional housing and employment targets, as a minimum.

New Local Environmental Plans (LEPs) will be one of the key tools to implement this plan and these will need to be consistent with both the Regional Strategy and the Structure Plan.

The Regional Strategy also identifies that a Central Coast Regional Conservation Plan should be prepared. The intent of the Conservation Plan is to ensure that, where development occurs on the edge of the existing urban areas occurs, the area's rich natural resources and diversity of ecosystems are maintained. The Conservation Plan is currently being prepared by the Office of Environment and Heritage (OEH) which has also been closely involved in the preparation of the Structure Plan.

It is intended that the Structure Plan will be incorporated into the Regional Strategy when it is next reviewed, which is planned for 2013. This will ensure that the Regional Strategy continues to provide an integrated approach to the planning and delivery of land for residential and employment development.

1.1 Objectives of the Structure Plan

The Structure Plan project objectives were developed from the Regional Strategy and are to:

- Identify sufficient land for regional greenfield housing and employment targets to be met, as a minimum;
- Identify and protect important environmental assets, landscape values and natural resources;
- Provide greater certainty for the community, local government, industry groups and commerce on the location of future development and conservation areas; and
- Consider key infrastructure requirements to support new precincts and ensure that new urban land release contributes to infrastructure costs.

Other aims and objectives for the Structure Plan are to:

- Focus initial development on areas that support the development of Warnervale Town Centre and the Wyong Employment Zone (WEZ);
- Provide a staging and sequencing plan to inform planning, and infrastructure investment;
- Ensure developable areas are serviced by a hierarchy of centres which can support a range of services and medium density residential development;
- Identify opportunities for new and expanded employment nodes which support existing employment area and/or which have good access to transport infrastructure;
- Concentrate new development in areas that allow for efficient infrastructure servicing;

- Ensure that future development takes account of current and potential future mining and quarrying issues;
- Ensure future development takes account of cultural heritage and values; and
- Ensure future development takes into account regional planning for the adjoining Lower Hunter Region.

Wyong Council's *Community Strategic Plan* (2011) identifies eight priority objectives which have also been considered in the development of the Structure Plan. These objectives are:

- 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 be world's best; and
- The community will be educated, innovative and creative.

1.2 Structure Plan process

The project has been led by the Department of Planning and Infrastructure, with the support and guidance of consultant Worley Parsons. Development of the Structure Plan has involved:

1. Gathering, collating and analysing information on the study area from Council, government agencies and other sources;
2. Conducting meetings with community and business groups, landowners and potential developers to determine the key characteristics of the study area and the key issues that the Structure Plan should address;
3. Preparing and testing several possible growth scenarios, based on the characteristics of the study area, in consultation with Government agencies, the consultants and Council;
4. Preparing and exhibiting a draft Structure Plan. The draft Structure Plan was exhibited for a period of six weeks in late 2010 and consultation included meetings with a wide range of stakeholders including Council, Government agencies, community groups, landowners, business groups and developers;
5. Reviewing submissions received on the draft plan and discussing possible changes to the draft plan with Government agencies and Council; and
6. Preparation and release of a final Structure Plan.

The community has had several opportunities to be involved in the Structure Plan process and further opportunities will be provided as the Structure Plan is implemented into the future. Future consultation opportunities will arise through the preparation of local planning strategies and planning proposals within the Structure Plan area. A range of more detailed investigations will be required to support future detailed local planning and future LEPs will be required to be consistent with the Structure Plan.

2. The Structure Plan area today and into the future

This section provides a brief description of the key characteristics which have guided the preparation of the Structure Plan. The key natural features that have guided the Structure Plan development strategy are flooding, biodiversity values and mineral resources, including coal, clay and gravel.

2.1 The Structure Plan area

The Structure Plan area covers approximately 11,500 hectares across the northern and north eastern areas of Wyong LGA. To the south the Structure Plan area extends to the Wyong River floodplain and southern boundary of the Porters Creek wetland. The western boundary extends west of the F3 Freeway, along Hue Hue Road and the eastern boundary adjoins the existing urban areas of Kanwal, Tuggerawong and Watanobbi in the south, Lake Haven, Charmhaven and San Remo, and Lake Munmorah in the north-east.

Existing residential areas within the study area are predominantly single dwellings while the most dominant employment development is industrial development. The study area also includes areas that have already been identified for future urban development, including Warnervale Town Centre, the WEZ, and parts of Hamlyn Terrace and Wadalba.

2.2 Flooding

Parts of the Structure Plan area are affected by flooding, including the Warnervale floodplain, foreshore areas of Lake Macquarie in the north and the Wyong River floodplain in the south. Council's flood mapping was updated in 2009 for key catchments in the Structure Plan area, including the Porters Creek catchment, and this has been used to identify which areas in the study area are not suitable for development.

A key principle applied to the Structure Plan has been to not intensify land use in areas that could be at risk from increased flooding. Detailed flooding investigations will need to be undertaken as part of local planning and will need to consider a range of additional factors including proposed landuse and the potential for mining-related subsidence.

2.3 Biodiversity

The Structure Plan area falls within coastal lowlands and associated floodplain communities. The historic landuse pattern within this area has resulted in a fragmented natural landscape. Future development within the identified development precincts will also require additional clearing.

To achieve a sustainable biodiversity outcome for the study area it is necessary to connect landscapes, which include smaller and larger patches, core protected areas, stepping stones as well as linear corridors. Developing a system of corridors and habitat networks is important in the context of past landscape fragmentation and a future need to allow species to adapt to climate change. The objectives of landscape connectivity are to¹:

1. Provide habitat for resident species and supplementary habitat for wide-ranging species;
2. Assist movement of dispersing or migratory species;
3. Maintain genetic interchange between populations; and
4. Support ecosystem processes.

¹ Scotts D (2003) Key Habitats and Corridors for Forest Fauna: a Landscape Framework for Conservation in North-East New South Wales. Occasional Paper 32. New South Wales National Parks and Wildlife Service, Sydney

Following on from the Structure Plan, further detailed environmental and landuse planning will be required to determine more precisely the amount of vegetation that may be lost by land development, and the areas that may need to be set aside as offsets, to compensate for that vegetation loss. These investigations will need to occur as part of the preparation of future planning proposals and could occur on several different levels e.g. LGA-wide, for the Structure Plan area or for a specific site, precinct or precincts. The identification of potential offset land could extend beyond the boundaries of the Structure Plan area, and possibly outside of Wyong LGA.

It is expected that the majority of the land within the proposed corridor and habitat networks (the 'green corridor') will remain in private ownership, with appropriate zoning and land use controls. The highest quality sites, that meet acquisition criteria, may be considered for acquisition or transferral into public ownership. A Regional Conservation Plan is also expected to identify which areas could be targeted for future conservation offsets and the range of planning and conservation tools which could be applied to these areas.

2.4 Mineral resources

Much of the Structure Plan area is underlain by coal resources. There are also significant clay and gravel deposits within the study area. Key resource developments are shown on Map 1 – Resource Development.

2.4.1 Coal

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.

Large parts of the Structure Plan area are within Mine Subsidence Districts (MSDs) which are areas that could be subject to future land subsidence. Most substantial building works in MSDs requires approval from the Mine Subsidence Board (MSB) and must be designed according to the MSB's design requirements.

The MSB and the Office of Resources and Energy will need to be consulted as part of future planning proposal processes to determine the most appropriate surface controls which will apply to new development. As the existing surface controls allow 2-storey masonry construction across most MSDs in Wyong, they may only need to be reviewed where a development precinct:

- Has viable coal underneath it but it is not currently in a MSD (e.g. Precinct 4 falls in this category);
- No longer has a known economically viable coal resource underneath it; and
- Has areas which are suitable for development forms that are not permitted under the current surface controls (e.g. medium density residential development in and around centres).

2.4.2 Clay and Gravel

Both clay and gravel resource areas are identified by State planning policy and directions, to ensure their existence is considered in future local planning. Both resources could continue to be extracted over the long-term and provide important construction materials for the Central Coast and surrounding regions. The clay resource has State significance due to the quality of the clay, the existence of a roof tile manufacturing plant and its proximity to the Sydney

Metropolitan market and major transport infrastructure. The gravel resource has regional significance. Planning for these areas and the surrounding areas needs to ensure that:

- Mining and quarrying remains a permissible use, with development consent, in the resource areas;
- Appropriate landuse buffers are provided between these areas and future development; and
- These areas contribute to the longer-term formation of a green corridor, both during extraction (e.g. by maintaining existing vegetation links and/or restoration on areas not being quarried or mined) and on completion of resource extraction.

2.5 Housing and employment

The housing and employment capacity targets for the Structure Plan area are established under the Central Coast Regional Strategy.

2.5.1 Housing

The Regional Strategy identifies several key factors likely to influence the Central Coast 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 current population; and
- Increasing number of single person households in traditional retirement areas.

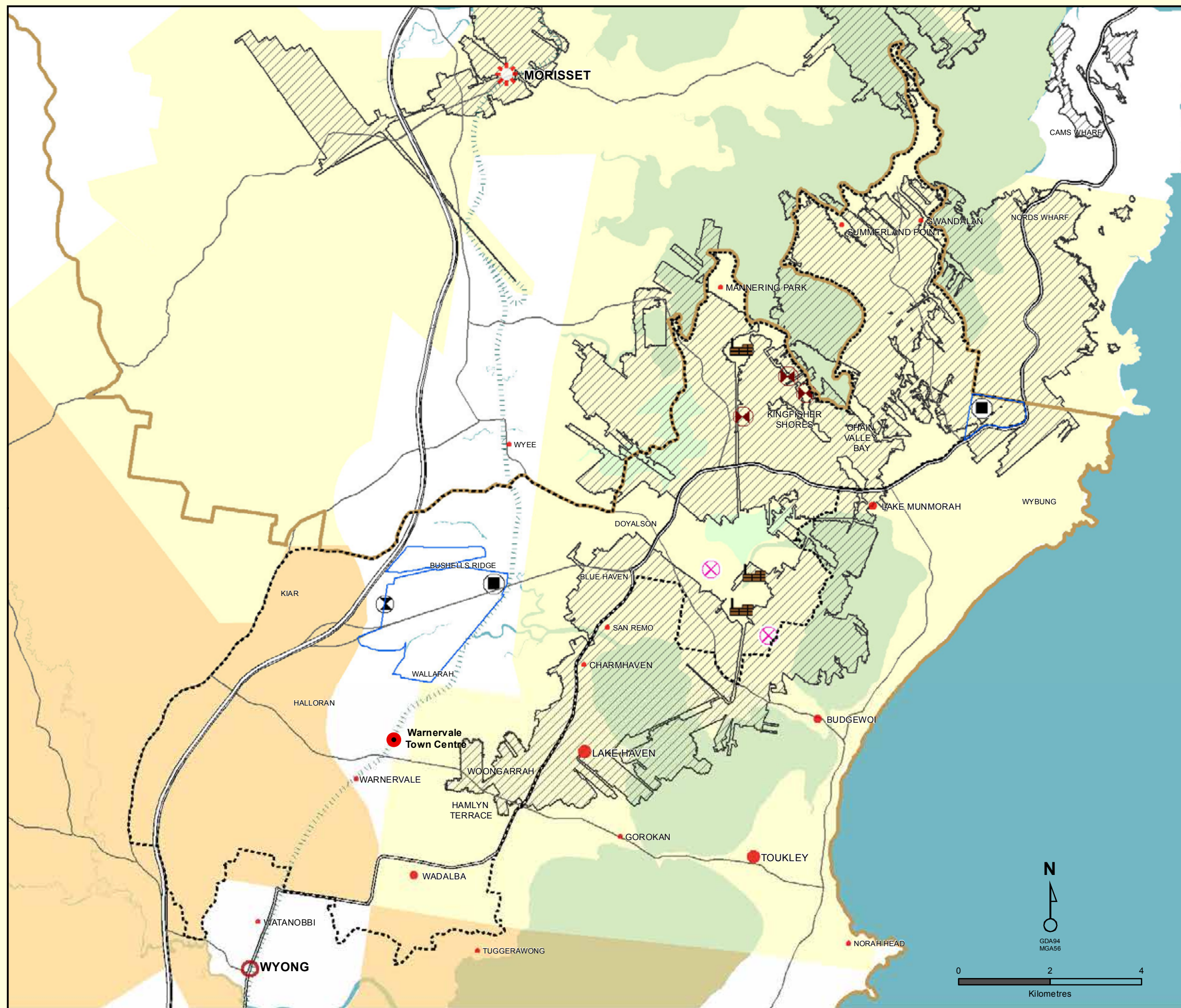
The adjusted Regional Strategy housing capacity target for the Structure Plan area was 17,400 new dwellings from 2006 to 2031 (e.g. 700 per year over that period). This figure includes sites now zoned for residential development but not yet developed, and the Warnervale Town Centre.

The Structure Plan adopts a minimum density target of 15 dwellings per hectare of developable land for new residential areas. It is expected that there will be a variety of dwelling types including detached dwellings at lower densities through to apartments, town houses and villas. Any potential shortfall in achieving the targeted residential densities due to localised development constraints (e.g. surface subsidence controls, biodiversity and flooding) is expected to be offset by medium density development opportunities in and immediately around centres, minor infill development in existing urban areas and development within areas identified for further investigation.

2.5.2 Economy and employment

Almost half the employed people who live in Wyong LGA work outside of the LGA. The Regional Strategy aims to increase local employment and establishes a minimum employment capacity target for the Structure Plan of 12,000 additional jobs by 2031. Included in this target are 1,200 jobs in and around Warnervale Town Centre and 6,000 in the WEZ. New jobs are expected to be located in:

1. Industrial lands with job densities that range between 10 and 20 jobs per hectare;
2. New centres and specialised employment nodes that form around major employment nodes such as Wyong Hospital, schools and the power stations; and
3. Home businesses, either distributed throughout the urban area or in purpose-built housing and employment estates.



Legend

- Major Centre
- Emerging Major Regional Centre
- Town
- Village
- Neighbourhood
- Wyong LGA Boundary
- North Wyong Shire Structure Plan Area
- Railway Lines
- Freeway
- Highway
- Main Road
- Rivers
- Power Stations
- Quarry
- Operating Mine
- Decommissioned Mine
- Proposed Mine
- Extractive Resource Areas (Clay and Gravel)
- Colliery Holdings
- Coal Exploration Licence
- Known Historic Coal Mine Workings (Approximate)

Coal Resource

- Colliery Holdings
- Coal Exploration Licence
- Known Historic Coal Mine Workings (Approximate)



North Wyong Shire Structure Plan

MAP 1 - RESOURCE DEVELOPMENT

Crown Copyright Feb 2006 NSW Government.
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 Date: Mar 2012 Author: Sina Mavaddati - Planning Operations Coordination

It is anticipated that within the Structure Plan employment precincts, Wyong Council's more detailed strategic planning may identify opportunities for more intensive employment activities than traditional industrial development. For example, opportunities may arise for more traditional centre support activities to be located close to the proposed Lake Munmorah centre and a specialised, health-based employment node could be developed to complement Wyong Hospital.

Given the high number of workers who travel outside of the Region for work each day, the Structure Plan has identified additional employment land beyond that required to meet the minimum Regional Strategy targets. It is expected that due to its location, the nature of the land available, and market position, the Structure Plan area will continue to attract a range of employment activities including warehousing and storage activities, with lower job densities. The Structure Plan identifies employment land that is:

- Close to both existing and future residential areas and services; and
- Close to key transport nodes and transport corridors which would be suitable for large-scale employment development that services a broader market.

2.6 Infrastructure and Services

The provision of infrastructure is critical to the quality of people's lives, the efficient functioning of places and to the State's economic competitiveness. Without sound infrastructure planning, the delivery of roads, schools, hospitals and other key services by all levels of government risks being inefficient, delayed and/or more costly.

As the Structure Plan area accommodates the majority of the Central Coast region's future greenfield housing and employment growth over the next 20 years, a key challenge will be providing adequate infrastructure to meet the needs of people living and working in the North Wyong area.

The NSW Government has put in place new governance arrangements for the management of the State's infrastructure. This allows planning, prioritising, funding and delivery of infrastructure in a coordinated, efficient manner across government for all levels of infrastructure leading to better economic and social results across the State.

New governance arrangements for infrastructure planning in NSW

The New South Wales Government has established new structures and processes to better plan, prioritise, fund and deliver infrastructure across NSW. Infrastructure NSW has been established to improve the identification, prioritisation and delivery of critical infrastructure in the State.

Specific functions and activities to be undertaken by Infrastructure NSW include:

- preparation of a 20 year State Infrastructure Strategy
- preparation of 5 year infrastructure plans
- sector State Infrastructure Strategy statements (for example, water)
- coordination of major infrastructure projects (exceeding \$100 million)

To complement Infrastructure NSW, the Department of Planning and Infrastructure (DP&I) ensures that there are better linkages between land use planning, infrastructure delivery and development. DP&I will coordinate planning for the provision of infrastructure by identifying where infrastructure needs to be augmented to support growth and preparing Growth Infrastructure Plans. The aim of this process will be to ensure that, as far as possible, the necessary infrastructure is provided to enable the timely development of an area.

The North Wyong area already has substantial investment in infrastructure, including:

- The F3 Sydney to Newcastle Freeway, the Pacific Highway, and regional roads such as the Motorway Link, Sparks Road and Central Coast Highway/Elizabeth Bay Drive.
- The Sydney to Newcastle rail line provides a key link between the North Wyong area and Sydney and Newcastle for both freight and passenger movements and Gosford and Tuggerah-Wyong for passenger movements.

- Additionally, there is already a significant local road network and Wyong Council upgrades to the road network within the Warnervale and Wadalba release areas, including Warnervale Link Road, will ultimately connect Watanobbi with Sparks Road through to Warnervale Town Centre.
- The Structure Plan area is serviced by both Wyong Hospital and Gosford Hospital, the principal referral hospital for the region.
- Higher education opportunities include University of Newcastle – Central Coast's Ourimbah Campus and TAFE NSW campuses at Wyong and Ourimbah.

As parts of the Structure Plan area transition to urban areas, the residential and employment growth will result in the need for new infrastructure or upgrades to existing infrastructure such as:

- Transport (roads, rail and public transport, pedestrian and cycle ways)
- Water
- Sewerage
- Drainage
- Community buildings
- Open Space
- Health facilities
- Education buildings
- Energy infrastructure

This infrastructure can be provided in a number of ways as the planning and delivery of infrastructure is shared between many parties such as State Government agencies, Local Government, Commonwealth Government, as well as developers through development contributions and private sector investors.

As the area develops, infrastructure will be delivered by private developers and/or programmed into the State and local council capital works programs in stages with a view to keeping pace with the new urban development that is occurring. The State Government's new infrastructure governance processes outlined above will help ensure that the right State infrastructure is delivered in a timely way.

To facilitate the early stages of development in the area, major new infrastructure investments are already underway such as the:

- Recently opened \$120M Mardi - Mangrove Creek dam link which is a key step to implementing the Gosford - Wyong Council's 'WaterPlan 2050' and securing the region's future water supply needs;
- Funding the construction of the new intersection between Sparks Road and the new Warnervale Town Centre access road under the Government's \$181 million Housing Acceleration Fund;
- Construction of water and sewer infrastructure for the Warnervale Town Centre by Council and with the assistance of \$4.5 million in Federal funding, and
- Warnervale GP super clinic which is currently under construction.

The long term planning vision provided by the Structure Plan will assist all levels of government to identify, plan for and prioritise the future needs of the northern areas of the Wyong LGA. To ensure that planning for infrastructure, services and land use is integrated, the Government will continue to work co-operatively with Wyong Shire Council.

3. The Structure Plan development strategy

The Structure Plan future development areas, and the corridor and habitat networks (the ‘green corridor’) are identified on Map 2. The proposed precincts to accommodate residential and employment uses have an area of approximately 1,900 hectares.

The Structure Plan identifies more employment land than may be required to meet the Regional Strategy targets. Identifying additional potential development areas will:

- Allow additional land to be brought on line if there is a higher than expected demand;
- Provide a future land reserve if detailed local planning processes show that expected employment or residential capacity targets cannot be achieved, for example, due to environmental or extractive resource constraints; and
- Provide capacity for more local jobs and growth past 2031.

Development in the Structure Plan area will support development in the southern part of the Lake Macquarie LGA, including the Wyee Strategy area which is also planned for additional development.

There are some areas within the study area for which the Structure Plan does not make any additional recommendations. These areas include existing urban areas and other areas which are not suitable for future urban development or inclusion in the green corridor network. A decision on the future landuses in these areas will be considered in the context of Council’s proposed Settlement Strategy and new LEP (refer section 4.2).

The Structure Plan does not identify any areas within the study area, as being suitable for additional rural-residential development. Wyong Council may consider whether there are any other areas suitable for rural-residential development, outside of the Structure Plan area, as part of their Settlement Strategy and Comprehensive LEP process.

The Structure Plan is a high level strategy that has been prepared on the basis of sub-regional data. More detailed investigation may conclude that parts of the currently proposed development areas or proposed landuses are not appropriate. For example, detailed flooding or flora and fauna investigations, undertaken to support a future planning proposal that seeks to rezone some of the development precincts for urban development, may identify areas on the fringe of a development precinct which are not suitable for development but should more appropriately be included in the green corridor. Equally, the development precinct boundaries may need to be amended slightly if an area on the fringe is, by its features, not suitable for inclusion in the green corridor. Any future planning proposal within the Structure Plan area will need to demonstrate that it meets the overall objectives of the Structure Plan.

3.1 The development precincts

The initial focus for development in the Structure Plan area will be around the broader Warnervale/ Wadalba release area in the southern half of the study area. These areas will support continued development of these areas and the establishment of Warnervale Town Centre and the WEZ and can be more efficiently serviced by new or upgraded infrastructure than areas to the north. In the longer term, development is expected to occur around the Doyalson and Lake Munmorah corridor and areas on the southern shores of Lake Macquarie. The list of Precincts, their size and potential housing and employment yield is outlined in table 2 (Appendix 1).

The housing and employment capacity estimates are based on a broad assessment of the Net Developable Area (NDA) which could be achieved in each of the identified development

precincts. The actual development potential for each area will be determined as the land is more closely investigated and rezoned for urban development. Future reviews of the Regional Strategy and Structure Plan will assess whether the expected yields within the study area have been achieved and, if necessary, how any shortfall in development capacity could be made up, either in the Structure Plan area or elsewhere in the region.

3.1.1 Employment

The Structure Plan area has a total employment capacity of between 12,150 and 17,100 new jobs, including areas with an existing employment zoning at Warnervale Town Centre (1,200 jobs) and the WEZ (6,000 jobs).

Initiatives in the Structure Plan area which will improve local employment opportunities include:

- Expanding existing employment nodes at Charmhaven and Doyalson;
- Developing new employment areas in the WEZ, Doyalson North and Bushells Ridge;
- Developing new employment areas at Lake Munmorah to service new urban areas and provide landuse buffers around the power stations;
- Developing a specialised employment node in proximity to Wyong Hospital and exploring similar opportunities for other major infrastructure (e.g. schools and the power stations); and
- Developing new centres at Warnervale, Wadalba East, Lake Munmorah and Gwandalan.

Wyong Council will undertake more detailed investigation to determine the appropriate role of these centres and scale of development, the relationship between centres and the appropriate surrounding landuses to support these centres.

3.1.2 Residential

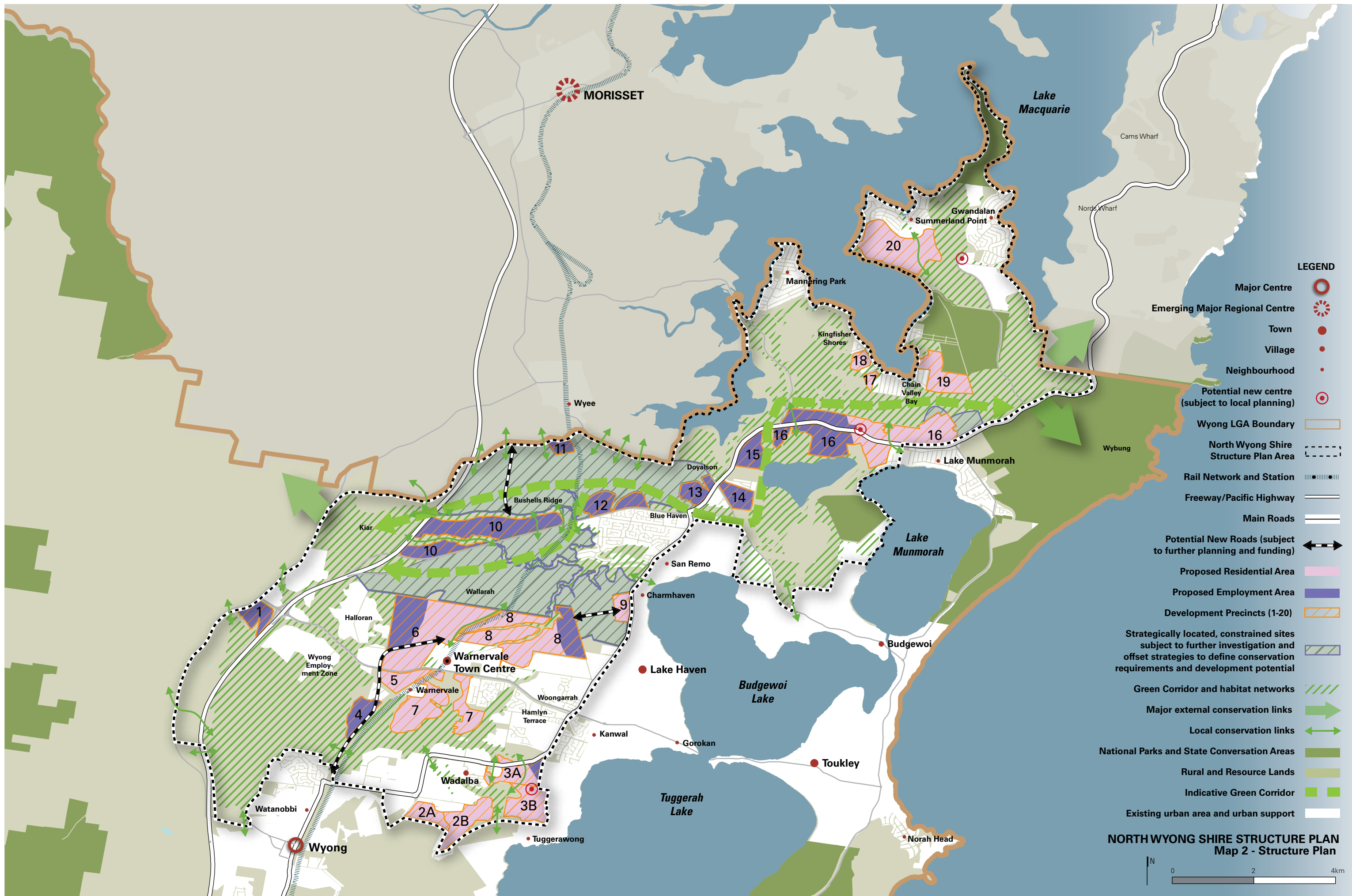
The future residential development areas and the potential dwelling yield are listed in Appendix 1. The Structure Plan area has capacity for almost 17,000 new dwellings to 2031. This development is expected to occur in the Warnervale Town Centre (1,650 dwellings), other areas already zoned for urban development but not yet developed and future release areas. These dwellings could accommodate an additional population of almost 37,400 persons over the long term, should all of these dwellings be developed and occupied.

The final residential development capacity estimate differs from the figures in the draft Structure Plan as a result of development occurring in the study area since the draft plan was prepared and the capacity targets for the Warnervale Town Centre being revised as part of the 2012 review of the planning provisions that apply to that site.

Residential development in the Structure Plan area is expected to occur within the walking catchments of planned and existing centres and public transport routes. In and immediately around centres, housing is expected to be in a variety of forms of medium density housing, depending on the centres hierarchy, for example:

- Warnervale Town Centre - within 800m distance of the centre;
- Proposed new village centres at Wadalba East, Lake Munmorah and Gwandalan – within 400m-600m of the centre; and
- Neighbourhood centres (e.g. the existing Warnervale village and development near Charmhaven shops, etc) – within 150m of the centre.

For areas which are further away from centres, a minimum density of 15 dwellings per gross hectare of development land should be achieved.



3.2 Development area staging

The staging of development within the Structure Plan area has been developed with input from Wyong Council and the Office of Resources and Energy. The staging plan is shown in Map 3 and Table 1. The staging plan has been determined by:

- The ability of State and local government to provide key infrastructure services in an orderly and cost-efficient manner, especially water and sewerage, which are a responsibility of Council;
- The potential timing of extraction of important mineral/ coal resources; and
- Whether development will support the establishment of the WEZ and Warnervale Town Centre.

Table 1 sets out the preferred Staging Plan for the Structure Plan. The actual timing of development will depend on a range of factors, including the economic conditions and the market, and the demand for additional housing and employment land. Close monitoring will be required to ensure that an adequate supply of land is maintained.

Table 1: Preferred staging and estimated development yield

Order of Development	Description	Location	Residential	Employment
			15 Dwellings/ hectare	10 -20 Jobs/ hectare
Short	Land already zoned and serviced which is expected to begin to develop in the coming years	Warnervale Town Centre, WEZ and parts of Wadalba, Woongarra, Hamlyn Terrace and Bushells Ridge	4,600	8,460 – 9,720
Medium	Land that is expected to be zoned in the next 15 years	Parts of the Warnervale, Wadalba, Charmhaven and Gwandalan areas	7,970	680 – 1,360
Long	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	The final stages of the WEZ, Warnervale and Bushells Ridge areas. Also areas to the north at Doyalson, Lake Munmorah, Summerland Point and Chain Valley Bay	4,130	3,010 – 6,020
Total			16,700	12,150 - 17,100

Staging plans must maintain enough flexibility to allow additional land to be released, when required but to also ensure that there is not an over or under supply of land. The Government and Wyong Council may decide to accelerate the release of land if satisfactory arrangements

are in place to forward fund the appropriate infrastructure and other factors, such as the supply or demand for additional land, support an earlier release. The Structure Plan and the Staging Plan will be reviewed as part of future reviews of the Central Coast Regional Strategy.

Sites which are rezoned for urban development will be identified as short-term release precincts in future reviews of the Structure Plan. Examples of where this is likely to occur include the area around Warnervale Village station (Precincts, 4, 5 and 7) which are in the process of being rezoned.

The staging of development of any future urban land within the ‘strategically located’ sites is expected to be generally consistent with the staging identified for the adjoining land.

3.3 Biodiversity planning for the Structure Plan area

The Structure Plan process has identified the opportunity to provide a system of corridor and habitat networks in the Structure Plan area, known as the ‘green corridor’. The green corridor includes valuable vegetated areas that contain endangered ecological communities, threatened species and habitats, riparian environments and wetlands. The green corridor also includes areas that have been disturbed and degraded as a result of past landuse, however are also strategically located in terms of conservation connectivity and which can potentially be revegetated in the future.

Many of the properties within the proposed green corridor have physical attributes which would impact on their ability to be developed and are less well suited for development than the nominated development precincts. For example, much of the existing vegetation in this area is already protected under State and/or Federal legislation. Without the Structure Plan providing a strategic framework for decision making, decisions would be made on a site by site basis which is likely to lead to poor development and biodiversity outcomes.

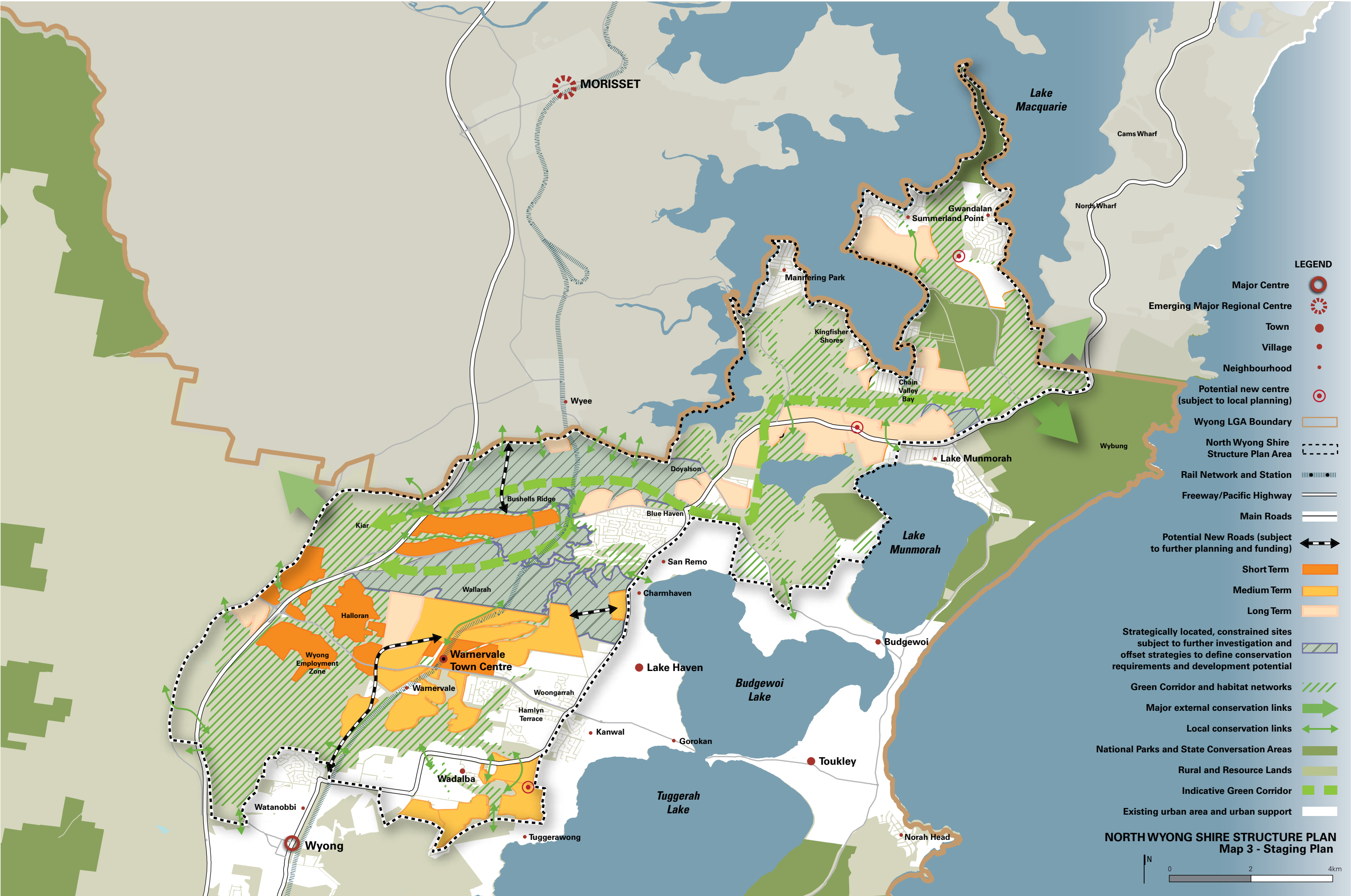
Although preferable, corridors are not necessarily continuous, but contribute to the retention and/or restoration of natural connectivity. Within and adjoining the corridor and habitat network areas, there are a range of areas where future improvements in biodiversity connectivity can provide a significant benefit to wildlife movement.

The green corridor aims to link the mountain areas in the west of the region to the ocean foreshore in the east. The corridor will also link through to the proposed Watagan-Stockton and Wallarah green corridors in the adjoining Lower Hunter region.

The Structure Plan Map (Map 2) illustrates the green corridor, the preferred east-west route for the corridor and several desirable corridor linkages within and adjoining the study area.

The green corridor will also reinforce the landscape and visual setting for urban development within Wyong LGA. This area can also provide opportunities for low impact, passive recreation activities including pedestrian and cycle paths which link to nearby urban development. The biodiversity and landscape planning objectives behind the establishment of the green corridor are:

- To improve the extent and condition of biodiversity in the region;
- To ensure connectivity for organisms at a landscape and regional scale;
- To provide landscape permeability to improve long-term ecological resilience;
- To facilitate adaptation to climate change through the protection and conservation of areas which enable fauna migration and dispersal, and the dispersal of plants;
- To maintain and enhance water flows, water quality, aquatic environments and groundwater dependent ecosystems;
- To protect and conserve Aboriginal cultural heritage;



- To improve the visual amenity of the region, and provide an attractive landscape setting for future development;
- To provide opportunities for public and private conservation;
- To provide for a range of land uses, where appropriate that do not adversely affect the overall function of the corridor, including dwellings, passive recreation and infrastructure; and
- To improve the health and well-being of the population.

3.4 Strategic land subject to further investigation

The Structure Plan identifies land in the north-west and north-east of the study area which is strategically located in relation to existing and proposed infrastructure (e.g. major roads, water and sewer) but will also contribute to the formation of the green corridor. Parts of Bushells Ridge and Wallarah also have significant clay resources underneath them. These areas warrant more detailed local investigation particularly in respect of ecology and stormwater management to more clearly determine their conservation and development potential (see Map 2). The scope of these assessments is outside the capacity of a Structure Plan, however it is important to identify that these areas are strategically located, and will be considered for further investigation.

It is acknowledged that some proposals for strategically located land may progress independently of other sites. The Structure Plan provides a framework and context for identifying and assessing future development opportunities in these areas, and for planning proposals to be prepared and progressed. The key planning issues that need to be addressed for these areas include:

- More detailed understanding of the environmental features of the land and opportunities to contribute to the proposed corridor and habitat networks;
- Resource extraction potential related to proposed coal mining and clay extraction (where these localised impacts occur);
- Opportunities to offset vegetation losses within future development areas;
- How the proposed development will relate to future development and the green corridor; and
- The need for additional residential or employment uses to meet future demand.

The key objective for these sites will be to achieve a balance between development and biodiversity conservation, within the broader context of the green corridor. Detailed ecological investigations will need to 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, or parts of the land, in complementing the green corridor;
- The location of local corridors, including riparian areas, and links to planned corridors outside the Structure Plan area; and
- The extent of potential biodiversity losses from development and the need for and extent of offsets.

4. Implementation

Implementation of the Structure Plan will occur over many years. Future planning proposals and local strategies will need to demonstrate consistency with the Structure Plan as a key landuse strategy of the Regional Strategy and under s.117 No. 5.1 – Implementation of Regional Strategies.

4.1 Coordination of land release

The NSW Government and Council will coordinate and monitor residential and employment land release through use of tools such as the Metropolitan Development Program and the Employment Lands Development Program. Decisions on the release of land will be coordinated to assist the efficient provision of infrastructure and the timely availability of land for development.

4.2 Wyong Local Environmental Plan 2012

Wyong Council is currently preparing a new Local Environmental Plan (LEP) which will replace Wyong LEP 1991. The new LEP will be based on a Standard Instrument which is being progressively implemented throughout NSW. The Standard Instrument introduces a suite of zones and planning provisions for use by local councils. Councils may modify and add to the LEP in some circumstances to reflect local conditions.

Many of the existing zones in Wyong LEP 1991 will readily translate into broadly equivalent zones in the Standard Instrument LEP. For example the residential zones in the Wyong LEP 1991 (e.g. 2(a) and 2(b)) are expected to become 'R' (residential) zones in the new LEP. Existing business zones (e.g. 3(a) and 3(b)) will become 'B' business zones in the new LEP. In some cases translation of zones in the Structure Plan area will be more complex and may be supported by additional mapping to reflect site characteristics.

Some particular situations of interest within the Structure Plan area are listed below. Most of these issues will need to be resolved by Council as part of the preparation of their new LEP:

- Power station holdings – should be zoned to reflect their dominant use but may be supported by overlays and/or an environmental zone that reflects the environmental values of undeveloped land. It is recommended that operational areas within the power station sites be given an SP Infrastructure zone to reflect their use as key pieces of infrastructure and that Council, the Office of Environment and Heritage and Delta Electricity work together to determine the best approach for the buffer areas;
- Scenic protection land developed as manufactured home estates – should be zoned to allow that use to continue on the site. Council will also need to determine whether manufactured home estates should continue to be permitted to occur in areas where they are currently permitted, but not yet developed. Council will need to consider the proximity to future development areas, infrastructure and services in making this decision;
- Investigation zone – as there is no equivalent for the existing 10(a) Investigation zone in the Standard Instrument, there may be other zones that are appropriate depending on the land's characteristics and its designation on the Structure Plan map (Map 2);
- Land identified on the Structure Plan for future development can also be progressively included on a Land Release Map in the new LEP and an associated local clause will apply. Among other things, this will allow future potential land use to be taken into consideration as part of the development assessment process, as currently occurs in

areas that are zoned 10(a). Further consideration will need to be given to the appropriate time when this should occur;

- Land identified on the Structure Plan for biodiversity corridors and linkages should be progressively zoned to reflect the intended environmental outcome for the land. Council will need to ensure that approved land uses can continue to operate and that land appropriate land use and development controls apply to these areas. Mapping overlays supported by local clauses to be used during development assessment can be used to reflect the specific environmental attributes of the land and to support a more detailed layer of development controls that could apply to the land; and
- Land identified as being strategically located, constrained and requiring further investigation is dependent on resolution of key planning issues as outlined in section 3.4. In the interim this land will need to be given a zone in the new Wyong LEP based on a combination of its current development potential, its environmental characteristics and its designation on the Structure Plan map (Map 2).

The Standard Instrument LEP allows different development standards, such as building heights, floor space ratios and minimum lot sizes, to be applied to different land within the same zone. This allows councils to fine tune the future development that may occur on land within a zone.

While the overarching aim of the Standard Instrument is to provide a standardised and modernised set of planning controls across the State, there is some capacity for Council LEPs to include specific local clauses.

4.3 Development Control Plan

Council will prepare an updated Development Control Plan (DCP) for release with the new LEP. The DCP could also include controls to support development in the Structure Plan area. It is likely that, in the first instance, the controls for the Structure Plan will be quite broad with more detail added as local planning takes place.

4.4 Ongoing land release via the precinct planning process

Once the Wyong comprehensive LEP is finalised there will be a need for ongoing release of the precincts identified in the Structure 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.

An example of this detailed assessment is the rezoning investigations that Council is undertaking for the area around the existing Warnervale train station (Structure Plan precincts 4, 5 and 7). This area is expected to be zoned for urban development in 2012/13.

Changing the zone and land use controls to enable a precinct to develop can be done through a Planning Proposal that amends Wyong LEP 2012. Alternative mechanisms include the potential for key sites covered by the Structure Plan area to be identified via a State Environmental Planning Policy (or equivalent), as has occurred for the Warnervale Town Centre and the WEZ.

Council's current land release process involves negotiating a cost-sharing arrangement with major landowners within land release precincts. The Structure Plan will be used by infrastructure and service providers, including Government agencies and Council in accordance with the adopted land release strategy. The Warnervale/Wadalba Human Services Planning Strategy is a good example of agency coordination improving the planning for and delivery of infrastructure and services in line with development. This model could be replicated for the planning of other infrastructure and services elsewhere in the Structure Plan area.

APPENDIX 1

Table 2: Proposed development precincts & estimated development yield of Structure Plan area*

Precinct No.	Area name	Land Use	Gross Area	Estimated Net Developable Area (ha)**	Dwellings	Jobs	
					15 /ha	10 /ha	20 /ha
1	Hue Hue Road	Employment	36	25	-	252	504
2A	Wadalba South	Residential	32	22	336	-	-
2B	Wadalba South	Residential	67	47	704	-	-
3A	Wadalba East	Residential	57	40	551	32	63
3B	Wadalba East	Residential	69	48	725	-	-
4	Warnervale South West	Employment	39	27	-	273	546
5	Warnervale South West	Residential	36	25	378	-	-
6	Warnervale North West	Residential & Employment	254	178	1,764	602	1,204
7	Warnervale South East	Residential	140	98	1,470	-	-
8	Warnervale North East	Residential & Employment	221	155	1,764	371	742
9	Charmhaven West	Residential	26	18	273	-	-
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	293	205	1,670	945	1,890
17	Chain Valley Bay West	Residential	8	6	84	-	-
18	Chain Valley Bay North West	Residential	16	11	168	-	-
19	Chain Valley Bay East	Residential	68	48	714	-	-
20	Summerland Point South	Residential	142	99	1,491	-	-
	Wyong Employment Zone***	Employment				6,000	6,000
	Warnervale Town Centre****	Residential, Retail and Commercial			1,650	1,200	1,200
	Other existing zoned areas*****	Residential			2,940		
ESTIMATED TOTAL DEVELOPMENT YIELD			1,857	1,299	16,682	12,146	17,091

* Some of the figures in this table have been rounded up or down in the body of the Structure Plan document

** 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

*** The 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

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

Further information

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