

Direction	Comment
1 Employment & Resources	
1.1 Business & Industrial Zones	
▪ Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic corridors. ▪ Applies when a draft LEP affects land within an existing or proposed business or industrial zone.	▪ Applicable. ▪ The draft Wyong Town Centre Planning Proposal (WTCPP) aims to rezone part of the Wyong Town Centre to 3(a) (Business Centre Zone). ▪ This component of the draft WTCPP is consistent with <i>Direction No. 1.1 Business & Industrial Zones</i>, as: - The draft plan will facilitate the construction of commercial buildings to 'support the viability of identified strategic centres', and - The draft plan will not reduce the total floor space areas for employment uses and related services in business zones.
1.2 Rural Zones	
▪ Aims to protect the agricultural production value of rural land. ▪ Applies when a draft LEP affects land within an existing or proposed rural zone.	▪ Not applicable. ▪ This component of the draft WTCPP does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	
▪ Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. ▪ Applies when a draft LEP would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, OR restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	▪ Not applicable. ▪ The draft WTCPP will not have the effect of: - prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials; - restricting the potential development of resources of coal, other minerals, petroleum or extractive materials.

1.4 Oyster Aquaculture

- Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers.
- Applies when a draft LEP could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.
- Not applicable.
- The draft WTCPP does not affect Priority Oyster Aquaculture Areas and other aquaculture outside areas identified in the *NSW Oyster Industry Sustainable Aquaculture Strategy (2006)*.

2 Environment & Heritage

2.1 Environmental Protection Zones

- Aims to protect and conserve environmentally sensitive areas.
- Applies when Council prepares a draft LEP.
- Applicable.
- While this direction applies to all Councils when preparing a draft WTCPP; it is considered that *Direction No. 2.1 Environmental Protection Zones* is not relevant to draft WTCPP, as the draft plan does not affect environmentally sensitive areas.

2.2 Coastal Protection

- Aims to implement the principles in the NSW Coast Policy.
- Applies when a draft LEP applies to land in the coastal zone as defined in the *Coastal Protection Act 1979*.
- Not applicable.
- This component of draft WTCPP does not affect land located within the coastal zone, as defined by the *Coastal Protection Act, 1979*.

2.3 Heritage Conservation

- Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.
- Applies when council prepares a draft LEP.
- Applicable.
- Two (2) heritage items are located on land within the Wyong Town Centre proposed to be rezoned from 2b (Multiple Dwelling Zone) to 2c (Medium Density Residential Zone), being
 - Lot 1 DP 1015344 - 6 Hope Street; and

	- Lot 4, Sec 9, DP 3136 - 46 Alison Road. ▪ Draft WTCPP, does - the draft plan does not propose development which will affect items, areas, objects and places of environmental or indigenous heritage significance.
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2.4 Recreational Vehicle Areas

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| <ul style="list-style-type: none"> ▪ Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. ▪ Applies when council prepares a draft LEP. | <ul style="list-style-type: none"> ▪ Applicable. ▪ The draft WTCPP is consistent with <i>Direction No. 2.4 Recreation Vehicle Areas</i>, as: <ul style="list-style-type: none"> - The draft plan does not enable land to be developed for the purpose of a recreation vehicle area. |
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3 Housing, Infrastructure and Urban Development

3.1 Residential Zones

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| <ul style="list-style-type: none"> ▪ Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. ▪ Applies when a draft LEP affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted. | <ul style="list-style-type: none"> ▪ Applicable. ▪ WTCPP proposes to increase the residential density of a number of properties surrounding the Wyong Town Centre through rezoning from either 2a (Residential Zone) or 2b (Multiple Dwelling Zone) to 2c (Medium Density Residential Zone). ▪ The draft WTCPP shall make more efficient use of existing infrastructure and services by increasing population densities around the town centre. ▪ Any development of three storeys that arises from the impending gazettal will trigger SEPP 65 development and as such require assessment from the Residential Design Panel which ensures consistency in design and scope of future works. |
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3.2 Caravan Parks and Manufactured Home Estates

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| <ul style="list-style-type: none"> ▪ Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. ▪ Applies when council prepares a draft LEP. | <ul style="list-style-type: none"> ▪ Not applicable. ▪ Draft WTCPP does not: <ul style="list-style-type: none"> - Rezone land to 'Village' or 'Tourist Zone;' and - Propose to rezone land to provide for caravan parks or MHEs. |
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3.3 Home Occupations

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| <ul style="list-style-type: none"> ▪ Aims to encourage the carrying out of low impact small business in dwelling houses. ▪ Applies when council prepares a draft LEP. | <ul style="list-style-type: none"> ▪ Applicable. ▪ Draft WTCPP is consistent with Direction No. 3.3 Home Occupations, as: <ul style="list-style-type: none"> - Dwelling houses, and therefore home occupations, are prohibited within the proposed 3(a) (Business Centre Zone). - Dwelling houses, and therefore home occupations, are prohibited within the proposed 2 (c) (Medium Density Residential Zone). |
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3.4 Integrating Land Use & Transport

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| <ul style="list-style-type: none"> ▪ Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. ▪ Applies when a draft LEP creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. | <ul style="list-style-type: none"> ▪ Applicable. ▪ Draft WTCPP is consistent with Direction No. 3.4 Integrating Land Use and Transport, as: <ul style="list-style-type: none"> - The draft plan has had consideration for the principles and guidelines outlined within the document <i>Improving Transport Choice</i>: <ol style="list-style-type: none"> 1. The draft plan will concentrate highest appropriate densities of housing and employment within walking distance of major public transport nodes. Principle 1 <i>Concentrate in Centres</i>. 2. The draft plan will 'encourage a mix of ... employment, services and public facilities' as outlined within Principle 2 <i>Mix Use in Centre</i>. 3. By increasing development potential within the Wyong Town Centre, the draft plan will ensure that development is located in close proximity to high frequency rail and bus services, and that these facilities 'share social and commercial characteristics with retailing and other centre-based activities' as outlined within the Part 3 of the document. Principle 3 <i>Align Centres within Corridors</i>. 4. The draft plan will enable greater accessibility to housing, employment and services and reducing the possibility of car reliance. Principles 4 <i>Link Public Transport with land Use Strategies</i>. |
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	5. The draft plan will further reinforce the existing street network and direct connections to public transport due to the interconnectivity of the road network. Wyong Town Centre is characterised by the grid pattern network with a wide street form and good pedestrian links. Principle 5 <i>Connect Streets</i>. 6. The draft plan will enable better utilisation of the existing grid pattern road network to better facilitate pedestrian movement and circulation. Principle 6 <i>Improve Pedestrian Access</i>. - The draft plan has had consideration for the document <i>The Right Place for Business and Services</i>. 1. By locating entertainment and leisure facilities in and adjoining accessible mixed use centres, the draft plan implements policy objectives relating to 'The Right Location.' 2. By concentrating land use activities that encourage multipurpose trips including higher residential and commercial activities close to the town centre. 3. By ensuring that mixed use centres are closely aligned with public transport systems including accessibility to high frequency rail and local bus network. The draft LEP (Amendment No 148) shall further reinforce the role of Wyong Railway Station is a major transport node not only for the Wyong LGA but also the central Coast Region.
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3.5 Development Near Licensed Aerodromes

▪ Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. ▪ Applies when a draft LEP creates, alters or	▪ Not applicable. ▪ Draft WTCPP does not propose to create, alter or remove a zone or provision relating to land in the vicinity of a licensed aerodrome.
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removes a zone or provision relating to land in the vicinity of a licensed aerodrome.

4 Hazard & Risk

4.1 Acid Sulfate Soils

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| <ul style="list-style-type: none"> ▪ Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. ▪ Applies when a draft LEP applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps. | <ul style="list-style-type: none"> ▪ Not applicable. ▪ Draft WTCPP does not affect land identified as having a probability of containing acid sulphate soils. |
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4.2 Mine Subsidence & Unstable Land

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| <ul style="list-style-type: none"> ▪ Aims to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. ▪ Applies when a draft LEP permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of Council or other public authority and provided to Council. | <ul style="list-style-type: none"> ▪ Not applicable. ▪ The Wyong Town Centre is not located within a Mine Subsidence District proclaimed pursuant to Section 15 of the Mine Subsidence Compensation Act, 1961 or on unstable land. |
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4.3 Flood Prone Land

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| <ul style="list-style-type: none"> ▪ Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the <i>Floodplain Development Manual 2005</i>; and provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. ▪ Applies when a draft LEP creates, removes or alters a zone or provision that affects flood prone land. | <ul style="list-style-type: none"> ▪ Not applicable. ▪ No land within the Wyong Town Centre is identified as being affected by the 1:100 year flood level. |
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4.4 Planning for Bushfire Protection

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| <ul style="list-style-type: none"> ▪ Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas. ▪ Applies when a draft LEP affects or is in proximity to land mapped as bushfire prone land. | <ul style="list-style-type: none"> ▪ Applicable. The western extent of Part Lot 1 DP 12996, Lot A DP 415210 and Lot A DP 402936 has been identified as Bushfire Prone Land – Buffer Zone. ▪ Draft WTCPP is consistent with Direction No. 4.4 Planning for Bushfire Protection, as: <ul style="list-style-type: none"> - Council will consult with the |
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	Commissioner of the NSW Rural Fire Service (RFS) under Section 62 of the <i>EP&A Act, 1979</i>. - Council has had regard to <i>Planning for Bushfire Protection, 2006</i>, particularly relating to Section 4.3 Infill development. - The draft WTCPP does not introduce controls that will enable inappropriate development in hazardous areas. The majority of the three (3) sites are free from vegetation and have been developed for residential purposes. - Bushfire hazard reduction is not prohibited within the proposed 3(a) (Business Centre Zone) or 2(c) (Medium Density Residential Zone).
5 Regional Planning	
5.1 Implementation of Regional Strategies	
▪ Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies. ▪ Applies when council prepares a draft LEP.	▪ Applicable. ▪ Draft WTCPP is not affected by the Central Coast Regional Strategy. ▪ The Draft WTCPP is consistent with the vision and aims of the strategy. The outcome of the draft WTCPP will to facilitate increase densities both residential and commercial within the town core of Wyong Town centre. This will reinforce the role of the town centre that is identified in the centres hierarchy of the CCRS. ▪ The draft WTCPP is consistent with the following actions identified in the CCRS. The draft WTCPP will facilitate for future housing opportunities that is consistent with the centres hierarchy and dwelling and employment targets including developments within 1000 metres of major centres. The DRAFT WTCPP is within 1000 metres of both the town centre and also Wyong Train Station that is situated along the Northern Railway that services the Central Coast region to Sydney. ▪ Promote economic and employment growth within the town centre to utilise existing transport nodes and also accessibility of the population catchment.

	▪ The Draft LEP will not rezone land that will diminish the ability of future employment generating areas. ▪ That new retail and commercial development is located within town centres.
5.2 Sydney Drinking Water Catchments	
▪ Aims to protect water quality in the hydrological catchment. ▪ Applies when council prepares a draft LEP that applies to the hydrological catchment.	▪ Not applicable. ▪ This direction does not apply to Wyong LGA.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
▪ Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland cause by urban encroachment into farming areas. ▪ Applies Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	▪ Not applicable. ▪ This direction does not apply to Wyong LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
▪ Aims to manage commercial and retail development along the Pacific Highway, North Coast. ▪ Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	▪ Not applicable. ▪ This direction does not apply to Wyong LGA.
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	
▪ Aims to ensure that development in the vicinity of the villages of Ellalong, Paxton and Millfield is consistent with the Cessnock City Wide Settlement Strategy and Lower Hunter Regional Strategy. ▪ Applies to land in the vicinity of the villages of Ellalong, Paxton and Millfield in the Cessnock LGA.	▪ Not applicable. ▪ This direction does not apply to Wyong LGA.
5.6 Sydney to Canberra Corridor	

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| <ul style="list-style-type: none"> ▪ Aims to ensure that draft LEPs are prepared in accordance with the Sydney to Canberra Corridor ▪ Applies to land within the local government areas described as the 'Sydney to Canberra Corridor' | <ul style="list-style-type: none"> ▪ Not applicable. ▪ This direction does not apply to Wyong LGA. |
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5.7 Central Coast

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| <ul style="list-style-type: none"> ▪ Aims to ensure that land is zoned in accordance with the appropriate regional strategy for the Central Coast. ▪ Applies to Wyong Shire Council when council prepares a draft LEP. | <ul style="list-style-type: none"> ▪ Applicable. ▪ The draft WTCPP implements directions and objectives of the <i>draft Central Coast Regional Strategy (2006)</i>, particularly: <ul style="list-style-type: none"> - The draft plan will 'assist to revitalise the retail area, and strengthen the commercial function of the Wyong-Tuggerah Major Centre.' ▪ The draft plan complies with the vision for the future of the draft Central Coast Regional Strategy (2006) as it is identified as a major centre which will focus on business activity, housing opportunities and employment generation. (page10) ▪ Wyong is identified as a major centre within the Central Coast Regional Strategy Map ▪ The Wyong-Tuggerah area will be developed as a major centre and will perform vital economic, civic, residential, social, cultural, entertainment and recreation roles for the north of the Central Coast.(page17). The draft WTCPP will provide the catalyst to initiate and support these roles in the Wyong town centre. ▪ One of the key actions from the draft strategy is to investigate the potential for land located within and around centres (ie generally within 1,000 metres of a Regional City and Major Centre) for future housing opportunities, consistent with the centres hierarchy and population capacity targets. (page 20). The draft plan is within the core and periphery area of the town centre. ▪ The draft plan will reinforce the employment capacity targets as identified in Table 5 (Central Coast |
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employment capacity targets by LGA and hierarchy 2004-2031 by allowing increased commercial densities within the town centre.	
5.8 Second Sydney Airport: Badgerys Creek	
▪ Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek. ▪ Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.	▪ Not applicable. ▪ This direction does not apply to Wyong LGA.
6 Local Plan Making	
6.1 Approval and Referral Requirements	
▪ Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. ▪ Applies when council prepares a draft LEP.	▪ Applicable. ▪ Draft WTCPP is consistent with Direction No. 6.1 Approval and Referral Requirements, as: - The draft plan does not propose amendments which require concurrence, consultation, or the referral of development applications to an appropriate Minister or public authority; and - The draft plan does not identify any development as designated development.
6.2 Reserving Land for Public Purposes	
▪ Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. ▪ Applies when council prepares a draft LEP.	▪ Applicable. ▪ Draft WTCPP is consistent with Direction No. 62 Reserving Land for Public Purposes, as: - The draft WTCPP seeks to reclassify land from community to operational in order to facilitate the rezoning land for the development of business/commercial activities. The land is currently under the ownership of Wyong Shire Council and theoretically forms part of Frank Balance Park. The subject lot is wedged between the usable portion of Frank Balance Park and also Council owned land at Hope Street.
6.3 Site Specific Provisions	

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| <ul style="list-style-type: none">▪ Aims to discourage unnecessarily restrictive site specific planning controls.▪ Applies when council prepares a draft LEP to allow particular development to be carried out. | <ul style="list-style-type: none">▪ Applicable.▪ Draft WTCPP is consistent with Direction No. 6.3 Site Specific Provisions as;<ul style="list-style-type: none">- The draft plan will rezone various parcels of land within the Wyong Town Centre to 3(a) (Business Centre Zone) and 2(c) (Medium Density Residential Zone), existing zones under the provisions of <i>Wyong LEP 1991</i>. |
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