

Wyong Shire Council



RDS

Residential Development Strategy



December 2002



Residential Development
Strategy considered by Council
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1 INTRODUCTION

1.1 BACKGROUND TO THE STRATEGY

Wyong Shire is located on the New South Wales Central Coast and covers an area of some 830 sqkm, of which approximately 84 sqkm comprises the Tuggerah Lakes. The Shire has a coastline of 35 km the majority of which is either National Park, State Recreation Area or public reserve. The Central Coast's population exceeded 260,000 in 1996 and was estimated by the Australian Bureau of Statistics (ABS) to be 297,592 as of June 30, 2001. ([Refer to map 10.1](#))

Wyong and the Central Coast were recognised as part of the Greater Metropolitan Region of Sydney in the 1993 strategy document Planning Sydney's Future and later in Cities for the Twenty First Century (1995). More recently, following the release in 1998 of the new metropolitan strategy Shaping Our Cities, the Central Coast was acknowledged as a region in its own right. Notwithstanding, as part of the Greater Metropolitan Region (GMR) of Sydney, the nation's largest city, Wyong Shire will continue to experience growth pressures which are inextricably linked to the growth of Sydney.

In September 1995, in response to concerns at the local government level over generic policies, the State Government announced a new approach to urban consolidation which would involve local councils taking responsibility for implementing local planning policies which contribute to metropolitan planning objectives. Council's were asked to develop and implement residential development strategies which would increase the quality, diversity and quantity of residential development in their local area. Where Councils did not adopt an acceptable Residential Development Strategy within the timeframe required, they would be subject to a Residential Development State Environmental Planning Policy (SEPP) for the Greater Metropolitan Region. SEPP 53 – Metropolitan Residential Development came into effect on 26 September 1997 and is applicable to Wyong Shire. A draft Residential Strategy was presented to Council in 1998. Council resolved at that time not to adopt a Residential Strategy. However, there has recently been concern with the impact of SEPP 53 and it is now considered appropriate to adopt a more locally relevant approach which excludes SEPP 53.

The government also established criteria for assessment of residential strategies. In general terms, strategies are required to meet metropolitan planning objectives by implementing good planning principles and to show evidence of a number of positive changes including increasing the variety of housing stock and a general correlation between changing demographic and economic profiles and the opportunities for building a broader range of housing. This strategy has been reviewed by PlanningNSW's Residential Development Strategy Committee to ensure it fulfils these objectives.

1.2 AIMS OF THE STRATEGY

- To provide a comprehensive strategy to guide residential development which will increase the quality and diversity of development in Wyong Shire;
- To plan for residential development which is environmentally, economically and socially sustainable in both a local and regional context;
- To provide a local approach which justifies exemption from SEPP 53 - Metropolitan Residential Development;

- To identify amendments to the Wyong Local Environmental Plan 1991 which seek to satisfy residential development objectives of the Greater Metropolitan Region, while retaining local sustainability;
- To identify short and medium term actions which Council can facilitate to realise metropolitan planning objectives for residential development, while maintaining local sustainability.

1.3 GREATER METROPOLITAN REGIONAL CONTEXT

In 1993 the State Government released *Sydney's Future*, a draft Metropolitan Strategy. This document identified the Greater Metropolitan Region (GMR) for the first time. The Region is defined as Sydney, Newcastle, the Central Coast and Wollongong. In 1995 this was confirmed with the adoption of *Cities for the 21st Century*.

In 1998 a new strategy was adopted for the Greater Metropolitan Region, *Shaping Our Cities*, which also acknowledged the role of the Central Coast as a region in its own right within the GMR. The key principles of *Shaping Our Cities* are:

- Manage the supply of new and redeveloped housing so as to create a compact urban structure with choice in home type and affordability throughout each part of our cities
- Identify and create opportunities for employment and business growth in locations that support access by public transport and minimise conflict with other land uses
- Enhance opportunities for walking, cycling and using public transport and contain the growth of travel demand in all land uses and development decisions
- Improve the design and quality of the urban environment by requiring good architecture, protecting our built heritage and building a well-located, safe and useable public domain
- Protect and improve our natural and cultural environments so as to sustain biological, water and air resources, to conserve Aboriginal heritage and to enhance our enjoyment of parklands
- Manage the planning system efficiently, provide for consultation and encourage investment, job creation and business confidence

In 2000 the draft planning strategy for the Central Coast, *Shaping the Central Coast* was released for public comment. ([Refer to map 10.2](#)) The Central Coast is the fastest growing region within the GMR and has experienced sustained high rates of population growth for more than two decades. *Shaping the Central Coast* acknowledges that this rapid population growth has resulted in:

- A shortage of jobs and vulnerability to economic downturns
- Lags in the provision of human services and public transport
- Loss of biodiversity and open space to urban and rural uses
- Estuarine and lagoon water pollution as a result of urban development and run-off
- A sense of being overshadowed by Sydney and a lack of regional autonomy.

The regional strategy for the Central Coast adopts the same goals as *Shaping Our Cities* – a competitive and adaptable economy, a healthy and sustainable environment, liveable communities and integrated regional management. It also acknowledges that the region will continue to grow and contribute significantly to the housing supply for the GMR.

More recently, in recognition of the impact of an increasingly constrained supply of land for housing in the GMR and consequent effects on housing affordability, the Government announced that PlanningNSW would investigate and speed up zoning and service provision of land in Western Sydney over the next 15 years, including new land stock with potential to provide 55,200 housing lots, increasing the total number of housing lots planned to more than 130,000. In the short term, these investigations aim to almost double the number of lots available within Western Sydney to 10,000 within three years.

Significantly, the Minister also announced that infrastructure and public amenities such as roads, public transport, health services and schools will be investigated and planned for at the same time as the new housing land.

1.4 RESIDENTIAL DEVELOPMENT IN THE REGION

Since the adoption of the Gosford-Wyong Structure Plan in 1977 the Central Coast has grown significantly. Initially both LGA's contributed to the supply of residential housing lots in new release areas. For example, following the expansion of the Urban Development Program for 1988/89 to include all areas with potential for 100 or more lots, Gosford was to produce 1278 lots and Wyong 1054, which combined constituted 17.3% of the total Sydney UDP and 24.2 % of lots in the low price sub-market.

The table below indicates that the Central Coast contributed 11.7 % of the total lots produced in the GMR for the two years to June 2001:

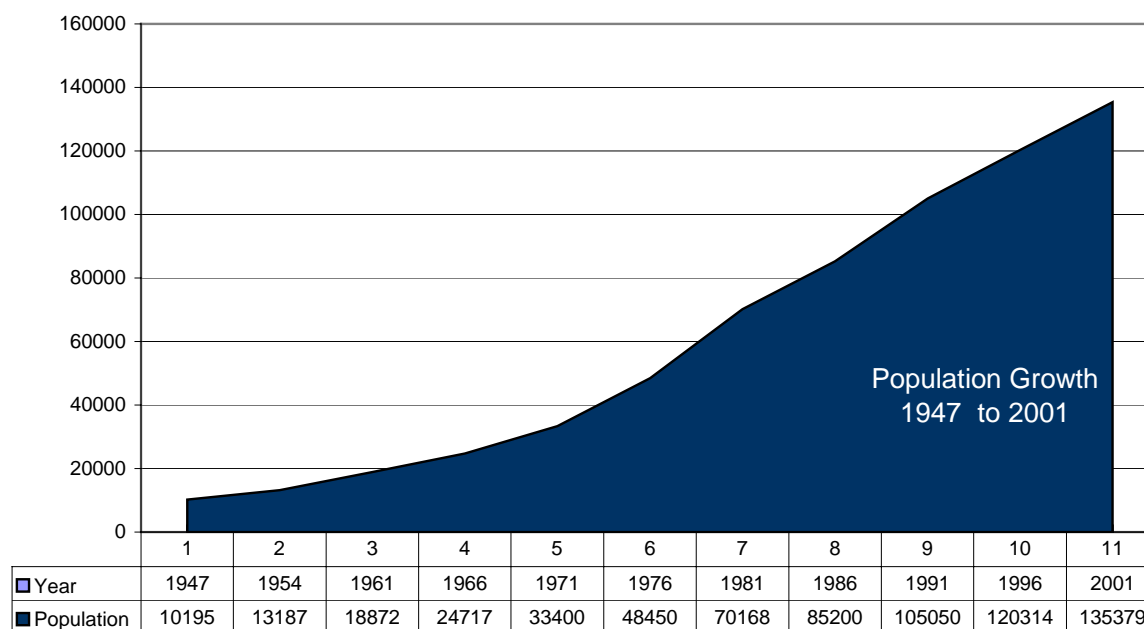
AREA	LOT PROD 6/99-6/01
Baulkham Hills	3230
Blacktown	3288
Camden	1664
Campbelltown	731
Penrith	1122
Liverpool	3076
Fairfield	382
Gosford	474
Wyong	1419
Other	828
TOTAL	16214

- *Source: Sydney Region Land and Housing Monitor (PlanningNSW, February 2002)*

However, opportunities for greenfields development in the Gosford LGA are near exhausted and the majority of their recent housing supply is provided by multi-unit development. In respect of long term land availability, there are estimated to be only 120 potential lots in the Gosford LGA beyond the 545 potential lots currently zoned and available. Therefore, greenfields release area development on the Central Coast will only occur in the Wyong Shire. It is estimated that there may be in the order of 10,000-15,000 potential lots beyond those currently zoned and available.

1.5 HISTORY OF DEVELOPMENT IN WYONG SHIRE

The population of Wyong Shire has almost doubled in the last 20 years from 70,400 in 1981 to an estimated 135,379 in 2001. The chart below demonstrates the growth of the Shire from 1966 to 2001:



Growth in the 1970's was fuelled by the accessibility provided by the Sydney-Newcastle freeway. During this period, the construction of three storey walk-up flats occurred at The Entrance and Wyong, as in many other parts of Sydney. With the extension of the freeway to Tuggerah in 1984 and an expanded sewerage scheme in the Shire, the 1980s saw substantial greenfield areas developed at Tumbi Umbi, Berkeley Vale and Gorokan where services could be extended from adjoining urban areas. These areas were included in the Urban Development Program that was commenced in the 1970's to manage the release of new land for residential development in Sydney. ([Refer to map 10.6](#))

By the mid 1980's it was evident that future residential development would be in conflict with future underground coal mining activities. In 1986, the government formed a working party to resolve the conflicts between urban development requirements and the need to manage the coal resource and in 1987 released *draft Sydney Regional Environmental Plan – Wyong Development Areas and Coal Mining*. (It should be noted that the REP was never adopted and has been superseded by more recent data since. However the precinct numbers and names are still used for general reference by Council, consultants and developers).

Following consideration of the draft plan and the costs of new service infrastructure, Council adopted a development program in 1988 for the staged investigation and release of new areas for residential development.

Development Program - 1988

PRECINCT NO.	LOCATION	POTENTIAL LOTS	PRIORITY
1	Gwandalan	500	Short
2	Chain Valley Bay	1900	Medium
3	Doyalson East	500	Short
4	Doyalson	2100	Medium
5	Blue Haven	1200	Short
6A	Chelmsford	2800	Medium
7A	Warnervale	3500	Medium
7B	Warnervale East	2100	Short
8	Wadalba	4700	Medium
9	Kanwal	500	Short
10	Bruce	3700	Long
11	Warnervale West	1400	Medium
12	Kiar	1500	Long
16	Mardi North	350	Medium

The program provided for a maximum of 26,750 additional dwelling sites. However, changes in the timing and release of some areas had to be altered due to coal mining activities and service availability.

Infill release areas at Gwandalan, Blue Haven and Kanwal were rezoned in 1989/1990. Greenfield release areas at Warnervale East and Wadalba North-West were subsequently released in 1993. In 2002, the Warnervale East area (precinct 7b) and Wadalba North West (Precinct 8c) remains the main area of future supply of residential lots in the Shire. Overall, more than 8000 residential lots in the UDP areas plus 1300 non-UDP lots (since data collected) have been created since 1988.

2 POPULATION PROJECTIONS AND HOUSING DEMAND

2.1 THE SHIRE AT A GLANCE

Wyong Shire has developed in the last two decades as a dormitory suburb of Sydney and the major component of population growth has been through in-migration from areas outside the Central Coast, with most of this growth sourced from the Sydney region. The upgrading of communications, rail and road infrastructure has supported the population growth and has enabled residents to commute to Sydney for work. Traditionally, the Central Coast was a retirement destination and although the area still attracts many retirees, the region's close proximity to Sydney and affordable housing ensured a more diverse range of household types moving to the area.

The unique demography of the Central Coast means that the largest increases in population are occurring in the very young and the aged. These two sectors of the community make the greatest demand on health and community based services.

Wyong Shire is a decentralised local government area. The six major townships account for about two thirds of the Shire's population. The bulk of the remaining population is found in 15 smaller centres. The unique geography of the area (around three major lakes) makes provision of services and facilities difficult and public transport inefficient.

A large proportion of the population is disadvantaged. Education levels are lower than the State average, unemployment is substantially higher than the State average and participation in the labour force is low. It is estimated that as many as 35,000 residents of the Central Coast commute to Sydney each day for work. Commuting for up to four hours a day, leaving families isolated without transport and moving away from the social infrastructure of families and friends can add to family stress.

The 1996 Census indicated that income levels for Wyong Shire residents were some of the lowest in the Sydney region - median of \$237 per week compared to \$298 for residents across NSW - and although the numbers of older people living in the area affects this, there are many financially disadvantaged people within the Shire. The high incidence of domestic violence and child abuse, long waiting lists for public housing and large numbers of single parent families are all indicators of such stress and disadvantage in the local community.

2.2 DEMOGRAPHICS

- We know that the Shire is still growing at around 3% per annum and that growth will continue for the next few decades. This growth is largely driven by migration from Sydney. We know that the major reasons people move to this area are to purchase a home and for the lifestyle benefits of a quality environment.
- The age profile is unique with a high proportion of families with young children (0-14yrs) as well as people aged over 65 years. This has implications for housing needs and choice at different stages of the life cycle.
- Average household income is lower than the Sydney average. The relativity to Sydney over the last five years can only be assessed when the 2001 ABS census data is available.

- Average household size is declining. In 1996 this was 2.54 persons per household. Consistent with broader ABS predictions, it has been estimated by Council that this will decrease to 2.47 persons by 2021, despite a current average household size in the new release areas of 3.0 persons per dwelling.
- Housing affordability improved during the 1990's due largely to low interest rates. However, there has been recent upward pressure on prices as a result of the booming Sydney housing market which offsets potential for residents on low to moderate incomes to purchase property. This upward trend in property prices also has implications for the rental market for the lower to moderate income group.
- The proportion of multi-unit residential development in Wyong varies significantly from year to year due largely to the fluctuations in supply of residential lots. The long term trend shows an increasing number of multi-unit dwellings being constructed in the Shire.
- Wyong's release areas have average densities that are less than the average 15 dwellings per hectare stated as the desirable target by PlanningNSW.
- Caravans provide 2.1% of all housing need. This is one of the highest levels of all Sydney Region local government areas.

2.3 POPULATION PROJECTIONS

Wyong Shire's population is projected to continue to grow significantly over the next 20 years. In 1999, Council prepared and published detailed population estimates. These projections will remain the most valid until detailed results of the 2001 Census become available for further analysis and the Demographic Unit of PlanningNSW produces revised projections.

YEAR	PROJECTED POPULATION
2001	135,379 (ABS estimate)
2002	137,353
2006	150,146
2011	165,685
2016	182,526
2021	199,435

- *Source: Wyong Shire Council, 1999*

Assuming a mix of housing types with average occupancy ranging from 2.2 to 3.0 persons per dwelling, Wyong is likely to need to accommodate an additional 62,000 people in the next 20 years in up to 24,800 new dwellings.

The total number of dwellings within the Shire at the 1996 Census was 52,345. This can be broken down into the following:

Detached Dwellings	42,174	(80.6%)
Multi-Unit *	6,985	(13.3%)
Other **	3,186	(6.1%)

It is unlikely that these proportions will have changed significantly in the intercensal period.

Note: * Multi-unit includes semi-detached, terrace, townhouse, flat, unit, and apartment
 ** Other includes caravan, cabin, improvised house/flat or attached to shop or not stated.

3 WYONG HOUSING MARKET TRENDS

3.1 LAND AND DETACHED DWELLINGS

Housing in Wyong Shire has traditionally been predominantly single detached dwellings. During the last decade, Wyong has, at various times, produced more than 10 % of all detached dwellings in the Sydney Region UDP areas (excluding Newcastle and Illawarra). Despite recent constraints on lot production resulting from delays in a sewer main extension and arising from threatened species issues, Wyong still produced 8.75 % of all new lots under the program for the two years July 1999 to June 2001.

The table below demonstrates the major contribution of the UDP release areas to the population growth in the Shire:

YEAR	LOTS CREATED	DWELLINGS COMMENCED
1989	978	379
1990	416	519
1991	359	325
1992	581	507
1993	672	370
1994	964	473
1995	742	382
1996	702	867
1997	442	435
1998	601	484
1999	418	490
2000	923	408
2001	400	628
TOTAL	8198	6267

Source: Wyong Shire Council Residential Land Monitor, March 2002

Over this period, in excess of 20,000 people have been accommodated in these areas. There have also been major variations in the quantity of lots produced in any one year (ranging from 400 – 1000) due to market conditions, land availability and timing of service provision.

The majority of detached dwellings are produced within the areas released under the UDP. Using the definition of *gross residential density* in draft SEPP 66 (the definition of which is shown in section 4.5), the following yields have been achieved in the main release areas in the UDP:

- *Woongarra* *9.3 dwellings/ha*
- *Hamlyn Terrace* *10.2 dwellings/ha*
- *Wadalba* *11.7 dwellings/ha*
- *Mardi* *14.6 dwellings/ha*
- *Blue Haven* *12.7 dwellings/ha*

The majority of lots created in Wyong over the period of operation of the Urban Development Program on the Central Coast have been in the low price sub-market with only a small proportion of medium price category lots. Latest UDP publications suggest that there has been a minor shift in the relativity of Wyong to other Sydney UDP areas such that, in the next five years, Wyong will produce a smaller percentage of low priced lots than has been the case over the last two decades.

Another significant and recent shift is in the profile of the population moving into the new release areas in Wyong Shire. In the early 1990s sales in the Lakehaven release area (recorded by the local developer) revealed that approximately 70% of lot sales were to the residents from Sydney. In 2001 Council undertook a survey of new residents in the Warnervale East release area that achieved a response rate of 61% (1366 surveys). Contrary to expectations, only 38% of new residents moved to the area from outside the Wyong Shire. 26% moved from elsewhere in Wyong Shire and there was a high proportion of retirees (24%) and very low unemployment (2%). 47% of residents own their home outright and 21% are purchasing their dwelling. There were still 30% of residents commuting to Sydney or the Hunter to work.

Similar surveys were subsequently undertaken at Blue Haven and Mardi release areas. In Blue Haven 44% of new residents came from Sydney, 9% from Gosford LGA and 34% from elsewhere in Wyong Shire. In Mardi, the higher average housing cost is reflected in the results of only 35% of new residents coming from Sydney, 17% from Gosford LGA and only 29% from elsewhere in Wyong Shire.

These results suggest that over the last few years, Wyong's UDP areas have moved from satisfying a predominantly Sydney based low price sub-market first home buyer demand to a much more diverse mix of household needs including many second and third home buyers. Further analysis of the 2001 census data will either confirm or refute these survey results.

3.2 MULTI-UNIT HOUSING

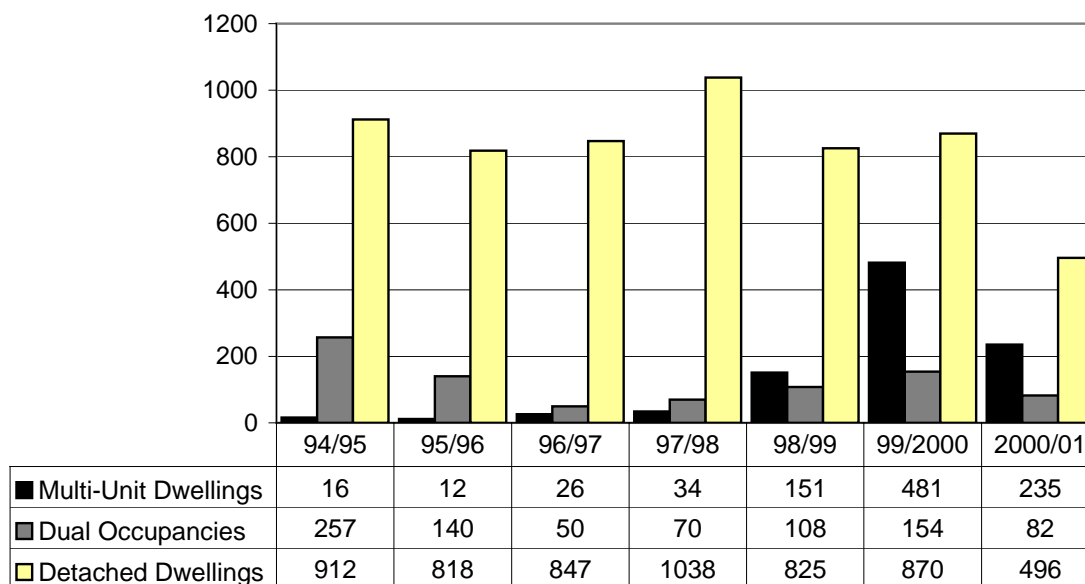
Although detached dwelling construction has been the primary source of housing in the Shire, multi-unit housing is playing an increasingly important role. Multi-unit development comes in the form of dual occupancy and medium or high density unit development. The increasing importance of multi-unit housing is shown in the following table:

	94/95	95/96	96/97	97/98	98/99	99/2000	2000/01	2001/02
Multi-unit Dwellings	16	12	26	34	151	481	308	730
Dual Occupancies	257	140	50	70	108	154	87	111
Detached Dwellings	912	818	847	1038	825	870	522	956
Total Dwellings	1185	970	923	1142	1084	1505	917	1797
% units	23.0	15.7	8.2	9.1	23.9	42.2	43.0	46.8

Source: Wyong Shire Council Strategic Planning Department, December 2002

The above data shows a substantial increase in the contribution of multi-unit dwellings to the Wyong Shire housing supply despite the decrease in dual occupancy development following the introduction of subdivision restrictions in 1995. This can also be demonstrated graphically:

Wyong Shire Housing Supply



Recent trends for approvals for residential flats at The Entrance clearly indicate that Wyong Council is succeeding in increasing the provision of multi-unit dwellings in this high amenity location. Approvals have increased from 147 units in 2000 to 215 in 2001 and 90 units already approved in the first quarter of 2002.

3.3 AGED HOUSING

Housing specifically provided for older persons is provided in retirement villages, hostels, nursing homes and in SEPP 5 developments (sometimes in small developments comprising a few units eg. 5 or 6 units). Council records indicate that within the Shire there are 13 developments - providing a total of 228 assisted care serviced apartments (up from 118 in 1997) and 1,053 self-care units. There are also 10 hostels within the Shire providing a total of 440 beds (up from 418 in 1997) and 7 nursing homes providing 799 beds (up from 576 in 1997). There are 348 SEPP 5 Aged Housing units operated by the Department of Housing at locations across the Shire.

However, the Central Coast is below Commonwealth Government benchmarks for high care (nursing home) and low care (hostel) places and a significant population over 55 years is accommodated in caravans and mobile homes. A survey undertaken by Council in 1998 indicated that 63% of all residents in moveable dwellings were aged over 55 years, indicating a high demand for very low cost retirement housing that is not being provided by conventional housing developments.

Many elderly Central Coast residents cannot afford the specific retirement housing products available and the main target of large retirement village developments are people from outside the region. Council's intention is to pursue a locally sensitive strategy for development of aged housing, working towards seeking an exemption from SEPP 5 – Aged and Disabled Housing from PlanningNSW.

3.4 CARAVANS AND MANUFACTURED HOME ESTATES

Both SEPP 21 - Caravan Parks and SEPP 36 - Manufactured Home Estates apply to Wyong Shire. Wyong LEP 1991 also contains a definition for "camping and caravan sites". There are currently 2219 moveable dwelling sites in the Shire. At the 1996 Census, Wyong Shire continued to have one of the highest proportions of caravan park dwellers of all Local Government Areas within the Sydney Region. Although the proportion of all households residing in caravans or moveable dwellings dropped from 3.5% to only 2.1 % in the five years 1991-96, this is still significantly higher than the State average of only 0.7 % of all households.

3.5 RURAL RESIDENTIAL

A further market within the Shire is that of rural residential properties, generally 1 or 2 hectare lots. The major enclaves of rural residential development are located in Glenning Valley and Lower Tumbi Valley and adjacent to Hue Hue Road west of the freeway. With adequate controls, rural residential developments provide an opportunity to place residential development on steeper land or land with visual significance, without significantly compromising the qualities of these areas.

Rural residential is a significant sub market in the Shire as it provides greater diversity, particularly in the higher priced sub markets. Where possible, within the context of environmental and locational constraints on available land, opportunities for this form of housing should be maintained.

There is currently potential for a further 456 one hectare lots in areas zoned 7(c) at Ourimbah, Berkeley Vale and Jiliby. This is in excess of ten years supply.

4 REGULATORY CONTEXT

4.1 SHAPING THE CENTRAL COAST

The draft regional planning strategy *Shaping the Central Coast* was exhibited in May 2000 but has not yet been formally adopted. The 1977 Central Coast Structure Plan must still be considered in the preparation of draft Local Environmental Plans until the Action Plan for *Shaping the Central Coast* is prepared and adopted.

4.2 WYONG LEP 1991

Wyong Local Environmental Plan 1991 is the principal environmental planning instrument that applies to the Shire. Five residential zones exist under the plan:

2(a) (Residential Zone)

2(b) (Multiple Dwelling Residential Zone) - generally 2 storeys

2(c) (Medium Density Residential Zone) - generally 3 storeys

2(d) (High Density Residential Zone)

2(g) (Residential Tourist Zone)

The following types of residential development are defined in the LEP:

detached dual occupancy means two dwelling-houses on one allotment of land;

dual occupancy building means a building consisting of two dwellings on one allotment of land;

dwelling means a room or number of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate domicile;

dwelling-house means a building containing one, but not more than one, dwelling;

residential flat building means a building containing three or more dwellings;

NB: the current amending LEP proposes to introduce a definition of **cluster housing** to mean a “residential development consisting of three or more dwelling houses on one allotment of land.” The LEP does not currently define this landuse, however, provisions contained in various DCPs address small lot and integrated housing.

Under current provisions the following may be carried out:

Permitted Developments - current	Zones					Key √ = Permissible X = Prohibited
	2(a)	2(b)	2(c)	2(d)	2(g)	
Dwelling-houses	√	√	√	√	√	
Detached Dual Occupancy	√	√	√	√	√	
Dual Occupancy Buildings	√	√	√	√	√	
Integrated Housing						
- Local provisions (DCP 66 & 49)	√	√	√	√	√	
- SEPP 53	X	√	X	X	X	
Residential Flat Buildings	X	√	√	√	X	
Dual Occupancy Subdivision	√	X	X	X	X	

The subdivision of dual occupancies is currently prohibited in the 2(b) zone. This restriction was introduced in 1995 with the intention of encouraging properly planned integrated development in new residential release areas zoned 2(b) rather than ad hoc medium density outcomes via uncontrolled dual occupancy development. It was also hoped that the restriction would encourage site amalgamation for medium density redevelopment in established areas such as Long Jetty and Toukley, also zoned 2(b).

Council has now acknowledged that the latter outcome has not occurred. A draft amending LEP to reintroduce subdivision of dual occupancies in a revised 2(b) zone, applying in established areas such as Long Jetty and Lake Haven, has been prepared to address this.

Clause 42D of the LEP provides the following for subdivision in a 2(a) zone as follows:

“Council shall not consent to the subdivision of land within Zone 2(a) to create two allotments each with an area of less than 450 square metres unless the consent for subdivision relates to land on which there is an existing dual occupancy building or a detached dual occupancy or to land in respect of which the Council grants consent at the same time for a dual occupancy building or a detached dual occupancy on the unsubdivided allotment.”

This means that land within the 2(a) zone can only be subdivided into two allotments below 450sqm if that subdivision is part of an existing dual occupancy development or proposed dual occupancy development. For example, an 800sqm site cannot be subdivided into 2 lots unless those lots form part of a dual occupancy development. Any application to subdivide this lot would need to be part of an integrated development under the provisions of DCP 66. This clause does not apply to the subdivision of a lot into three allotments.

4.3 DEVELOPMENT CONTROL PLANS

As shown in the table above, there is no difference in permissible or prohibited uses between the 2(c) and 2(d) zones within LEP 1991. However, the objectives of the 2(c) zone incorporate a 3 storey height restriction (qualified by provisions the LEP 1991 and DCP 60 for development at The Entrance). ([Refer to map 10.5](#)) DCP No. 64 (Medium and High Residential Development) distinguishes between the residential zones in the following manner –

Zone	Density
2(a)	50 persons/hectare
2(b)	100 persons/hectare
2(c)	150 persons/hectare
2(d)	300 persons/hectare

The target densities are based on the following assumptions:

1 b/r dwelling	-	1.7 persons/dwelling
2 b/r dwelling	-	2.4 persons/dwelling
3 b/r dwelling	-	3.3 persons/dwelling

At present there is no minimum lot size set by Wyong LEP 1991 for residential subdivision. However, there are two Development Control Plans that control subdivision of the development that is occurring in the existing areas and the current release area.

DCP 66 - Subdivision, has a minimum lot size for conventional residential subdivision of 500m². To go below this figure, the development must be integrated, with details of each proposed dwelling (at least building envelope), access and car parking provided with the subdivision plan. Integrated lot sizes may range from 232m² to 500m². A battleaxe lot must be 750m² (min) and have frontage to no more than 4 adjoining residential lots.

DCP 49 – Warnervale East and Wadalba North West contains specific provisions for residential subdivision within the Warnervale/Wadalba release areas (precinct 7b). The minimum lot size for conventional residential subdivision is 450m² (Section C, No. 1 – Application Procedure) and where lots less than 450m² are proposed they must be part of an integrated housing development. Design of allotments is required to be in accordance with AMCORD. There is no minimum lot size provision under this DCP.

DCP 58 – Dual Occupancy applies to all land in Wyong Shire - where dual occupancy development is permissible, with Council's consent. It requires:

- 400m² where the development creates two attached dwellings; and
- 600m² where the development creates two detached dwellings,
- a floor space ratio of 0.5:1 (maximum).

Subdivision of dual occupancy in residential zones requires:

550m² for a dual occupancy building; and
700m² for a dual occupancy development.

It should be noted that clause 42D of LEP 1991 overrides the provisions of DCP 58 in 2(a) zones.

4.4 SEPP 53 – METROPOLITAN RESIDENTIAL DEVELOPMENT

Wyong is one of three LGAs to which SEPP 53 - Metropolitan Residential Development still applies. SEPP 53 replaced SREP 12 – Dual Occupancy and SEPP 25 – Residential Allotment Sizes. It therefore contains provisions for both dual occupancy development and integrated housing. SEPP 53 also enables the Minister to schedule specific sites for multi-unit development notwithstanding restrictions in a relevant LEP.

SEPP 53 (Schedule 2) states that the SEPP applies in 2(b) zones within the Shire. It provides for integrated housing in addition to the defined housing forms under Wyong LEP 1991:

Integrated housing - the subdivision of land into five or more allotments and the erection of one dwelling on each allotment created by the subdivision.

There is no minimum allotment size under SEPP 53 for integrated housing. However, the average of the areas of the five or more allotments under SEPP 53 must be at least 230m². The floor space ratio of each dwelling erected must be 0.5:1 or less.

As there is also no minimum allotment size under Wyong LEP 1991, integrated housing, as defined under the SEPP, is permissible under the combined controls of Wyong LEP 1991 and DCP 66 or DCP 49 in the 2(b) zones.

Dual occupancy development under SEPP 53 requires an allotment to be:

- 400 m² or more where the two dwellings are attached, or
- 600 m² or more where the two dwellings are detached,

and sets a floor space ratio limit of 0.5:1 or less.

4.5 DRAFT SEPP 66 – INTEGRATION OF LAND USE AND TRANSPORT

Draft SEPP 66 was exhibited in late 2001 and aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve improved transport choice, public transport viability, reduced dependence on cars and improved accessibility to housing, employment and services by walking, cycling and public transport.

Among other things, the SEPP would require masterplans or precinct plans for new residential land to achieve an average gross residential density of development within a neighbourhood of at least 15 dwellings per hectare and support the achievement of viable public transport thresholds.

Under the draft SEPP *gross residential density* means:

A density expressed in dwellings per hectare that excludes regional facilities (such as TAFE colleges, hospital facilities and higher and secondary education facilities, regional transport infrastructure and the like) but includes residential development, local open space and drainage, local roads, neighbourhood centres and primary schools.

In the context of the recent Warnervale release areas in Wyong Shire, this would equate to an average lot size of 450 m².

4.6 RECENT LOCAL INITIATIVES

There have been two recent amendments to Wyong LEP 1991 that provide increased opportunities for multi-unit dwellings - at The Entrance (Amendment 118) and Wyong (Amendment 134).

Subsequent to the preparation of a planning study, Amendment No. 118 rationalised provisions for high density multi-storey development at The Entrance and also increased the area zoned for this form of development close to the town centre. At the same time greater control over urban design was introduced by deleting the 2(d) zone and introducing a bonus density system based on a building height map. This achieves the same density as under the previous 2(d) zone but with greater control over outcomes.

In the Wyong area, the Wyong Town Centre Planning Strategy was prepared. As a result Amendment No. 134 increased the area zoned for medium density development and in conjunction with DCP No. 7 promotes redevelopment of areas within and close to Wyong town centre for mixed use and medium density housing. The 2(c) zone applies to the medium density areas (ie. a 3 storey height limit) and development is assessed under the provisions DCP 64 and DCP 7. It is estimated that approximately 1200 –1400 additional people could be accommodated in Wyong under these new provisions. ([Refer to map 10.4](#))

As outlined previously, Council has prepared a draft LEP to reintroduce subdivision of dual occupancy development in established areas of the MUDP together with introducing a definition of cluster housing, to recognise the need to address three dwellings or more on one block of land and to encourage further urban consolidation of areas such as Long Jetty where existing housing is ripe of this type of redevelopment.

5 ISSUES

5.1 URBAN DEVELOPMENT PROGRAM (UDP) AND METROPOLITAN URBAN DEVELOPMENT PROGRAM (MUDP)

The UDP is a State Government program that coordinates the planning and servicing of new residential land in identified urban release areas. The UDP provides a 5 year development program within the longer term framework of the Metropolitan Strategy for the Region.

The MUDP was introduced in the 1990s to monitor housing production in the established urban areas of the Greater Metropolitan Region. The aims of the MUDP are to:

- increase the supply of housing in established urban areas, particularly in the inner and middle ring local government areas;
- increase housing choice and affordability; and
- encourage the location of housing in areas with good access to jobs and public transport.

Wyong has been included on the UDP and MUDP since their inception. During this time Wyong has made a significant contribution to both programs and recent figures suggest this contribution will continue. The 2001 MUDP program for the Shire is shown below. It should be noted that these figures do show a breakdown of dwelling type (eg. multi-unit, dual occupancy or detached dwellings).

Precinct	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	Next 5 yr total
Berkeley Vale	0	0	0	0	20	20	0	0	40
Blue Haven	222	134	116	200	120	25	25	25	195
Gwandalin	44	53	10	6	65	0	0	0	65
NorthWyong	0	40	43	-36	70	20	40	0	130
Summerland Pt	3	53	0	1	15	0	0	0	15
Tumbi Valley	9	6	62	-47	90	50	50	50	290
Warnervale East	246	332	296	287	190	100	150	150	740
Warnervale Wadalba	2	95	32	61	300	50	125	125	725
Mardi	88	165	0	57	0	50	50	10	1100
Total dwellings	555	878	559	529	850	315	460	360	2310

Source: MUDP Regional Consultation, 2002

Given recent trends with multi-unit development approvals at The Entrance and the further initiatives from Amendment 134 (Wyong Township), it is likely that the 2002 MUDP will revise the 5 year projections upwards.

The 2001 PlanningNSW Regional consultations indicate that Wyong will continue to play a significant role in the Sydney region housing market:

LGA	Land availability				Potential Dwellings	5yr Lot Production
	Available	Short Term (June – Dec 2001)	Long Term (Jan – June 2002)	Total		
Liverpool	2010	2200	5770	9980	9990	1850
Fairfield	370	0	0	370	810	220
Penrith	1160	3890	2000	7050	7410	3170
Baulkham Hills	6480	5200	1350	13030	13030	4080
Blacktown	4150	5750	9500	19400	19400	4670
Camden	2000	4200	1030	7230	8020	4210
Campbelltown	1060	1000	4470	6530	6530	1520
Pittwater	380	1010	4900	6290	6290	720
Hawkesbury	0	0	600	600	600	0
Hornsby	230	0	0	230	230	230
Sutherland	310	0	0	310	340	310
Warringah	430	0	0	430	430	360
Wollondilly	600	0	0	600	600	600
Total	19180	23250	29620	72050	73680	21940
Wyong	5100	40	560	5700	5920	3820
Gosford	545	25	120	690	665	515
Central Coast Total	5645	65	680	6390	6585	4335

Source: PlanningNSW Land and Housing Monitor (2001)

However, the current figures do not reflect the uncertainty over long term land supply in the Shire as only the long term potential in existing precincts which are part of the UDP are included. It doesn't include any additional supply that will be created from the Warnervale Area Planning Strategy or from other areas added to the program in the future eg. precincts in the northern part of the Shire – not within the UDP.

Plans showing the current UDP areas within the Shire and the MUDP precincts are shown in section 10 (refer to map 10.6).

5.2 EMPLOYMENT AND SOCIAL INFRASTRUCTURE

Wyong Shire continues to experience much higher unemployment rates than the Sydney or State averages. At December 2001 Wyong Shire's unemployment rate was 9.9% compared with 5.2% for Sydney and 6.0% for New South Wales. High unemployment must be addressed or it will continue to contribute significantly to other social pressures in the region. The principal issues to be considered are:

- High levels of population growth will continue while not being matched by similar growth in job creation.
- While employment opportunities in Sydney are likely to continue to increase the road and rail transport links between the Central Coast and Sydney are close to capacity in peak periods. Although upgrading of these transport links may occur in the medium term (widening of the F3 has already commenced) the creation of local jobs will still remain a necessity.
- There is also high unemployment in the Hunter Region at present. The Metropolitan Strategy also targets the Newcastle Area for accelerated population growth. The Hunter Region is therefore unlikely to provide additional employment opportunities for Central Coast residents in the next 15 years,

especially as there are currently more Hunter residents employed on the Central Coast than Central Coast residents employed in the Hunter.

- There has been massive growth in part-time over full-time employment. In 1996 31% of the region's employed residents were working part-time compared with 25% for Sydney and 27% for NSW.
- Demand for social support services will increase because of high population growth (and an age profile which is over-represented in the very young and the very old age groups), continued high unemployment and related socio-economic problems. Support by State and Federal Government is fragmented across many different schemes and there is a real need to consolidate efforts in this area and ensure that the maximum benefit is delivered to the end user.

Council recognises that this area will continue to experience high population growth because of its location relative to Sydney, but seeks to provide employment opportunities to significantly reduce existing levels of unemployment as well as to cater for the increased population.

In recognition of this, Council's 2002/03 Management Plan identifies the following community objectives:

- additional local employment opportunities and career paths.
- an increase in income levels to State average and beyond.
- a labour force participation rate comparable to the State average.
- an employment rate comparable to the State average.

Teleworking, where employees work at locations other than the corporate office, is a trend that is gaining momentum in line with the accessibility to enabling technologies (mobile phone, internet and email). The ABS reported in the 3 months to October 2001 an estimated 244,700 or 8% of employed persons in NSW teleworked.

Under the Wyong Local Environmental Plan 1991, home occupations are permitted without consent in all residential zones. Home businesses are permissible with consent in all residential zones other than the 2(g) (Residential Tourist) zone.

Council has identified a number of employment related strategies that have implications on urban form and residential development:

- provide employment supporting infrastructure and serviced industrial land.
- promote telecommuting as an alternative to commuter travel.
- facilitate and support the growth of small and home-based business.
- encourage higher density residential development within the CBD area and shop top style housing. This not only enhances the viability of centres, it also increases residential densities in existing activity nodes. This has most recently (year 2000) been introduced in the Wyong town centre through provisions in DCP No 7. Mapping in the DCP shows preferred locations for retail/commercial top housing.

5.3 THREATENED SPECIES CONSERVATION

Since the commencement of the Threatened Species Conservation Act in 1996, the issue of biodiversity conservation and protection of habitat for threatened flora and fauna has grown to be the most significant consideration in the availability of land for urban development.

Wyong Council has adopted DCP 13 – Interim Conservation Areas ([Refer to map 10.7](#)) to provide a “holding pattern” prior to resolution of a long term Shire wide conservation strategy. At a broad scale, due to these considerations, there is considerable doubt as to the development potential of many of the areas originally identified as future development precincts. These areas are generally located north of the Link Road at Blue Haven, being precinct No.s 1, 2, 3, and 4.

There has also been an impact at a local scale given that many of the areas currently within the UDP have substantial remnant vegetation. These two factors need to be considered in the context of the gross residential density definition. There is substantially more land excluded from development on this basis within Wyong Shire than in many parts of Western Sydney where more area has been previously cleared. This factor must be recognised or there will be an unacceptable downward pressure on average lot sizes to meet the artificial standard of 15 dwellings per hectare.

5.4 TUGGERAH LAKES ESTUARY MANAGEMENT

5.4.1 Water Quality

Given the established trend for increased consumption of housing (smaller average household size and larger average floor area per dwelling) there are potentially significant problems for water quality arising from the implementation of a set requirement of 15 dwellings per hectare in new release areas. Initial planning of the new Warnervale area has included a study by Patterson Britton on Water Sensitive Urban Design (WSUD). The design of new subdivisions and developments will need to provide for areas to address water quality treatment trains and pocket wetlands to ensure the downstream wetlands and lakes system can continue to function efficiently.

5.4.2 Water Quantity

Added to water quality is the issue of the current and potential UDP areas within Wyong Shire having poor quality clay soils, not conducive to many of the preferred techniques for Water Sensitive Urban Design. The existing and new release areas are located in within the catchment of the Porters Creek Wetland which feeds our lake system comprising Lake Munmorah, Budgewoi Lake, and Tuggerah Lake.

The desirable target of emulating pre-development flows into our water bodies means that larger areas within new subdivisions will be needed to provide water quantity management tools such as evapotranspiration beds and swales.

Greater variation in density targets is required to enable more locally sensitive responses which balance maximising yield with the technical ability at a sub-catchment level to deal with water quality and quantity issues.

5.5 MINE SUBSIDENCE

This issue concerns the effect of mine subsidence on the density and diversity of development that can be achieved in the release areas. ([Refer to map 10.8](#)) At present, the Warnervale and Wadalba release areas (covered by DCP 49) are subject to a single storey brick construction restriction. Although some small footprint two-storey construction is possible, the subsidence parameters still limit opportunities for medium and high density development. This therefore limits Wyong's overall potential to achieve 15 dwellings per hectare across all greenfield areas.

This is a fundamental difference between Wyong Shire and all other areas under the UDP.

Notwithstanding, this constraint does not apply to the area surrounding the proposed Warnervale District Centre as the coal seam thins to a point that makes mining with current or foreseeable technology uneconomic. The Warnervale District Planning Strategy has already identified the establishment of a new Town Centre in conjunction with the proposed new Warnervale Railway Station and interchange which can exploit this difference and achieve much higher densities than are possible in the current and some future release areas in the Shire.

6 RESIDENTIAL DEVELOPMENT OPPORTUNITIES

6.1 URBAN INFILL AND REDEVELOPMENT

Multi-unit housing has the potential to play an increasingly significant role in the supply of an appropriate quantity as well as diversity of housing to meet future demand in Wyong Shire. Opportunities exist to capitalise on the locational 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 taking advantage of the locational benefits of the node. These include human services, retail and commercial development, tourism, employment and major transport routes. Opportunities for redevelopment around the rail stations within the Shire have not yet been fully explored.

There is substantial land zoned within the Shire for medium to high density development (3 or more storeys), much of which is yet to be developed to its full potential. However, there are other possible opportunities for multi-unit and multi-storey housing that should be considered where they can contribute to strategy objectives.

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.

6.1.1 Ourimbah

The attached plan ([Refer to map 10.9](#)) shows existing land use zonings that apply to this area under the Wyong LEP 1991. The major road routes adjacent to this centre are the Sydney-Newcastle Freeway and the Pacific Highway. The major land use in the centre is the Central Coast Campus of the University of Newcastle. While there are areas zoned 2(b) (Multiple Dwelling Residential) the majority are conventional subdivision with only limited scope for future medium density development.

There are large areas zoned for open space, conservation and rural landuses, as much of the area is steep and/or visually significant. Much of the rural land is also affected by the 1% AEP flood event.

Opportunities

As a result of the significant constraints imposed by flooding and steep slopes, much of the land is not capable of sustaining urban development. There are likely to be opportunities to rezone some existing residential areas to allow for a higher density of development, although this should be considered a long term option linked to the expansion of the University campus.

In the medium term a planning study will need to be undertaken to identify any opportunities for redevelopment, taking into account the physical constraints imposed by steep slopes and extensive floodplain area. An area within 800m of the railway station will form the main focus of the study for future residential development. However, the study will also look at further development of the Ourimbah Campus and any other opportunities.

6.1.2 Tuggerah

The Pacific Highway dissects this centre and the Freeway is 1.5 kilometres west of the railway station. Current zonings and an area within 400m and 800m radius of the railway station are shown on the attached plan ([Refer to map 10.10](#)). Tuggerah/Wyong has been identified as the Regional Centre for the Shire, with the potential for major development in retail, commercial, community services, recreation/leisure and enterprise/industrial areas. There is only limited residential development within an 800 metre radius of the station, although flooding and existing industrial development constitute significant constraints. In 1997 Council adopted the *Tuggerah Precinct Strategy* to guide the development of this area and in 2002 adopted the Tuggerah Precinct DCP No. 80.

Opportunities

The *Tuggerah Precinct Strategy 1997* identified a number of opportunities to increase residential densities within the precinct. On the eastern side of the rail line, a large area was deferred from further consideration pending the outcome of an odour study at the Wyong South Treatment Plant, which has now been completed. If further detailed investigations and feasibility reviews show that odour emissions from the plant can be reduced at a reasonable cost, then medium/high density residential development could be considered in this area in the medium to long term.

Other sites in the vicinity of the Westfield Shoppingtown development also have potential to provide for multi-storey development in the medium to long term.

A planning study to resolve these issues and detail opportunities is programmed to commence in 2003.

6.1.3 Wyong

Historically Wyong was the major centre within the Shire. This position changed as the coastal centres developed and, more recently, as the Regional Centre of Tuggerah experienced accelerated development.

Within the Wyong Township there are very few vacant sites with the potential to be rezoned for medium or high density residential development at this time. The main opportunity is through redevelopment of existing residential land, which in many cases consists of large sites with a low level of capital improvements, to higher density.

Wyong LEP 1991 (Amendment No 134) has amended zonings in and around the Town Centre to permit increased development and encourage redevelopment of parts of the commercial area for mixed use development with shop-top style housing. The current zonings and an area within 400m and 800m radius of the railway station are shown on the attached plan ([Refer to map 10.11](#)).

Opportunities

In the short term, Council will seek to promote the opportunities provided by Amendment 134 and DCP 7 to stimulate reinvestment in this centre. In the medium term, opportunities exist beyond the scope of the previous Wyong Town Centre Planning Strategy to expand residential redevelopment opportunities by looking more closely at specific precincts within the centre that may have potential for increased densities. These will generally be within an 800m walkable distance of the railway station. Wyong's historic buildings and town character must be considered in any such study.

6.1.4 The Entrance

This area includes The Entrance and North Entrance on the northern peninsula ([Refer to map 10.5](#)). Residential zonings under the current plan include 2(a), 2(b), 2(c) (with heights and densities qualified by LEP 1991 and DCP 60) and 2(g). Much of the housing stock in this area is old fibro cement clad detached dwellings. There are a number of multi-storey residential developments, ranging in age from 1 to 30 years.

In recent years Council has invested \$15 million redeveloping The Entrance town centre. This substantial investment in improvement of the public domain is stimulating an increase in tourism and redevelopment of this area. To ensure that this area is developed in an appropriate manner and opportunities for well designed medium and high density development could be realised, Council commissioned The Entrance Precinct Study in 1997. This study was completed in 1999.

The Study resulted in amendments to Wyong LEP 1991 (Amendment 118, gazetted in December 2000) that provide for increased densities in the area surrounding The Entrance town centre within a framework which promotes site amalgamation and good quality design. DCP 60 subsequently adopted building height maps and provisions to guide the development of the area. The increases already seen in approvals for multi-unit development suggest that there is both a strong market for this product and investor confidence in the new development control framework.

Opportunities

There may be additional sites not previously identified within the new provisions that may have residential potential beyond their current landuse. In 2003a review of The Entrance DCP is due to commence which will provide an overview of the onground outcomes of development under the new provisions and investigate other sites in a coordinated manner – as an extension of the previous strategy. The study area will not alter from that previously used.

6.1.5 Long Jetty

Long Jetty contains 26.2 ha of land zoned 2(c) and a very substantial area of land zoned 2(b) ([Refer to map 10.12](#)). However, much of this area is substantially under-utilised. A very high proportion of the 2(c) land is still left to be developed as multi-unit residential and much of the 2(b) land, in high amenity locations with good access to transport and services, are occupied by lower quality detached dwellings.

However, a major barrier to redevelopment in this area is the fragmentation of property ownership. Lot amalgamation is required in most cases to produce a viable development site for medium density multi-unit development. In many cases property owners are either reluctant to sell or their expectations are too high, pushing up prices and making redevelopment less viable.

The imposition of a restriction on subdivision of dual occupancies in this area over the last seven years has not lead to any significant trend to amalgamate sites for medium density development and is to be abandoned.

Opportunities

The reintroduction of the potential for subdivision of dual occupancy development in the 2(b) zone at Long Jetty will facilitate small scale redevelopment of typical residential blocks containing older housing. A planning study to review the functionality of the commercial and residential areas integrated with the traffic issues and development potential of the area is due to commence. The study area for this work is not yet defined due the strip style of commercial development already existing.

6.1.6 Toukley

The total area zoned 2(c) and 2(d) in Toukley is 11.3 hectares although the 2(d) zone is inappropriately located and was originally designated in an attempt to promote redevelopment of a block dominated by existing non-conforming commercial uses in a residentially zoned area adjoining the town centre. The major reason for the lack of redevelopment interest in these zones appears to be the lack of market demand for this form of development at this time in this location. ([Refer to map 10.13](#))

Opportunities

Council has commenced a major planning study for the Toukley area which may identify further opportunities for redevelopment and a means of promoting existing opportunities. It is proposed to remove the 2(d) zone and investigate the overall development needs of this area including a range of residential development, tourist accommodation and recreational facilities. The area adjacent Canton Beach may be appropriate for this form of development. The study area for this work comprises Toukley, Canton Beach, Noraville and Norah Head.

6.2 WARNERVALE DISTRICT CENTRE

Warnervale has been identified as a major growth area since the release of the Sydney Region Outline Plan in 1968 and is the most significant single opportunity for providing diversity of housing in Wyong Shire in close proximity to public transport and employment. ([Refer to map 10.14](#))

Warnervale District Centre is currently being planned as part of the Warnervale Area Planning Strategy. It is a joint project between Wyong Council and the State Government. The new district centre will be located in an area west of Hiawatha Road, south of Hakone Road, north of Sparks Road and east of the Bruce Crescent rural residential area. It is not subject to mining and subsidence. ([Refer to map 10.15](#))

Opportunities

Target densities across the town centre area will range from 10 to 12 dwelling per hectare conventional allotments closer to Hiawatha Road to 30⁺ dwellings per hectare within and adjacent to the town centre and railway station.

The Draft Warnervale District Centre strategy was exhibited in March/April 2002. It provides approximately 50 ha of land for the retail/commercial centre and medium to high density residential and mixed use housing. It is estimated that this area could produce as many as 1500 new dwellings within or immediately adjoining the heart of the CBD. Add another 50ha of proposed residential land in the town centre area and assuming 15 dwellings per hectare this area will produce an additional 750 dwellings, totalling 2250 dwellings.

6.3 CURRENT URBAN RELEASE AREAS

The current release areas represent a significant strategic land resource within the Greater Metropolitan Region. Their continued development provides an important supply of land for the growing population of the Region and an important element of diversity and affordability within the residential market.

The majority of residential development within the Shire occurs, and will continue to occur, within greenfield release areas. The major release areas that are developing at present are Warnervale East (Hamlyn Terrace and Woongarra) and Wadalba, both covered by provisions in DCP 49 ([Refer to map 10.16](#)). There are also minor areas still to develop within the Mardi and Blue Haven areas.

Although there is still significant land within these areas which remains undeveloped, there is very little land for which development consent for subdivision has not already been issued as indicated on ([Refer to map 10.20](#)).

Notwithstanding, Council is taking the opportunity to rationalise the zoning approach to the current release areas. The amending LEP proposes to introduce a 2(e) residential zone in the existing release areas (Warnervale East/ Wadalba North West, small parts of Mardi and Blue Haven). It will not altered development opportunities in those locations but will provide additional opportunity in the established areas for increases in development potential by allowing dual occupancy subdivision in a revised 2(b) zone.

For the new Warnervale District area (precinct 7a) and some medium term infill land releases there is a further opportunity to introduce a new planning approach via structure planning and masterplanning areas to achieve a minimum target density of 15 dwellings per hectare. These would be located where there is walkable access to key facilities, transport nodes and services. Areas adjoining new schools, the proposed Village Centre at Wadalba and near transport routes to and from the Warnervale Town Centre are some examples.

6.4 POTENTIAL FUTURE URBAN RELEASE AREAS

Wyong Shire has been working towards the finalisation of a comprehensive strategy for habitat and biodiversity conservation for the last 3 years. Information has been gathered from regional and local studies covering vegetation and fauna issues. While not yet fully completed (June 2002), there is sufficient evidence to indicate that expectations for development of the various medium and long term precincts identified previously in the UDP and the draft Sydney REP (Wyong Development Areas and Coal Mining) will not be realised. (Refer to [Map 10.17](#) and [Map 10.18](#))

Since adoption in 1988 of the original staging plan for future release areas there have been a number of significant changes:

- Precinct 3 (Doyalson East) was deferred to the medium term due to coal mining.
- Gwandalan/Summerland Point (Precincts 1B and 1C), Blue Haven (Precinct 5), Kanwal (Precinct 9) and Mardi (Precinct 16) were released in 1989/90 due to the availability of services and no conflict with coal mining.

- Council committed to the early release of Warnervale East (Precinct 7B) and part of Wadalba (Precinct 8) with rezoning occurring in July 1993.
- Council has supported the concept of an Employment Corridor utilising Precincts 11, 13, part 10 and part of 6A.
- Despite being rezoned for industrial and employment uses in 1995, precinct 15 is likely to provide only a very small amount of employment development due to the area required for the COAL (coal mining operations) proposal and likely requirements for habitat conservation.

Council's Residential Land Monitor has been adjusted to respond to the rate of development of the current release areas in the last decade and to reflect some of these changes. A new table produced for this strategy shows:

PRECINCT NO	NAME	APPROXIMATE TOTAL LOTS	DWELLINGS/ HECTARE
Short Term			
UDP	Blue Haven	295	12
UDP	Gwandalan	87	12
UDP	Mardi	110	12
Other	Rezoning San Remo	60	15
UDP	Summerland Point	15	12
UDP	Tumbi Valley	443	12
UDP	Watanobbi	124	11
7B	Warnervale East	1936	11
8A	Wadalba North-West	1874	13
Medium Term			
4	Doyalson	*	-
UDP	Glenn Valley	40	12
1A	Gwandalan North	270	12
7A	Warnervale (part)	4616	30+
8B	Wadalba East	1512	13
UDP	West Wyong	286	15
Long Term			
Other	Buff Point	300	15
2	Chain Valley Bay	*	-
3	Doyalson East	*	-
6A	Woongarra East	**	-
6B	Charmhaven	365	12
7A	Warnervale (remainder)	566	20
8C	Wadalba South	2020	12
10(part)	Bruce Crescent	910	15
Grand Total		15,829	

* These areas are subject to review (as at June 2002) due to the likely implications of the outcomes of Council's Conservation Strategy, being prepared concurrently with this strategy. Previously these areas combined for a dwelling potential of some 4600 dwellings. Today a conservative estimate would be up to half that number, some 2000 – 2300 dwellings.

** Precinct 6A has been nominated for employment generating purposes under the Warnervale District Planning Strategy.

There are likely to be other minor opportunities for release of additional land which will be brought before Council on an opportunistic basis which may not be of a size to normally be assessed within the context of the UDP. While these will not add significantly to the total housing supply in the Shire, they will need to be assessed within a framework of social, economic and environmental criteria (see section 7.4).

With between 15,800 and 18,000 additional lots potentially available to the market there is approximately 20-24 years greenfield land supply for the Shire (based on an average lot release of 750 lots per year). The development industry, in their submission to Council believes the lot take-up may increase to 1300 lots per year. If this occurs the land supply reduces to 12-14 years supply. If an average of 1000 lots per year is reasonable in the current land development climate, this would equate to 15-18 years supply. Notwithstanding average numbering of lots released per year there is a finite amount of land available in the overall program and this strategy deals not only with greenfield development but provides for consolidation and increased development in the MUDP areas.

6.5 RURAL RESIDENTIAL DEVELOPMENT

The *Wyong Valleys Strategy* adopted in 1998 recognised that the demand for rural lifestyles is likely to increase with time, due to the proximity of the area to urban centres and its accessibility to Sydney and Newcastle. This can be said for all rural areas within the Shire, not just the Wyong Valleys.

Rural residential development occurs in the 7(c) zone. Under current controls the minimum lot size is 2 hectares, though when specific criteria are satisfied there is the potential to develop down to 1 hectare. The largest areas of current 7(c) zoned land are located at Tumbi Umbi, Glenning Valley and Jilliby, with smaller areas located at Mardi and Ourimbah.

The current supply of rural-residential land is adequate for demand for one hectare lots for up to ten years.

The Wyong Valleys Strategy adopted by Council identified a limited number of additional rural living opportunities. Through a process of assessment against relevant locational and environmental criteria, 15 different "clusters" were identified as warranting more detailed assessment. Of these 15, four clusters were identified as having a high suitability rating for rural residential development. The Strategy noted that these areas require detailed assessment prior to any rezoning to permit development. It is anticipated that other than the "Old Farm" site at Mardi, which is currently subject to environmental investigations, these will occur in the medium to long term.

7 RECOMMENDED STRATEGY DIRECTIONS

7.1 RESIDENTIAL DEVELOPMENT PRINCIPLES

Although Council is committed to the underlying goals and principles of draft SEPP 66, the unique circumstances of Wyong Shire, as explained in section 5, require recognition in application of those principles at a policy level. With its dispersed settlement pattern surrounding the Tuggerah Lakes, Wyong Shire provides a totally different context to Western and South-Western Sydney. The achievement of decreased car dependency and greater housing choice can only be achieved if considered in the context of the Central Coast as a region and the scope for Shire-wide policy directions within that context, rather than greenfields development in isolation.

There are three fundamental goals which underpin the recommended strategy:

1. to broaden housing choice by maximising urban consolidation opportunities in the established areas with have either high amenity or direct access to the rail network.
2. to provide for a range of housing types and densities across new release areas.
3. to establish clear criteria for the location and timing of future residential rezonings and releases.

This will require application of the following policy:

1. *Facilitate and promote well designed medium and high density redevelopment in the established suburbs of The Entrance/Long Jetty, Wyong/Tuggerah and Toukley.*
2. *Facilitate and promote well designed medium density infill developments in other established areas, particularly within walkable catchments of district or neighbourhood shopping centres and major public transport corridors.*
3. *Ensure that densities achieved in new residential rezonings are appropriate to both the location and local environmental context of the particular area.*
4. *Facilitate the early establishment of the new Warnervale District Centre incorporating new railway station, transport interchange and expanded northern Shire bus routes.*
5. *Ensure a minimum gross residential density of 30 dwellings per hectare within 800 metres of the new railway station and interchange at Warnervale.*
6. *Ensure a minimum gross residential density of 10 dwellings per hectare in the remaining areas of Hamlyn Terrace and Woongarra.*
7. *Identify opportunities within the next stage releases under the Warnervale District Planning Strategy to designate areas to accommodate integrated housing and appropriate medium density development in recognition of both the locational advantages and environmental characteristics of those areas.*
8. *Promote the establishment of mixed use developments and a stronger and more diverse local economy to minimise the growth in commuting for work.*

This policy will be reflected in both the MUDP and UDP areas.

7.2 MUDP STRATEGY

As previously noted, the 2001 MUDP program forecasts a declining number of new multi-unit dwellings in Wyong Shire. Council has already taken recent actions through zoning and DCP amendments at both The Entrance and Wyong which will ensure this does not occur, together with preparation of a draft LEP to reintroduce dual occupancy subdivision in 2(a) and 2(b) zoned areas.

These actions will be further enhanced within the next three (3) years by undertaking area specific studies and development plans for:

- Toukley (commenced 2002).
- Wyong (review and extension of Wyong Town Centre Study and LEP No. 134)
- Long Jetty (areas zoned 2(b) and 2(a) on The Entrance Peninsula [south of the area covered by The Entrance Precinct Study and Amendment No. 118])
- Tuggerah
- Ourimbah
- Budgewoi – The Circle

Council will also investigate medium density infill development opportunities in appropriate locations to ensure diversity and choice in housing as well as contribute to public transport viability. In considering proposals or investigating opportunities the factors considered by Council will include:

- within 800 m radius of district or neighbourhood shopping centres
- located adjacent to a high frequency bus route
- suitability of the landform to accommodate medium density development
- current neighbourhood character and amenity and potential to accommodate change

For example, Council has recently supported the rezoning to 2(b) (residential) of a two hectare site within walking distance of the Lake Haven Shopping Centre.

7.3 UDP STRATEGY

Draft SEPP 66 reflects existing government policy for the GMR to achieve a target of 15 dwellings per hectare in new greenfields release areas. In Wyong Shire, the general purpose and objectives of the draft SEPP will be addressed by achieving a range of densities from a minimum of 10 dwellings per hectare up to as high as 40 dwellings per hectare (multi-storey development adjacent to the new Warnervale District Centre) across the release area. This will deliver outcomes which achieve the objectives of the draft SEPP and are sensitive to local conditions and constraints, including the unique constraint of mine subsidence.

(Refer to [Map 10.19](#))

Zoning of UDP areas will reflect a hierarchy of residential use according to the balance between environmental constraints and locational characteristics, including accessibility and will have differential targets for gross residential density as follows:

- Low density areas 10-15 dwellings per hectare
- Medium density areas 15-30 dwellings per hectare
- High density areas (town or district centres) 30+ dwellings per hectare

Every development within the release areas will not achieve a density of 15 dwellings per hectare, although all areas will be developed to the maximum appropriate density for that locality. Under this Strategy, the overall pattern and density of development across the new release areas will meet the objectives of the policy. The area immediately surrounding the new Warnervale station, including the District Centre will of course achieve even higher densities. In key locations adjoining activity nodes (local or neighbourhood centres for example) new zonings will establish a minimum density requirement to ensure that targets are achieved and metropolitan planning objectives met. The UDP Strategy must acknowledge that the release areas are not homogenous and that different densities will be achieved in different areas.

The next major stage land release under the UDP in Wyong will be centred around the Warnervale District Centre and the timing and extent of rezoning will be determined through the Warnervale Area Planning Strategy, currently in preparation through a partnership of Wyong Council, PlanningNSW and Transport NSW.

7.4 OTHER REZONINGS

There will continue to be proposals for minor rezonings on the fringes of existing release areas or in other locations outside the primary focus on Warnervale District Centre. In order to ensure the orderly and economic release of land, a set of clear criteria for assessment of these proposals is required to ensure that only proposals that have merit on social, economic and environmental grounds are considered within the context of this Residential Strategy. Assessment criteria includes all of the following:

- Coal mining being complete or no longer considered by authorities as a major constraint;
- The land is serviced or can be serviced within Council's program for water and sewer services without the need for short term throwaway infrastructure works,
- The area is contiguous with an existing urban area and will increase the population to an extent which will significantly improve the viability of public transport services, general community services (eg local GP) and local convenience retail services,
- The rezoning of the land will make a significant contribution to increasing housing types over and above what is currently available.
- The rezoning of the land will significantly contribute to improving access to public transport, local convenience retail and community services (health, education, community support services) and employment opportunities and would not require the extension of services (eg sufficient capacity in local schools to accommodate additional students),
- The land can be accessed without the provision of temporary structures or roads which may compromise the development of adjacent areas or create a maintenance problem for residents and Council,

- The proposal would not lead to fragmented development of part of an area which would otherwise be released at a future stage as part of a much larger stage release area under the UDP,
- Council has the staff resources to undertake and supervise the necessary studies and preparation of documents to facilitate the rezoning.

In considering future release areas Council will also apply differential residential zoning to permit less than 15 dwellings per hectare where mine subsidence or ecological or water quality constraints require this and at least 15 dwellings per hectare where constraints do not preclude higher densities.

7.5 OPERATIONAL STRATEGY – LOCAL LEGISLATION CHANGES

In order to achieve the broad strategic directions of this strategy an operational strategy for the legislative base of Council's consideration of future development and subdivision applications must be outlined and understood. In order to achieve some certainty in future release areas regarding residential densities, likely landuses and future housing type and choice Council proposes to make changes to its operational assessment criteria for defining and assessing residential development.

In general, rezoning of new land releases will be undertaken through a Local Environmental Study (if needed), structure plan and master planning process to establish a framework that will reflect a vision for the planning and implementation of high quality development that takes into account constraints of the area, housing needs, scale, character and densities for the area and any land use management issues. It is anticipated that this approach will provide more information and certainty for the community, developers and Council.

The legislative approach accompanying this adopts a landuse zoning table which sets out the objectives to be achieved by the development and LEP clauses which require development to be in accordance with the outcomes of the LES and the content of the masterplan. Further design guidelines or a DCP may also be adopted as part of this process. An example of this approach has been adopted by Lake Macquarie Council and endorsed by PlanningNSW for the North Wallarah Peninsular project.

Other changes have already commenced with Amendment No. XX recently public exhibited. However, additional changes are proposed to clarify Council's local provisions for residential development.

The 2(e) Detached Housing Zone

The 2(e) zone ([Refer to map 10.21](#)) will apply to the majority of existing release areas (as per draft Amendment XX) and potentially to environmentally constrained parts of future release areas. The proposed zone standards will be:

- Minimum lot size of 500 sqm
- Cluster housing permissible
- Dual Occupancy development permissible
- Dual Occupancy subdivision prohibited
- Height limit of 2 storeys

The Revised 2(b) Medium Density Zone

The current 2(b) zone ([Refer to map 10.3](#)) will be amended. (as per draft Amendment XX)

- Minimum lot size of 232sqm
- Dual occupancy subdivision permissible
- Cluster housing permissible
- Height limit of 2 storeys

The Revised 2(a) Residential Zone

The 2(a) zone will continue to apply in many of the older urban areas of the Shire where promotion of medium density development (higher than 2 storeys) is not appropriate.

- Minimum lot size of 500sqm.
- Dual occupancy subdivision permissible
- Cluster housing permissible.
- Height limit of 2 storeys

Dual Occupancy Standards

The current standards contained in Wyong LEP 1991 will not change and are in accordance with the development standards contained in SEPP 53. These standards are the same for all relevant residential zones.

However, these standards need to be varied to ensure development of allotments of less than 500 sqm is undertaken as integrated housing. Minimum site area requirements for dual occupancy development will therefore be:

- attached dual occupancy building - 450 sqm
- detached dual occupancy building - 600 sqm

Dual occupancy development will be permitted with consent in the 2(a), 2(b) and 2(e) zones but prohibited in the 2(c) and 2(g) zones to ensure the potential of these zones is realised. Subdivision of dual occupancy development will be permitted in the 2(a) and 2(b) zones but not in the 2(e) zone.

Integrated/Cluster Housing

Under SEPP 53 integrated housing is permitted in the 2(b) zone in Wyong LEP 1991. There are a number of standards in SEPP 53 for integrated housing, although the most critical standard relates to allotment size:

Allotment size: the average of the areas of the five or more allotments allowed to be created for the purpose of residential development is to be at least 230 sqm.

Floor space ratio: the floor space ratio of each dwelling allowed to be erected is to be 0.5:1 or less.

Under Council's current controls in DCP 66 integrated housing may be carried out on lots with a minimum area of 232sqm.

A new definition of cluster housing will be introduced into Wyong LEP 1991 for three (3) or more lots of less than 500sqm (development for two lots will by definition be dual occupancy development). Some development standards may be included in the LEP rather than as currently in DCP Nos 64 and 66.

Site Analysis Requirement with Every Application

A site analysis is the process of identifying and analysing the key features of a site and immediate surroundings to assist in understanding how future dwellings will relate to each other and their locality. The objective of the analysis is to improve design and integration of development. Council currently requires a site analysis under dual occupancy, multi-unit development and subdivision DCPs. This leaves development of three or more units free from this component. All Council DCP's which involve the construction of residential development should be reviewed and amended to ensure a site analysis is undertaken and submitted with development applications. A provision similar to that contained in SEPP 53 should will be included to cover this. This would not apply to exempt and complying development.

8 RECOMMENDED ACTION PLAN

Council has already commenced a number of actions that have been highlighted in this strategy document. For instance, Amendment No. 135 which introduces the new 2(e) zone and reintroduces subdivision of dual occupancies in certain areas; higher density development at The Entrance; a Toukley Planning Study; a preliminary review of residential density and population potential within Wyong township; the Wyong Conservation Strategy and the Warnervale District Planning study.

Subsequent to adoption of the Residential Development Strategy by Council and receipt of exemption from SEPP 53 from PlanningNSW Council will review its Strategic Landuse work program to incorporate the continuation of the implementation of this strategy.

The draft strategy divided the actions into short and medium term. However, responses received as a result of the public exhibition of the strategy found that this was unclear and somewhat confusing. Therefore all actions have been listed and discussed, not classified.

It should be noted that this action plan does not take into account the impending commencement of PlanFirst legislation. Therefore its likely impact on Council's Landuse work program and resource levels are also unclear. Additionally, it is recognised that some of the actions may need to be amended to reflect the new legislation and/or approach to land release and place based planning in the future.

8.1 ACTIONS

8.1.1 SEPP 53 Exemption

The general strategy for residential development across the Shire, the policies outlined for considering future releases and the specific amendments proposed to Wyong LEP 1991 and relevant DCPs make SEPP 53 redundant in terms of promoting appropriate residential development in Wyong Shire.

The draft LEP prepared to implement the actions described below will also modify SEPP 53 to exclude Wyong Shire from the schedule of Local Government Areas.

8.1.2 Amendments to Wyong LEP 1991

1. Continuation of Amendment No. 135 recently prepared by Council.

Comment: This DLEP creates the 2(e) (Release Area) zone, introduces the cluster housing definition and reintroduces of dual occupancy subdivision in 2(b) (Medium Density) zones. The 2(e) zone will apply to the majority of the release area covered by DCP 49. It will provide for detached housing and unsubdivided dual occupancies. The only change to the landuse table for the 2(b) zone is that dual occupancies will be able to be subdivided.

2. Review Wyong LEP 1991 to insert a clause or number of clauses that cover lot sizes for relevant residential zones, subsequently amend relevant DCPs that currently contain these provisions

Comment: Wyong LEP 1991 does not currently contain these provisions; they are found in a number of documents – DCP 66 (Subdivision), DCP 49 (Warnervale/Wadalba – refers to AMCORD). For clarity and certainty, lot sizes should be contained in the LEP.

3. Incorporate Dual Occupancy standards to replace those currently applying in SEPP 53 and vary requirements for dual occupancy subdivision in different residential zones

Comment: Minimum site area requirements and floor space ratio limits for detached and attached dual occupancies will be introduced.

4. Incorporate cluster housing standards to replace those currently applying in SEPP 53

Comment: In addition to clearly defining cluster housing as a separate use, create specific standards relating to site area, floor space ratio, height and car parking for cluster housing development in the 2(b) zone.

5. Continue to replace 2(d) zones with 2(c) zones, in conjunction with a specific building height maps and minimum site area requirements that allow developments with higher densities and heights above three storeys.

Comment: The approach taken in Amendment No. 118 at The Entrance, where the 2(d) was replaced with a 2(c) zone supplemented by building height, setback profiles and design guidelines for development, will be extended to Toukley and Wyong and subsequently to other opportunities identified by Council in other locations, including Tuggerah.

8.1.3 Development Control Plan Amendments

1. Review relevant DCPs to align with new clauses in Wyong LEP 1991 regarding lot sizes in residential zones, definitions of landuses and development standards

Comment: this is required as a consequence of amendments to the LEP. DCPs will include DCP 64 (Medium and High Density Residential Development), DCP 66 (Subdivision), DCP 58 Dual Occupancy and DCP 49 (Warnervale/Wadlaba).

2. Review relevant DCPs to include all forms of residential development defined by the LEP – detached housing, dual occupancy, cluster housing, and multi-unit housing. Include requirement for site analysis with all residential development containing three or more dwellings

Comment: currently there is no DCP which specifically covers cluster housing.

8.1.4 Strategic Landuse Projects

1. Continue with Toukley Planning Study

Comment: (see section 6.1.6) this study was commenced in the first quarter of 2002. Its objectives are to identify the type of residential development that is appropriate for the area and in what locations. Population increases and the pressure for more compact development through higher density development and building heights will be investigated. Additionally the study will look at tourist accommodation and facilities that need to be improved together with additional and/or different recreational services and functions which could be located in the area to support additional population growth.

2. Continue with review of Landuse component of Wyong Town Centre Planning Strategy

Comment: (see section 6.1.3) interest in the revitalization of the Wyong CBD and residential market is growing. Council has commenced a review of the current residential strategy to investigate development potential in the area. Opportunities for increasing the population of this area through more compact living close to the CBD is being investigated against the backdrop of the character of the town and its future image both inside and outside the central coast context.

3. Review The Entrance DCP and LEP

Comment: (see section 6.1.4) a review of DCP 60 – The Entrance is on the Strategic Landuse workprogram to commence in 2003. This will provide both Council and PlanningNSW with an overview of the success of the new provisions and onground outcomes. It will also investigate any new sites that have development potential not previously covered by the document and address minor interpretation anomalies in the DCP and LEP.

4. Undertake Long Jetty Planning Study

Comment: (see section 6.1.5) this study will review the current planning issues with Long Jetty with a view to addressing the commercial strip development, traffic through the area and potential residential development. The study is due to commence in 2003.

5. Undertake Tuggerah Planning Study

Comment: (see section 6.1.5) opportunities to increased residential densities within this area will be investigated. This study is to encompass the area nominated in DCP 80 – Tuggerah and includes Tuggerah Straight, Westfield Tuggerah Shopping Centre, Supa Centa, Tuggerah Business Park and area surrounding the Tuggerah Railway Station.

8.1.5 Monitoring

An important component of any strategy is monitoring of outcomes to ensure that the policies put in place are achieving the intended outcomes. Council currently prepares a quarterly Residential Land Monitor and participates in the annual regional consultations for the Urban Development Program and Metropolitan Urban Development Program, now called the Metropolitan Development Program. The scope of Council's Residential Land Monitor will be expanded to include more detail on multi-unit housing in the MUDP areas to ensure that the desired balance between redevelopment and release area development is being achieved. This will be an ongoing action that will commence in 2002, notwithstanding the timing or adoption of this strategy.

8.1.6 Warnervale District Planning Strategy

The first stage of implementation of the Warnervale Area Planning Strategy will require a rezoning of the District Centre area and surrounds. The CBD area, which will contain a mix of retail, commercial, community facilities and residential development, is likely to be undertaken on a place based approach, the surrounding residential development will be a mixture of residential densities with specific masterplan, DCP provisions and design guidelines. It will require development at a minimum density of 15 dwellings per hectare, however higher densities (over 30+ dwellings per hectare) are anticipated.

8.1.7 Housing Choice and Affordability Study

In 2002 Council was given an opportunity, in conjunction with Gosford Council and PlanningNSW, to undertake a regional housing strategy through the Local Government Housing Initiatives Program. Unfortunately this will not eventuate. However, the knowledge and information that would have been compiled for that study are still considered by Wyong Council as essential to the longer term planning of housing in general, not only in relation to the supply of land for residential development, but also in relation to affordability, housing markets, rental supply, cost and demand, housing stress, potential gentrification of areas and population thresholds for essential human services. There are concerns as to what social effects changes in the current market are having on affordability for buyers, renters, our ageing population and sensitive residents such as pensioners, low income households, aboriginal housing and like.

8.1.8 Rezoning Between Wyong Hospital and Wadalba Village Centre, Pacific Highway

Comment: this area, on the northern side of the Pacific Highway between Wyong Hospital and the Wadalba Village Centre, is located within DCP 49 but is not zoned for residential development. The area can utilise existing infrastructure, is adjacent to good public transport, a future neighbourhood centre, health services, educational and community facilities. A mixture of housing types will apply to this area through a structure plan and masterplanning process.

Strategic Landuse Projects

Planning studies for Ourimbah (refer to section 6.1.1) and Budgewoi – The Circle are currently on Council’s Landuse work program, due to commence in 2004..

Continuation of the Wyong Valleys Strategy implementation is necessary to address issues of development in the valleys as pressure on the villages and for further rural residential development is experienced in the longer term.

8.1.9 Landuse Structure Plan

Upon completion and adoption of the Wyong Conservation Strategy, *Shaping the Central Coast* Action Plan and this Residential Development Strategy by both Council and PlanningNSW, Council will need to prepare a new landuse structure plan for development of the northern area of the Shire and the remainder of the UDP area.

Such Plan will provide detailed criteria for staging and planning of future development areas in the next twenty years – ongoing from the Warnervale District Centre area. The Structure Plan will need to integrate a number of layers of knowledge including information from previous studies, the principles and provisions of the forthcoming PlanFirst legislation, the outcomes of any future studies coming out of this Residential Development Strategy, the outcomes of the Conservation Strategy, the forthcoming *Central Coast Transport Action Plan* and forthcoming *Shaping the Central Coast* Action Plan.

Other than availability of resources to undertake future planning investigations, there are four key factors that will determine the staging of future residential land releases in Wyong Shire together with the final nature and scope of the Structure Plan:

- Timing of completion of the Warnervale Area Planning Strategy and District Centre Masterplan and subsequent timing of commitment of funding by the State Government for new transport and human services infrastructure.
- Resolution of conservation areas, appropriate corridors and habitat reserves for the Wyong Conservation Strategy.
- Commitment of adequate resources to key projects identified within the *Shaping the Central Coast* Action Plan by all levels of government which will ensure adequate provision of human services and access to local employment opportunities for the new residents in future release areas.
- The relative priority given by the State Government from time to time between underground coal mining and urban development for various areas in the north of the Shire.

8.1.10 SEPP 5 Exemption

In March 2002, Planning NSW introduced specific guidelines for proposals to seek exemption or partial exemption from the operation of SEPP 5. As aged housing is a significant and important component of the housing market in Wyong Shire, it is Council's intention to pursue a locally sensitive strategy for development of aged housing. However, this will not be undertaken until after actions under this Residential Strategy are completed and resources are available to undertake the necessary detailed investigations and policy formulation. The information gathered as part of the Housing Choice and Affordability Study may form the basis of this study.

9 REFERENCE DOCUMENTS

STATE GOVERNMENT POLICY

- SEPP 53 – Metropolitan Residential Development
- SEPP 36 – Manufactured Home Estates
- SEPP 5 – Housing for Older People or People with a Disability
- SEPP 25 – Residential Allotment Sizes
- SEPP 66 (draft) – Integrated Land Use and Transport
- SREP 12 – Dual Occupancy
- SREP (draft) – Wyong Development Areas and Coal Mining

WYONG SHIRE COUNCIL POLICY

- Wyong LEP 1991
- DCP 7 – Wyong Town Centre
- DCP 49 – Warnervale East and Wadalba North West
- DCP 58 – Dual Occupancy
- DCP 60 – The Entrance
- DCP 64 – Medium and High Residential Density Development
- DCP 66 – Subdivision
- DCP 13 – Interim Conservation Areas
- DCP 80 – Tuggerah Precinct

OTHER

- Sydney Region Outline Plan
- Shaping the Central Coast (draft) (2000)
- Shaping the Central Coast Action Plan (currently being prepared)
- Central Coast Transport Action Plan
- Sydneys Future (1993)
- Cities for the 21st Century (1995)
- Shaping Our Cities (1998)
- Gosford – Wyong Structure Plan (1977)
- Wyong Council Residential Land Monitor
- Australian Bureau of Statistics (ABS) data
- Warnervale District Planning Strategy (draft) (May 2002)

- Tuggerah Precinct Strategy (1997)
- Wyong Shire Council 2002/2003 Management Plan
- Wyong Valleys Strategy (1998)
- Wyong Town Centre Planning Strategy (2000)
- Patterson Britton – Warnervale District Centre: Water Sensitive Urban Design Strategy (draft final Dec 2001)