

12. ECO-INFO - RURAL & RESIDENTIAL ZONE OBJECTIVES

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This information is intended to provide a general indication of the likely land use within zonings throughout the Shire. It is not a legal document and does not contain the details available in the Wyong Local Environmental Plan 1991, State Policies or other planning instruments. Council's Customer Service Department should be contacted should further information be required.

OBJECTIVES FOR MAJOR RURAL AND RESIDENTIAL ZONES

1(a) Rural Zone

The zone is intended to enhance and conserve land to sustain agricultural production potential, maintain the Region's water supply and to enable development requiring a rural location or associated with agricultural activities.

1(c) Non Urban Constrained Lands Zone

The zone is intended to limit the development of land affected by physical constraints which may prejudice the environmental quality of the land. Development should minimise risks from natural hazards and not detract from the scenic quality of the area.

1(d) Village Zone

The zone is intended to preserve the small scale of activities and general residential character associated with village areas such as Yarramalong and to provide services to adjoining agricultural areas.

2(a) Residential Zone

The zone is intended to primarily provide for single and two storey detached housing, including dual occupancy, free from commercial and other incompatible activities and buildings. The zone permits home based employment such as professional services, home industries and other uses compatible with the residential environment.

2(b) Multiple Dwelling Residential Zone

The zone is intended to cater for a wide range of housing types, generally not exceeding two storeys. Townhouses, small blocks of units and other uses compatible with the residential environment are permissible, subject to the consent of Council. The dominant housing style however is single dwellings and dual occupancies. Council's policies encourage maximising the residential development for the zone in keeping with the above housing types.

2(c) Medium Density Residential Zone

The zone is intended to cater for residential flat buildings, generally not greater than 3 storeys and to provide for other uses compatible with the residential environment.

2(d) High Density Residential Zone

The zone is intended to allow for high density residential development in suitable locations and to provide for other uses compatible with the residential environment.

2(e) Urban Release Area Zone

The zone is intended to cater for a range of housing types appropriate to a greenfield urban release area, generally not exceeding two storeys, and for other uses compatible with the residential environment. However, the subdivision of dual occupancy development is not permitted in this zone.

2(g) Residential Tourist Zone

The zone is intended to encourage residential tourist development of various types and other development which complements tourist uses. Commercial premises (other than restaurants) are not permitted.

7(a) Conservation Zone

The zone is intended to restrict development to only those uses compatible with the special aesthetic, ecological or conservation values of the land. Land uses should have minimal impact on the land and not impact on the Shire's water services.

7(b) Scenic Protection Zone

The zone is intended to permit development that is unlikely to prejudice the scenic quality of the land, generate significant additional traffic, prejudice the viability of existing commercial centres or have an adverse impact on the Shire's water resources.

7(c) Scenic Protection - Small Holdings Zone

The zone is intended to enable small rural/residential holdings provided it does not inhibit the potential for urban expansion or detract from the scenic quality of the land.

7(d) Coastal Lands Protection Zone

The zone is intended to permit development that is compatible with the special environmental or recreational value of the land and will not detract from the scenic quality of the land.

7(f) Environmental Protection Zone

The zone is intended to restrict the type and scale of development that is adjoining development that has a detrimental impact, to that which is compatible with such environments.

10(a) Investigation Precinct Zone

The zone is intended to protect native vegetation and rural lands which may be suitable for ecological conservation or future urban development through prohibiting development that is likely to have an unfavourable effect on the area.

Any development should be carried out with minimal environmental impacts.

TREE PRESERVATION

A Tree Preservation Order is in place in Wyong Shire which requires the prior consent of Council for the removal, cutting down, lopping or injury of any tree which is more than 3 metres in height and/or 75 mm in trunk diameter at breast height. For further information please refer to Development Control Plan No. 14 - *Tree Management*.

STATE ENVIRONMENTAL PLANNING POLICIES

A State Environmental Planning Policy (SEPP) is a policy regarding planning matters of State significance. They are established by the Minister for Planning, but must be considered in assessing local applications for development. The main SEPPs affecting planning in Wyong Shire are as follows:

SEPP 9 - Group Homes

The intent of the Policy is to allow disabled and socially disadvantaged persons to live as a single household in a residential neighbourhood by generally enabling permanent group homes, transitional group homes and group homes generally wherever dwelling houses and flats are permitted.

SEPP 65 - Design Quality of Residential Flat Development

The SEPP applies to residential flat developments (RFD) of 3 or more storeys and four or more self contained dwelling units and aims to improve the design quality of RFD throughout NSW. This policy aims to ensure RFD:

- are a long-term asset to their neighbourhood;
- are better designed to improve the way they look;
- achieve the urban planning policies for the locality and region;
- are socially and environmentally sustainable;
- offer their occupants the greatest comfort possible; and
- are in adequate supply to satisfy increasing demand, the changing social

and demographic profile of the community.

SEPP (Seniors Living) 2004

This policy aims to increase the supply and choice of housing for seniors and for people with a disability.

The housing may take the form of a residential care facility, hostel, group of self-contained dwellings or a combination of above but does not include a hospital. Nursing homes may also be provided on the same site, but are not considered "housing" and therefore are not covered by this policy.

Except for some environmentally sensitive areas and remote, unserviced land, the policy permits housing for older people or people with a disability generally wherever houses, flats and certain special uses considered compatible with this form of development are permitted under an environmental planning instrument.

For further enquiries regarding zoning issues please contact Council's Customer Service Department on (02) 4350 5555. For further enquiries regarding state policies please contact the Department of Infrastructure, Planning and Natural Resources on (02) 9228 6111 or visit their website: www.dipnr.nsw.gov.au/