

LM/Scott Duncan
R2/1/2011
D
7 November 2012

Ben Holmes
Department of Planning & Infrastructure
Po Box 1148
Gosford NSW 2250

Dear Sir,

Clarification of various matters – North Wyong Industrial Estate Planning Proposal (RZ/1/2011)

I refer to your recent conversation with Graham Pascoe in relation to the subject Planning Proposal and advise as follows:

a) Selection of B(6) Zone

Council expressly selected the B(6) Business Corridor Zone to underpin the transformational change envisaged for the precinct. The mandatory Standard Instrument zone objectives clearly align with the vision of a corridor focussed, technology based, mixed use precinct; the aim being to:

- "promote business along main roads and to encourage a mix of compatible uses"
- "provide a range of employment uses (including business offices, retail and light industrial uses); whilst "maintaining the economic strength of centres by limiting retail activity."
- "provide for residential uses, but only as part of a mixed use development."
- "provide for business primarily along key corridors"

Further, the attached landuse table provides for an appropriate landuse mix and landuse limitations.

No other Standard Instrument Zone is considered to align as closely with Council's vision for the precinct and minimise unintended planning outcomes.

b) Limitations on Office Space and Retailing (and impact on other centres)

It is initially noted that broad ranging retailing, beyond activities with bulk display and handling requirements, and limited convenience and refreshment facilities, is prohibited under the proposed zoning, in accordance with the mandatory zone objective of "maintaining the economic strength of centres by limiting retailing activity".

Office premises are not proposed to be restricted beyond normal market forces and the impact of the nominated building height control and influence of secondary site planning/layout DCP guidelines.

Additionally the focus and siting of the precinct is such that direct competition with the Wyong and Warnervale Town Centres is not envisaged; whilst a complementary relationship with the Tuggerah Business Park and proposed Precinct 7A Business Park is projected.



c) Impact on Fringing Residential Development

It is initially considered that the impact of development permissible under the proposed B(6) zone would potentially be less than that associated with development under the prevailing industrial zoning.

Further, the proposed rezoning will trigger an amendment to the DCP provisions as they apply to the subject precinct. In amending such provisions the interim interface with residential development will be addressed to ensure appropriate sensitivity.

d) Loss of Industrial land

Whilst it is acknowledged that there is a reduction in 4(a) General Industrial and 4(b) Light Industrial zoned land, light industries will remain a permissible use under the proposed zoning.

Additionally it is noted that there is a significant supply of existing and potential industrial land in Wyong Shire, with such approximating 1,950 hectares. It is further understood that despite some significant constraints to some of the identified supply (particularly environmental) that there still remains a significant supply of approximately 1,100 hectares (source: Draft Wyong Employment Lands Study).

e) Timing Relative to Draft Wyong LEP2012

It is expected that the rezoning of the site will result in an amendment to Council's composite LEP (draft Wyong LEP, 2012).

Should the subject draft LEP not progress at the pace targeted an appropriate amendment to Wyong LEP, 1991 would be pursued. Such as amendment may potentially take the form of a Schedule Amendment adopting the Standard Instrument nomenclature.

f) SEPP 55 and Vacant Land

The strategy advanced for addressing potentially contaminated lands contained in the Planning Proposal remains Council's considered position. Should the Gateway Determination established otherwise the logistics of a Phase 1 investigation over lands in disparate ownership would need to be considered.

I trust that this information is of assistance and remain readily available, together with Graham Pascoe, to further clarify any questions which you may have in respect of the Planning Proposal.

Yours sincerely

 7/11/2012.

Scott Duncan

**Senior Strategic Planner
LAND USE PLANNING**