



Central Coast Council

Planning Proposal

Various Lots bounded by North Road,
Owen Avenue and Ingram Street, Wyong

File No: RZ/8/2015; PP_201X_XX_XXX_XX

November 16



Planning Proposal – Former Wyong Grove Public School site and additional adjoining properties

- Lot 11 DP219825, 5 Ingram Street Wyong
- Lot 12 DP219825, 4 Ingram Street Wyong
- Lot 13 DP219825, 3 Ingram Street Wyong
- Lot 14 DP219825, 2 Ingram Street Wyong
- Lot 15 DP219825, 1 Ingram Street Wyong
- Lot 16 DP219825, 17 Owen Avenue Wyong
- Lot 17 DP219825, 15 Owen Avenue Wyong
- Lot 10 DP36475, 13 Owen Avenue Wyong
- Lot 11 DP36475, 11 Owen Avenue Wyong
- Lot 12 DP36475, 9 Owen Avenue Wyong
- Lot 13 DP36475, 7 Owen Avenue Wyong
- Lot 14 DP36475, 5 Owen Avenue Wyong
- Lot 15 DP36475, 3 Owen Avenue Wyong
- Lot 16 DP36475, 1 Owen Avenue Wyong
- Lot 18 DP36475, 3 North Road Wyong
- Lot 17 DP36475, 5 North Road Wyong
- Lot 18 DP 219825 No.1 North Road, Wyong; and
- Lot 1 DP 123075, No.1 North Road, Wyong

File No: RZ/8/2015; PP_201X_XX_XXX_XX

Date: November 16

Version 1.0

Central Coast Council

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ABN 73 149 644 003

Opening Hours 8.30am - 5.00pm

Various Lots

Nos.1, 2, 3, 4 and 5 Ingram Street; Nos.1, 3, 5, 7, 9, 11, 13, 15 and 17
Owen Avenue; and No.1 North Road

Wyong

File No: RZ/8/2015; PP_201X_XX_XXX_XX

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Background & Locality Context

The site includes the former Wyong Grove Public school site in addition to adjoining properties fronting Owen Avenue and Ingram Street, which have been added to the planning proposal. These additional properties generally contain single detached dwelling houses, a number of which are owned by NSW Land and Housing Corporation (NSW L&HC).

The former Wyong Grove Public School site is known as No. 1 North Road Wyong and has a southern frontage to North Road and western frontage to Owen Avenue (Figure 1). The site was formerly the Wyong Grove Public School and contains several former school buildings. The northern portion of the former school site is undeveloped with a scattering of trees and grass ground cover. The site was known as the Wyong Grove Community and Cultural Hub, and the home of Wyong Drama Group and Wyong Musical Theatre Company.

The site is currently zoned R2 Low Density Residential under Wyong LEP 2013, this zoning also applies to land immediately to the north and west of the site. Land to the south of the site is zoned for Business and Mixed Use purposes which will facilitate higher density development including residential accommodation on upper levels into the future (Figure 2).

A portion of the eastern side of the site is affected by flooding. Immediately to the east is land zoned RE1 Public Recreation which separates the site from the Pacific Highway.



Figure 1 Contextual Locality Plan

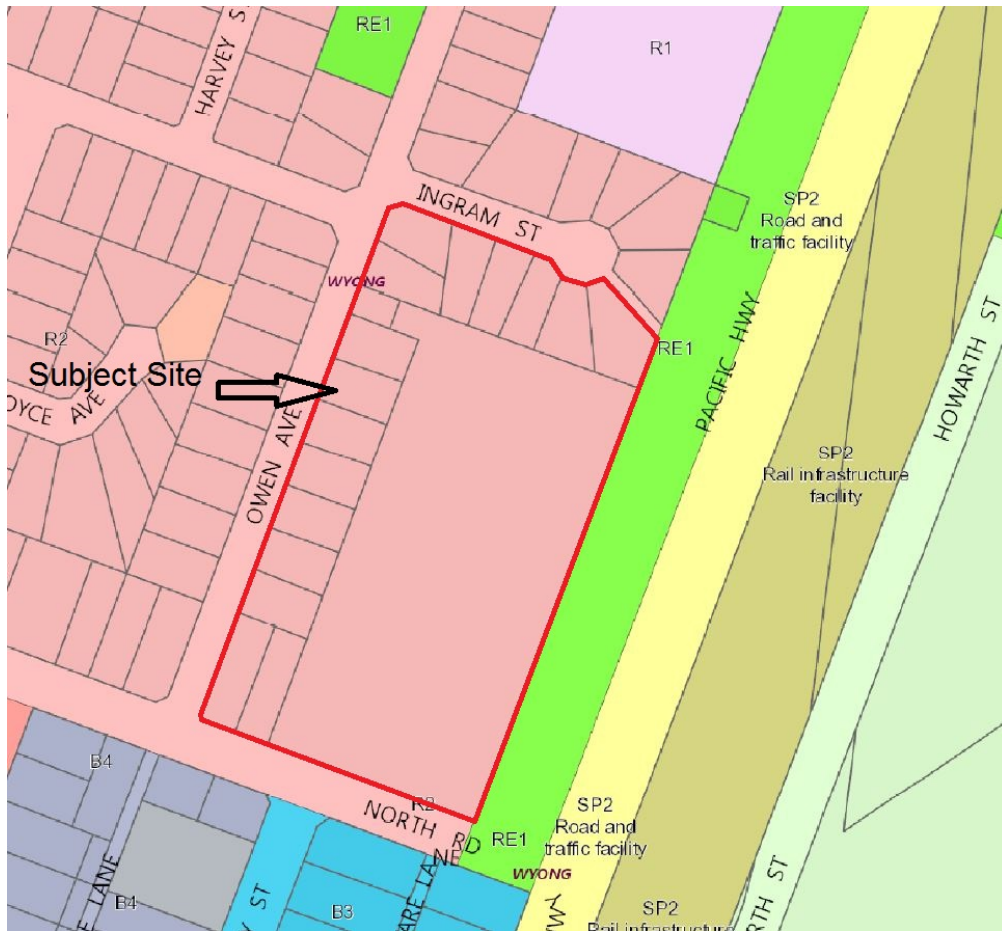


Figure 2 Existing Zoning

Part 1 Objectives or Intended Outcomes

The objective of this proposal is:

- To rezone the majority of the site to R3 Medium Density Residential and apply a maximum height of 16m and maximum FSR of 2.0:1 to the rezoned areas.
- To retain the R2 Low Density Residential zone over the southern portion of the former Wyong Public School.
- Apply a Land Reservation Acquisition layer to the southern portion of the former Wyong Public School site to facilitate purchase of this portion of the site by Council.

The intended outcome of the proposal is to enable development of the majority of the site (excluding the southern portion) for medium density residential development. The intended outcome for the southern portion of the site is to facilitate public community and cultural land uses. Should Council determine not to progress with the compulsory acquisition of southern portion of the former Wyong Grove Public School site for community purposes, then this PP would consider progressing with the entire site for an R3 Medium Density zone and associated FSR and building height provisions and the removal of the land reservation acquisition map layer.

Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to Wyong Local Environmental Plan (LEP) 2013 which involves the following:

- Amending the Wyong Local Environmental Plan 2013 Land Zoning Map for certain land fronting North Road, Owen Avenue and Ingram Street, Wyong in accordance with the proposed zoning map located in Attachment 4 – Land Use Provisions; and
- Amending the Wyong Local Environmental Plan Floor Space Ratio Map once analysis and concept design assessment work has been completed. The proposed floor space ratio map located in Attachment 4 – Land Use Provisions indicates the preliminary proposed floor space ratio.
- Amending the Wyong Local Environmental Plan Height of Building Map once further analysis and concept design assessment work has been completed. The proposed height of building map located in Attachment 4 – Land Use Provisions shows the preliminary proposed building height.
- Amending the Wyong Local Environmental Plan Land Reservation Acquisition Map subject to Council pursuing the compulsory acquisition of the southern portion of the former Wyong Grove Public School site. The proposed land reservation acquisition map located in Attachment 4 – Land Use Provisions shows the proposed area for land acquisition.
- Amending the Wyong Local Environmental Plan Minimum Lot Size Map. The proposed lot size map located in Attachment 4 – Land Use Provisions indicates the variation of lot sizes based upon the underlying land use zones.

The following table identifies the proposed amendments:

Existing Provision	Proposed Amendment
Floor Space Ratio Map FSR_ XXX	- To include a maximum FSR of 2:1 for that part of the site to be rezoned to R3, subject to further analysis post Gateway determination
Height of Building Map HOB_ XXX	- To include a maximum building height of 16 metres for that part of the site to be rezoned to R3, subject to further analysis post Gateway determination.
Land Reservation Acquisition Map LRA_ XXX	- To include an area located on the southern portion of the former Wyong Grove Public School site for acquisition by Central Coast Council.
Land Zoning Map LZN_ XXX	- To rezone the majority of the site to R3 Medium Density retain the R2 Low Density Residential zone over the southern portion of the former Wyong Public School.
Lot Size Map LSZ_ XXX	- To remove the existing minimum lot size of 450m2 from land within the PP that is proposed to be rezoned to R3.

Table 1: Explanation of Map and Instrument Amendments

NOTE: The final mapping for FSR, Height of Buildings, Land Zoning, Lot Size and Land Acquisition will be subject to the compulsory acquisition application and also to further planning and design analysis.

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or report?

Wyong/Tuggerah Planning Strategy - 2007

The site is well located for medium density residential development, being situated on the northern edge of the Wyong Town Centre, part of the Tuggerah –Wyong ‘Major Centre’ under the Central Coast Regional Strategy. The site is adjacent to a park, and is within walking distance of shops, services and public transport including the Wyong Train Station. The proposal for medium density is strategically supportable as the site has the potential to act as a transitional interface between the railway, highway and commercial uses and the lower density residential area to the west and north.

There are a number of strategic documents that apply to the Wyong Town Centre including this site.

The Wyong/Tuggerah Planning Strategy was adopted by Council in October 2007. The Strategy identified the need to create more living opportunities in Wyong. The Strategy states that in *“Wyong there is long-term potential to develop high quality medium density residential development, particularly:*

- *in association with retail and commercial uses in the Town Centre (mixed use);*
- *adjoining and overlooking high quality public spaces;*
- *in areas that are less visually prominent and within a 10 minute walk of the train station and Town Centre; and*
- *in areas that are not flood liable or that provide flood free pedestrian access.”*

As stated above, Wyong will develop to provide a range of accommodation types within close proximity to services and transport. Furthermore, residential development will be encouraged in high amenity areas and within close proximity to rail transport. This planning proposal submits that the rezoning of the subject site to R3 Medium Density Residential (or part thereof) will contribute to this vision.

Urban Design Vision and Masterplan prepared by DEM Group 2007

Masterplan prepared by DEM Group was adopted in June 2007. The Vision document established opportunities and objectives for the future development direction within the Wyong Tuggerah area. The document split the study area into nine different character areas.

This site is within the “medium density foot-slopes” area. The document identifies the opportunity for the area to be rezoned medium density residential with an increased height focused near the Pacific Highway and the ‘Business/Administration precinct’. Building height would be restricted west of Owen Avenue. The former school site was zoned for Special Uses Education at the time of the Vision document. The planning proposal suggests that the rezoning of the site to accommodate higher density and building heights is consistent with the strategic and character vision outlined in this document.

Wyong Shire Settlement Strategy 2013

The Settlement Strategy was adopted by the former Wyong Shire Council in December 2013 and provides the strategic direction and framework for land use and development within the former Wyong LGA. The Strategy outlines dwelling and population targets of up to an additional 1,267

dwellings and 2,534 people. The Settlement Strategy acknowledges that higher density development should be located around town centres including areas with key transport nodes and where there are a range of services and facilities to support a vibrant higher density community. Areas within 800m of these nodes may be considered for more intensive development. The proposed rezoning to medium density residential is consistent with this strategy; however this should not be at the cost of local facilities which are actively used by the community. As proposed this PP aims to facilitate the retention of the arts and cultural uses with residential development permitted on the remainder of the site.

Central Coast Regional Plan 2036 (2016)

The Central Coast Regional Plan 2036 (CCRP) was released in October 2016. Direction 19 of the CCRP identifies the need to accelerate housing supply and improve housing choice. Direction 20 identifies the need to grow housing choice in and around local centres. Direction 21 identifies the need to provide housing choice to meet community needs. The planning proposal is considered to be consistent with these strategic directions.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The site is not currently zoned in a manner which enables medium density residential development; therefore the intended objectives cannot be achieved by any other mechanism than a planning proposal.

Section B – Relationship to strategic planning framework

3. *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

Central Coast Regional Plan (2036)

Outline how the proposal is supported by or consistent with the Central Coast Regional Plan 2036. Identify relevant actions the proposal relates to (Delete those not applicable if you want). Attach the assessment of the consistency of the proposal against the actions in the attachments.

1	Direction 2: Focus Economic development in the Southern and Northern Growth Corridors		
	Action	Applicability	Consistency
2.8	Revitalise Wyong as a mixed use centre servicing the northern part of the region, with infill residential development in central locations.	Applicability	Consistent
3	Direction 3: Support priority economic sectors		
	Action	Applicability	Consistency
3.3	Establish the Northern and Southern Growth Corridors as key locations for economic development, residential growth and investment in health, education, research, knowledge-based industries, professional services, sport and leisure, agribusiness, food manufacturing, high-tech manufacturing and clean technologies.	Applicability	Consistent
16	Direction 16: Grow investment opportunities in the region's centres		
	Action	Applicability	Consistency
16.1	Improve access to and through centres to support and encourage redevelopment.	Applicability	Consistent
16.3	Protect the function of centres and ensure local environmental plans include appropriate controls to limit retail activity outside planned centres.	Applicability	Consistent
17	Direction 17: Align land use and infrastructure planning		
	Action	Applicability	Consistency
17.5	Ensure new and intensified development is serviced by enabling and supporting infrastructure, that it contributes to the associated cost and that development which occurs outside of sequencing pays a greater proportion of	Applicability	Consistent

	infrastructure costs.		
19	Direction 19: Accelerate housing supply and improve housing choice		
	Action	Applicability	Consistency
19.1	Release land for housing and employment in the North Wyong Shire Structure Plan area to align with the delivery of local and State infrastructure.	Applicability	Consistency
19.2	Review development controls to accelerate housing supply.	Applicability	Consistency
19.3	Monitor land and housing delivery and accelerate housing supply to meet a projected housing demand of 41,500 additional dwellings by 2036.	Applicability	Consistency
19.4	Monitor land and housing supply through an urban development program.	Applicability	Consistency
20	Direction 20: Grow housing choice in and around local centres		
	Action	Applicability	Consistency
20.1	Improve housing choice by supporting housing delivery in and near the growth corridors and local centres.	Applicability	Consistent
20.3	Implement policies, plans and investment options that will support greater housing diversity in centres.	Applicability	Consistent
21	Direction 21: Provide housing choice to meet community needs		
	Action	Applicability	Consistency
21.1	Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and greenfield housing locations.	Applicability	Consistent
21.3	Implement changes to address the housing needs of older people, students and seasonal populations.	Applicability	Consistency
21.4	Encourage housing diversity including studio, and one and two-bedroom dwellings, to match forecast changes in household sizes and provide greater housing choice.	Applicability	Consistent
21.5	Identify the discrete housing needs of each community, including for social and affordable housing, and develop appropriate planning responses.	Applicability	Consistent

4. Is the planning proposal consistent a local Council's local strategy or other local strategic plan?

Wyong Settlement Strategy

The Settlement Strategy was adopted by the former Wyong Shire Council in December 2013 and provides the strategic direction and framework for land use and development within the former Wyong LGA. The Strategy outlines dwelling and population targets of up to an additional 1,267

dwellings and 2,534 people. The Settlement Strategy acknowledges that higher density development should be located around town centres including areas with key transport nodes and where there are a range of services and facilities to support a vibrant higher density community. Areas within 800m of these nodes may be considered for more intensive development. The proposed rezoning to medium density residential is consistent with this strategy; however this should not be at the cost of local facilities which are actively used by the community. As proposed this PP aims to facilitate the retention of the arts and cultural uses with residential development permitted on the remainder of the site.

Community Strategic Plan

An assessment of the proposal against the 8 objectives and key actions of the Wyong Shire Council Community Strategic Plan 2030 has been undertaken (see Supporting Documentation – Assessment & Endorsement).

The proposal is consistent with relevant objectives of the plan.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

State Environmental Planning Policy	Comment
SEPP 55 – Remediation of Land	
Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements.	The former public school component of the site was zoned SP2 - Special Uses Education prior to being rezoned to R2 Low Density Residential as part of the Wyong LEP 2013 which came into force in December 2013. As a consequence many SP2 zones took on the adjoining zones. Therefore the zoning to residential of the former school site is unlikely to have been supported by a preliminary contamination assessment to consider potential contamination. Accordingly should the PP be supported at Gateway, it is recommended that a preliminary contamination assessment report be prepared focusing on the former school site to support the PP.
SEPP 71 – Coastal Protection	
Aims: (a) to protect and manage the natural, cultural, recreational and economic attributes of the	The site is located within the <i>SEPP 71</i> Coastal Protection Zone. The proposal is consistent with the provisions of <i>SEPP 71</i>. The matters outlined

State Environmental Planning Policy	Comment
New South Wales coast, and (b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and (c) to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and (d) to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and (e) to ensure that the visual amenity of the coast is protected, and (f) to protect and preserve beach environments and beach amenity, and (g) to protect and preserve native coastal vegetation, and (h) to protect and preserve the marine environment of New South Wales, and (i) to protect and preserve rock platforms, and (j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991), and (k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and (l) to encourage a strategic approach to coastal management.	in Clause 8 of the SEPP have been considered: • The proposal does not affect access to and along coastal foreshores, • The site is not affected by coastal processes. • The likely future development type proposed is suitable given the location and relationship with the surrounding area and town centre. • The land has been fully developed for primary education or residential purposes and does not contain any remnant native vegetation nor is likely to contain Aboriginal artefacts. • Future development of the site will not readily visible from the lake or coastal foreshore areas.

Table 2: SEPP Assessment

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal has been considered against the relevant Ministerial Section 117 Directions as summarised below. The full assessment of these Directions is contained within the Attachments of this proposal.

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	N	N/A
2.2	Coastal Protection	Y	Y
2.3	Heritage Conservation	N	N/A
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Choose
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	TBD
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	N	N/A

No.	Direction	Applicable	Consistent
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	Y	TBD
4.4	Planning for Bushfire Protection	N	N/A
Regional Planning			
5.1	Implementation of Regional Strategies	N/A	N/A
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	N	N/A
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A

Table 3: S117 Ministerial Direction Compliance

Section C – Environmental, Social and Economic Impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

Council records show that the site does not contain any critical habitat, threatened species endangered ecological communities (EECs) or habitats. It is not considered that further ecological studies are required in order to support rezoning of the site.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Bushfire

The site is not identified as bushfire prone land. No further studies or measures are required in this regard.

Contaminated Land and Acid Sulphate Soils

The former public school component of the site was zoned SP2 - Special Uses Education prior to being rezoned to R2 Low Density Residential as part of the Wyong LEP 2013 which came into force in December 2013. As a consequence many SP2 zones took on the adjoining zones. Therefore the zoning to residential of the former school site is unlikely to have been supported by a preliminary contamination assessment to consider potential contamination. Accordingly should the PP be supported at Gateway, it is recommended that a preliminary contamination assessment report be prepared focusing on the former school site to support the PP.

The site is not affected by potential acid sulphate soils.

Flooding and Drainage

A small portion of the former school site, less than 2% (350m²) is affected by the 1% Annual Exceedance Probability (AEP) flood level (see figure 3). There is an opportunity for development of the site subject to filling and on site stormwater detention. A flood study would be required to demonstrate that the required freeboard above the 1% AEP flood level is achievable on site while not impacting on any flood levels on surrounding sites. A Stormwater Management Plan would also be required to address the increased imperviousness of the site.

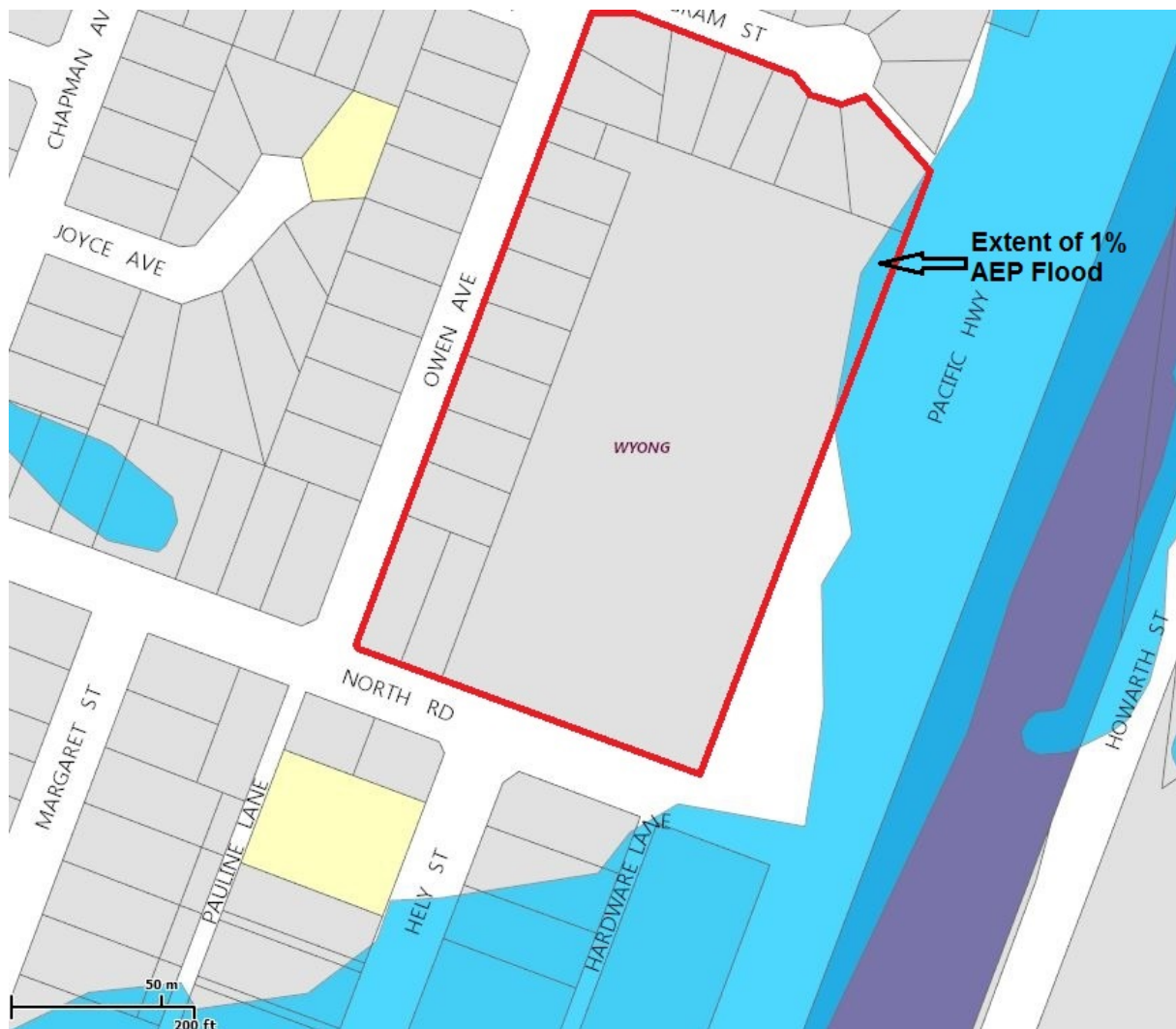


Figure 3 - Extract of flood prone land mapping (study area shown edged red)

9. Has the planning proposal adequately addressed any social and economic impacts?

Social Issues

From May 2014 until May 2016 the former Wyong Shire Council leased the front part of the site from the NSW Department of Education and Communities (DEC) for use as a significant community facility - Wyong Grove Community & Cultural Hub. More recently the Wyong Drama Group and Wyong Musical Theatre Company used the Wyong Gove site and would need to be permanently rehomed should the community use of the site permanently cease.

On 9 December 2015 the former Wyong Shire Council resolved that Council acquire the front portion of Lot 1 DP 123075, to secure the use of the land and buildings for arts and community purposes.



Figure 4 - Portion of the former Wyong Grove Public School site subject of Acquisition application – indicative only

The compulsory acquisition application for the southern part of the site was lodged with the Minister for Local Government on 28 January 2016 (Figure 3). Council was advised that this may approximately 12 months to conclude, and a decision is expected in late 2016 or early 2017. Council is currently awaiting the outcome of the application.

As a consequence, Council seeks to have the planning proposal reflect its intent to retain the southern part of the site for community purposes via appropriate zoning and planning controls.

Noise and Vibration

The eastern side of the study area is exposed to acoustic and potential vibration issues associated with the rail corridor and the existing & future Pacific Highway. These impacts together with recommended mitigation measures will need to be considered during the assessment of the planning proposal. Further details regarding acoustic impacts are required post gateway.

Amenity Impacts

Consideration will need to be given as to the potential amenity impacts of the likely future development on the former school site upon adjoining residential properties located to the north and west of the site. In this regard, the concept development layouts lodged by the applicant (see figure 5&5a) will need to be further developed post gateway including the need to reflect Council's proposal to acquire the front portion of the site. This will enable matters such as privacy, overshadowing and visual impact to be more closely considered and for appropriate design guidelines to be developed and included in an amendment to Wyong DCP 2013. This should be prepared concurrently with the planning proposal.

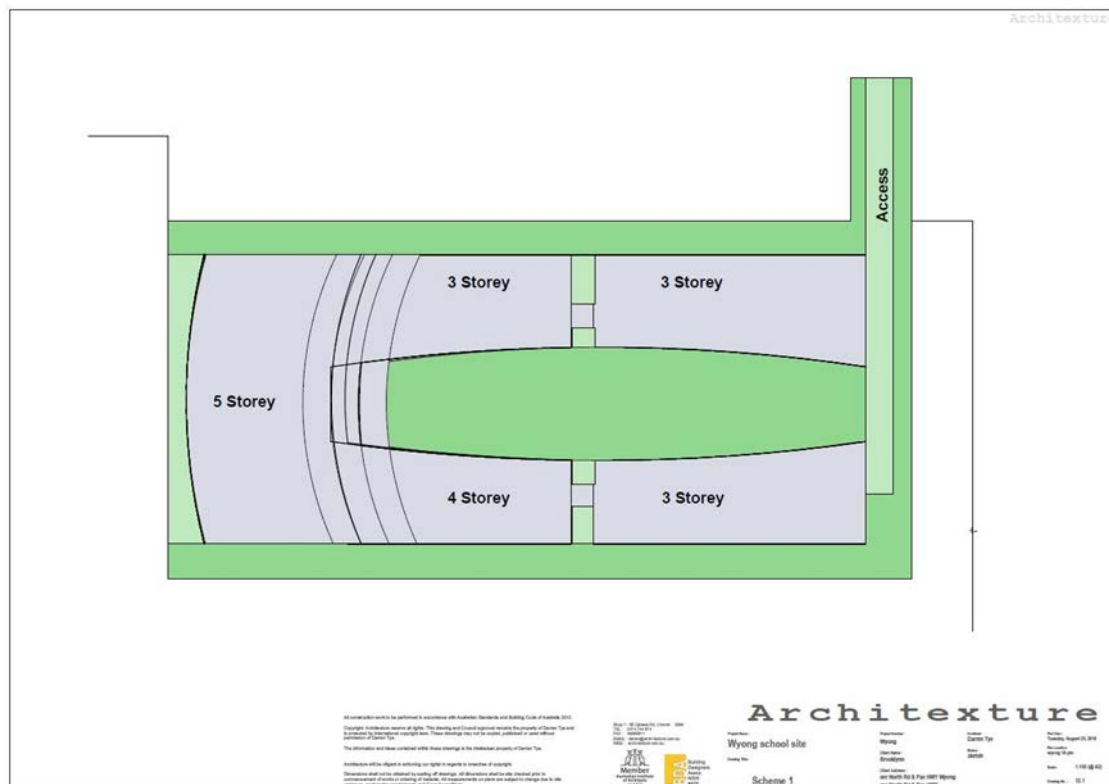


Figure 5 – Applicant Concept Plan - Scheme 1

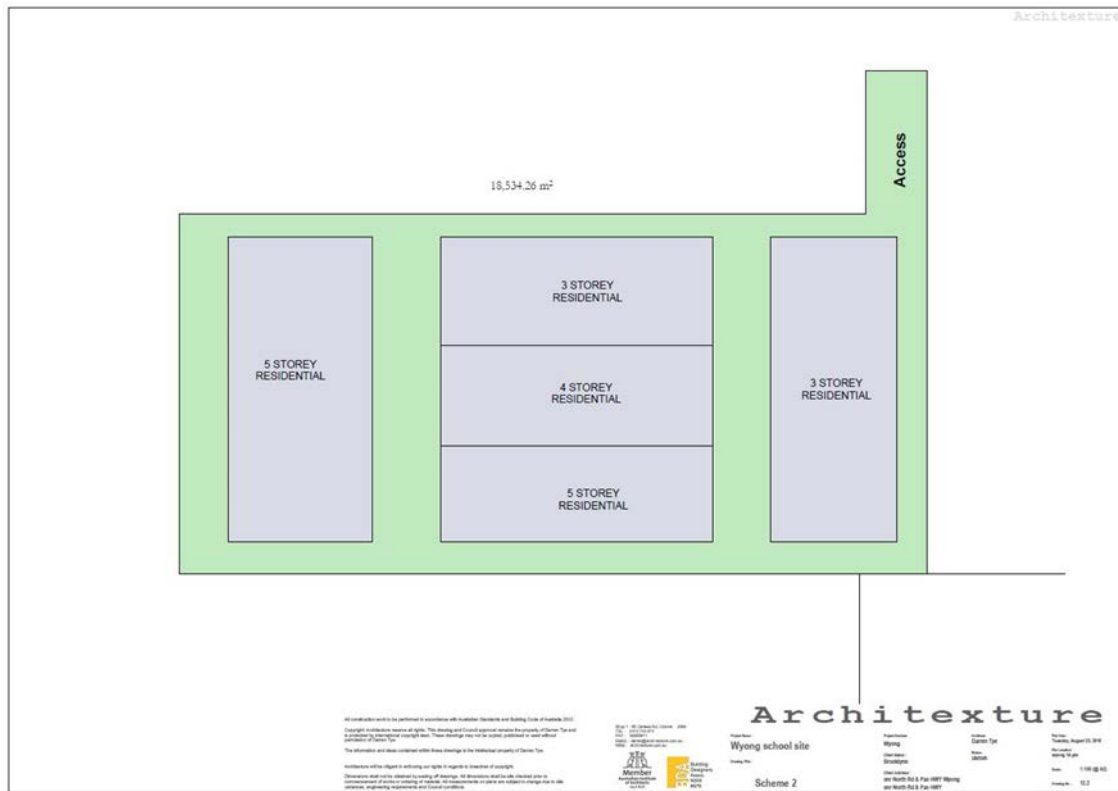


Figure 5a – Applicant Concept Plan – Scheme 2

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Traffic

A Traffic Report, Transport Plan and Road Safety Audit will be required to support the application should it progress past gateway. Safe pedestrian connectivity from the site to activity centres will need to be catered for. A referral to the RMS for any development of the site will be required.

Services (Water, Sewer, Gas & Electricity)

Services are currently available to the study area. The adequacy of existing contributions towards water and sewer will need to be considered as part of the assessment of the PP.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the following agencies is proposed, based on the identified triggers and site constraints:

Agency	Trigger/Constraint
Roads and Maritime Services	- Subject land adjoins land owned by RMS and is close to the Pacific Highway, a State Road.
Transport for NSW	- S117 Direction 3.4 – Integrating Land Use and Transport.
NSW Land and Housing Corporation	- NSW Land and Housing Corporation own four sites within the PP study area and further sites to the north and west of the site.
Sydney Trains	- S117 Direction 3.4 – Integrating Land Use and Transport.

Table 4: Agency Consultation

Part 4 Mapping

Map	Map Title
A.	Locality Plan
Existing Provisions	
B.	Floor Space Ratio Map FSR_ XXX
C.	Height of Building Map HOB_ XXX
D.	Land Reservation Acquisition Map LRA_ XXX
E.	Land Zoning Map LZN_ XXX
F.	Lot Size Map LSZ_ XXX
Proposed Provisions	
G.	Floor Space Ratio Map FSR_ XXX
H.	Height of Building Map HOB_ XXX
I.	Land Reservation Acquisition Map LRA_ XXX
J.	Land Zoning Map LZN_ XXX
K.	Lot Size Map LSZ_ XXX

Table 5: Existing and Proposed Provisions

Part 5 Community Consultation

The proposal will be made available for **28** days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

It is expected that the proposal will be made available at the following locations:

- Wyong Office: 2 Hely Street, Wyong;
- Council's website: <https://www.wyong.nsw.gov.au/about-council/on-public-exhibition/>

Additionally, notification of the exhibition of the proposal has been provided to adjoining landholders prior to its commencement.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	3 weeks	date	23 December 2016
Anticipated timeframe for the completion of required technical information	XX months	date	date
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	date	date
Commencement and completion dates for public exhibition	Date to date	date	date
Dates for public hearing (if required)	date	date	date
Timeframe for consideration of submissions	Days	date	date
Timeframe for consideration of a proposal post exhibition	days	date	date
Date of submission to the Department to finalise LEP	date	date	date
Anticipated date RPA will make the plan (if delegated)	date	date	date
Anticipated date RPA will forward to the Department for notification	date	date	date

Table 6: Key Project Timeframes

Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – date
B.	Section 117 Ministerial Direction Assessment
C.	NSW Coastal Policy Assessment
D.	State Environmental Planning Policy 71 (Coastal Protection) Clause 8 Assessment
E.	Community Strategic Plan
02 Land Use Provisions	
A.	Land Use Tables
B.	Draft Voluntary Planning Agreement & Explanatory Note
C.	Draft DCP 2013: Chapter XXX
03 Agency Responses	
A.	
B.	
C.	
D.	
E.	
F.	
G.	
H.	
I.	

04 Mapping	
A.	Locality Plan
Existing Provisions	
B.	Floor Space Ratio Map FSR_ XXX
C.	Height of Building Map HOB_ XXX
D.	Land Reservation Acquisition Map LRA_ XXX
E.	Land Zoning Map LZN_ XXX
F.	Lot Size Map LSZ_ XXX
Proposed Provisions	
G.	Floor Space Ratio Map FSR_ XXX
H.	Height of Building Map HOB_ XXX
I.	Land Reservation Acquisition Map LRA_ XXX
J.	Land Zoning Map LZN_ XXX
K.	Lot Size Map LSZ_ XXX
05 Supporting Studies	
A.	
B.	
C.	
D.	
E.	
F.	

Table 7: Supporting Documentation to the Planning Proposal

01

Assessment & Endorsement

02

Land Use Provisions

03

Agency Responses

04

Mapping

05

Studies

26 October 2016 Ordinary Council Meeting

D12382079

Report Purpose

The purpose of this report is to consider a planning proposal which seeks to amend the Wyong Local Environmental Plan 2013 (WLEP). The planning proposal seeks to rezone the former Wyong Grove Public School site from R2 Low Density Residential to R3 Medium Density Residential and to amend the floor space ratio, and height of buildings maps.

This report recommends that Council prepare a planning proposal for a gateway determination.

Applicant:	Boutique Wyong Living Pty Ltd
Owner:	Boutique Wyong Living Pty Ltd
Proposal No.:	RZ/8/2015
Description of Land (subject of the application):	Lot 18 DP 219825 and Lot 1 DP 123075, No.1 North Road, Wyong
Site Area:	Lot 18 – 222m ² Lot 1 – 18,130m ² Total – 18,352m ²
Current Zoning:	R2 Low Density Residential
Zoning proposed by applicant:	R3 Medium Density Residential
Recommended Zoning:	Rezone part of the site and surrounding parcels to R3 Medium Density Residential and retain part of the site with the R2 Low Density Residential zone
Existing Use:	Wyong Grove Community and Cultural Hub (Former Public School)

Recommendation:

- 1 That Council consult with landowners of properties listed in item 2 below to seek their support to be included in the revised planning proposal as recommended by Staff.
- 2 That Council prepare a planning proposal to amend Wyong Local Environmental Plan 2013 (WLEP), pursuant to Section 55 of the Environmental Planning and Assessment (EP&A) Act 1979 to:
 - a) *rezone the following lots to R3 Medium Density Residential and apply a maximum building height of 16m and a maximum Floor Space Ratio of 2.0:1:*
 - Lot 11 DP219825, 5 Ingram Street Wyong
 - Lot 12 DP219825, 4 Ingram Street Wyong
 - Lot 13 DP219825, 3 Ingram Street Wyong
 - Lot 14 DP219825, 2 Ingram Street Wyong
 - Lot 15 DP219825, 1 Ingram Street Wyong
 - Lot 16 DP219825, 17 Owen Avenue Wyong
 - Lot 17 DP219825, 15 Owen Avenue Wyong
 - Lot 10 DP36475, 13 Owen Avenue Wyong
 - Lot 11 DP36475, 11 Owen Avenue Wyong
 - Lot 12 DP36475, 9 Owen Avenue Wyong
 - Lot 13 DP36475, 7 Owen Avenue Wyong
 - Lot 14 DP36475, 5 Owen Avenue Wyong
 - Lot 15 DP36475, 3 Owen Avenue Wyong
 - Lot 16 DP36475, 1 Owen Avenue Wyong
 - Lot 18 DP36475, 3 North Road Wyong
 - Lot 17 DP36475, 5 North Road Wyong, and
 - The northern part of Lot 18 DP 219825 and Lot 1 DP 123075, No.1 North Road, Wyong
 - b) *retain the southern part of Lot 18 DP 219825 and Lot 1 DP 123075, No.1 North Road, Wyong with the R2 Low Density Residential zoning and apply a land reservation acquisition map to that portion of the site*
- 3 That Council forward the planning proposal to the Department of Planning and Environment requesting a gateway determination, as well as delegation for Council to finalise and make the draft Local Environmental Plan, pursuant to Section 56(1) of the EP&A Act, 1979.
- 4 That Council undertake community and government agency consultation in accordance with the requirements of the gateway determination.
- 5 That Council prepare and exhibit an amendment to Wyong Development Control Plan to incorporate appropriate planning controls.

- 6 That Council prepare and exhibit an amendment to the Wyong Section 94 Contributions Plans (if required)/or a Voluntary Planning Agreement (if required) to support the development of the land subject to this planning proposal.
- 7 That Council consider a further report on results of the agency and community consultation.

ORDINARY MEETING HELD ON 26 OCTOBER 2016

Mr Tony Tuxworth, local resident, addressed Council at 5.29pm and retired at 5.33pm.

RESOLVED on the motion of Mr REYNOLDS:

- 402/16 That Council consult with landowners of properties listed in item 2 below to seek their support to be included in the revised planning proposal as recommended by Staff.
- 403/16 That Council prepare a planning proposal to amend Wyong Local Environmental Plan 2013 (WLEP), pursuant to Section 55 of the Environmental Planning and Assessment (EP&A) Act 1979 to:
- a) **rezone the following lots to R3 Medium Density Residential and apply a maximum building height of 16m and a maximum Floor Space Ratio of 2.0:1:**
- Lot 11 DP219825, 5 Ingram Street Wyong
 - Lot 12 DP219825, 4 Ingram Street Wyong
 - Lot 13 DP219825, 3 Ingram Street Wyong
 - Lot 14 DP219825, 2 Ingram Street Wyong
 - Lot 15 DP219825, 1 Ingram Street Wyong
 - Lot 16 DP219825, 17 Owen Avenue Wyong
 - Lot 17 DP219825, 15 Owen Avenue Wyong
 - Lot 10 DP36475, 13 Owen Avenue Wyong
 - Lot 11 DP36475, 11 Owen Avenue Wyong
 - Lot 12 DP36475, 9 Owen Avenue Wyong
 - Lot 13 DP36475, 7 Owen Avenue Wyong
 - Lot 14 DP36475, 5 Owen Avenue Wyong
 - Lot 15 DP36475, 3 Owen Avenue Wyong
 - Lot 16 DP36475, 1 Owen Avenue Wyong
 - Lot 18 DP36475, 3 North Road Wyong
 - Lot 17 DP36475, 5 North Road Wyong, and
 - The northern part of Lot 18 DP 219825 and Lot 1 DP 123075, No.1 North Road, Wyong
- b) **retain the southern part of Lot 18 DP 219825 and Lot 1 DP 123075,**

No.1 North Road, Wyong with the R2 Low Density Residential zoning and apply a land reservation acquisition map to that portion of the site

- 404/16 That Council forward the planning proposal to the Department of Planning and Environment requesting a gateway determination, as well as delegation for Council to finalise and make the draft Local Environmental Plan, pursuant to Section 56(1) of the EP&A Act, 1979.***
- 405/16 That Council undertake community and government agency consultation in accordance with the requirements of the gateway determination.***
- 406/16 That Council prepare and exhibit an amendment to Wyong Development Control Plan to incorporate appropriate planning controls.***
- 407/16 That Council prepare and exhibit an amendment to the Wyong Section 94 Contributions Plans (if required)/or a Voluntary Planning Agreement (if required) to support the development of the land subject to this planning proposal.***
- 408/16 That Council consider a further report on results of the agency and community consultation.***

The Site

The site, is known as No. 1 North Road Wyong and has a southern frontage to North Road and western frontage to Owen Avenue (Figure 1). The site was formerly the Wyong Grove Public School and contains several former school buildings. The northern portion of the site is undeveloped with a scattering of trees and grass ground cover.

A portion of the eastern side of the site is affected by flooding. Immediately to the east is land zoned RE1 Public Recreation which separates the site from the Pacific Highway.



Figure 1 - Aerial photo featuring the subject site (edged red) and surrounding development

3.4 Planning Proposal for Wyong Grove Public School site (contd)

The site is known as the Wyong Grove Community and Cultural Hub, and is the home of Wyong Drama Group and Wyong Musical Theatre Company.

The site is currently zoned R2 Low Density Residential under WLEP, this zoning also applies to land to the north and west of the site. Land to the south of the site is zoned for Business and Mixed Use purposes which will facilitate higher density development including residential accommodation on upper levels into the future (Figure 2).

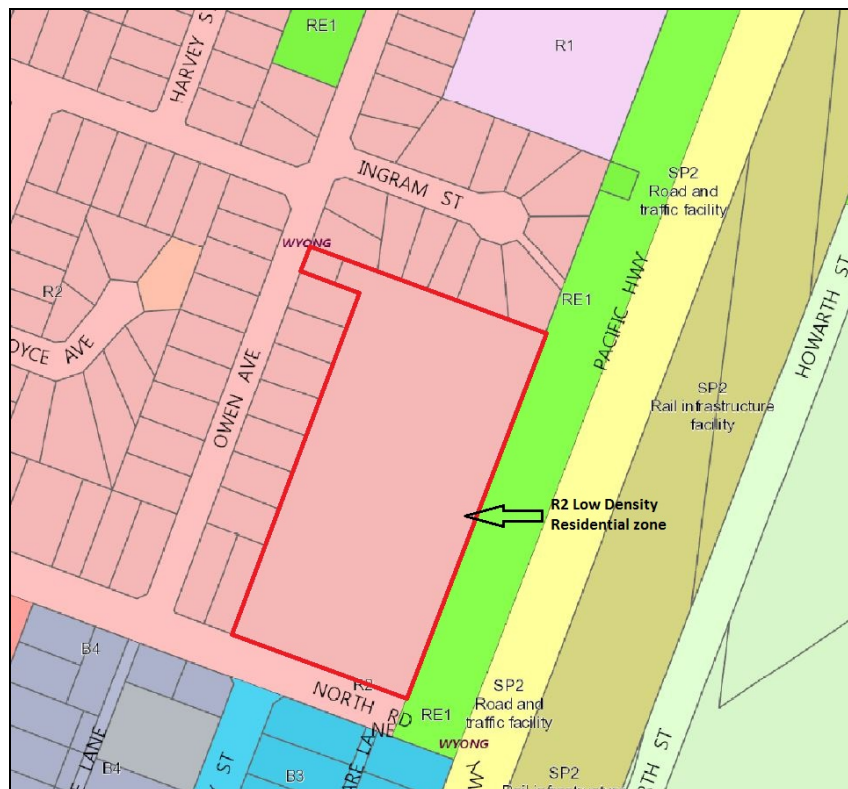


Figure 2 – Extract from WLEP 2013 land use zoning map. The site subject of the rezoning application is shown with red outline

Site History

In June 2013, the NSW Department of Education and Communities (DEC) announced that Wyong Grove Public School (the subject site) and Wyong Public School were to be amalgamated in 2014, due to changing demographics and falling enrolments. The Wyong Grove Public school closed in December 2013.

The former Wyong Council entered into a lease with DEC for the use of the former Wyong Grove Public School in May 2014 for a 2 year period.

On 27 October 2015 the former Wyong Grove Public School Site was sold, however Council staff held a lease with DEC until 10 May 2016, also around the time the property sale settled.

On 9 December 2015 the former Wyong Shire Council considered a report from its Property and Economic Development Department which recommended that Council acquire the front portion of Lot 1 DP 123075, to secure the current and future use of the land and buildings for arts and community purposes. The former Wyong Shire Council resolved unanimously as follows:

- "1326/15 That Council authorise the Acting CEO to acquire the front portion of Lot 1 DP 123075 North Road Wyong occupied by buildings, as shown in Map 1 in this Report ('Land'), at fair market value.*
- 1327/15 That Council authorise the Acting CEO to execute all necessary documentation relevant to the acquisition of the Land.*
- 1328/15 That Council resolve to acquire the Land by compulsory process for the purpose of arts and community facilities, pursuant to Section 186 of the Local Government Act 1993 and in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991, in the event that negotiations for the acquisition of the Land with the property owner cannot be satisfactorily resolved.*
- 1329/15 That Council resolve to make an application to the Minister and the Governor for approval to acquire the Land by compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991.*
- 1330/15 That Council propose that the Land be classified as Operational land for the purposes of the Local Government Act 1993, when that land is acquired by Council.*
- 1331/15 That Council advertise the land classification proposal in accordance with Section 34 of the Local Government Act 1993.*
- 1332/15 That Council adopt the land classification if no adverse submissions are received.*
- 1333/15 That Council note that nothing in these resolutions relating to the proposed land classification:*
 - a. authorises the sale of the Land (section 377(1)(h) of the Local Government Act 1993 provides that any sale of land can only be by resolution of the Council; and*
 - b. extinguishes or varies the terms of any trust applying to the land."*

The compulsory acquisition application for the southern part of the site was lodged with the Minister for Local Government on 28 January 2016 (Figure 3). Council was advised that this may take 9 to 12 months to conclude, and a decision is expected between October 2016 to January 2017. Council is currently awaiting the outcome of the application.



Figure 3 – Portion of the site subject of Acquisition application – indicative only

A development application (DA/794/2016) was lodged with Council on 24 June 2016, for the demolition of all the existing buildings on the site. This application has not yet been determined.

The applicant lodged a request for a pre-Gateway review in respect of this planning proposal with the Department of Planning and Environment on 10 August 2016. The pre-Gateway review is yet to be considered by the Department and the Joint Regional Planning Panel (JRPP).

The Proposal

The planning proposal seeks to amend the WLEP by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential. The proposal also seeks to amend the floor space ratio map, and height of buildings map to facilitate the redevelopment of the land for medium density residential housing (Figure 4).

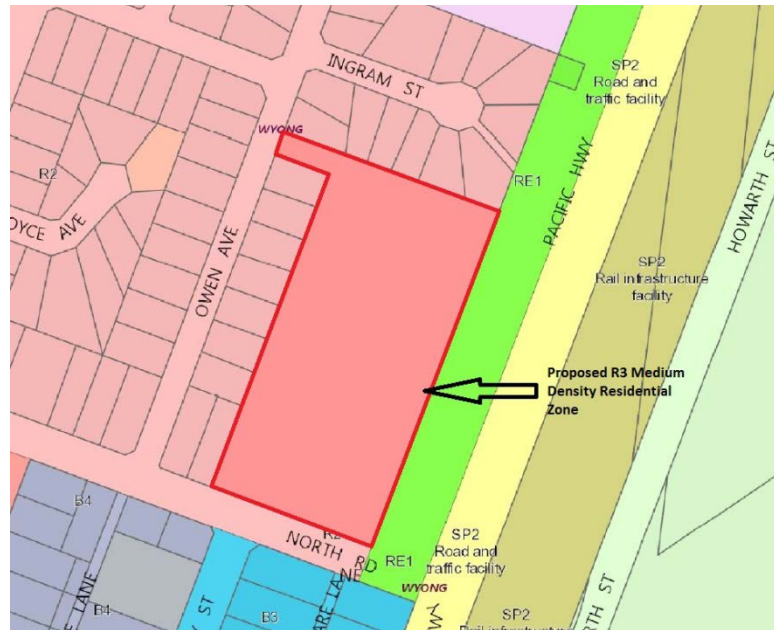


Figure 4 – Map of zoning proposed by applicant – R3 Medium Density Residential

Assessment:

The planning proposal has been informed by a series of preliminary technical studies/investigations and it is considered that there is currently adequate information to support a rezoning of the site for a higher density residential use. Further detailed works would be required to progress the planning proposal should a gateway determination be given.

The proposal will provide for increased housing density and expand the housing choice within 800m of the Wyong Train Station and within walking distance of facilities and services of the town centre. WLEP only provides for limited areas of medium density residential land around Wyong Town Centre, and this land is considered a reasonable expansion of the land use.

The indicative development concepts accompanying the planning proposal (see figure 5 and 5a) are very basic and will need to be further developed to address matters such as privacy, overshadowing and visual impact. It is recommended that any necessary site specific guidelines be included in an amendment to Chapter 5.2 Wyong Town Centre of Wyong DCP 2013.

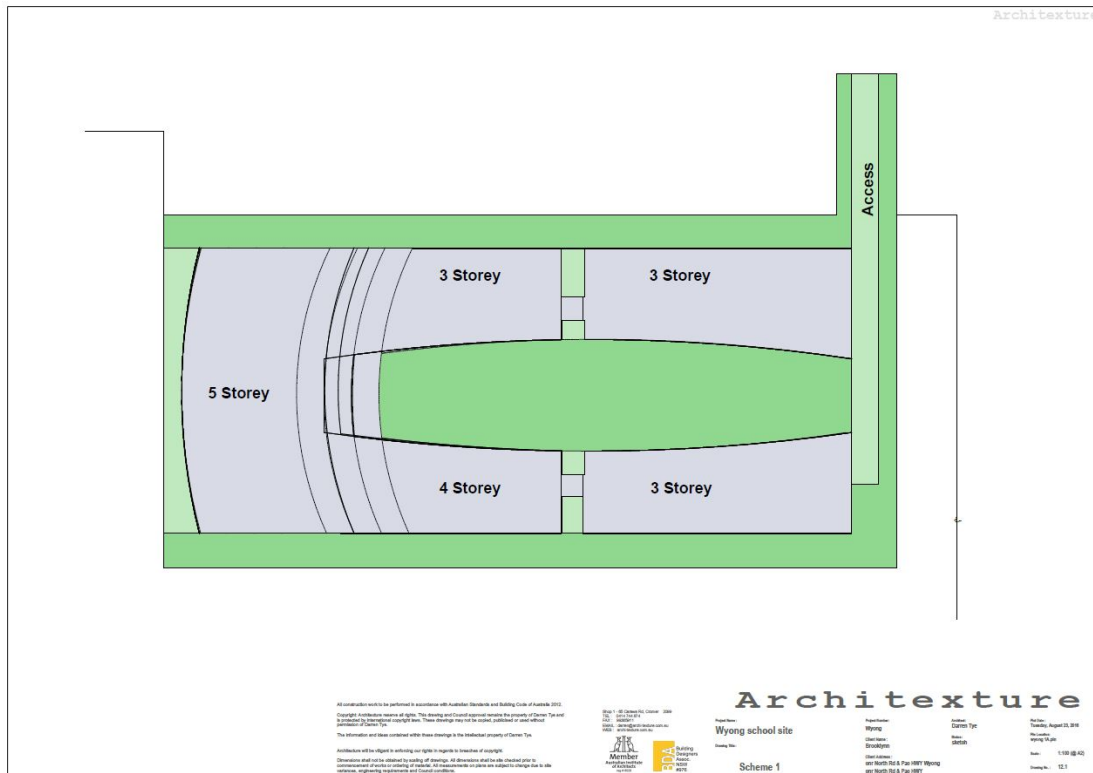


Figure 5 – Applicant Concept Plan Scheme 1

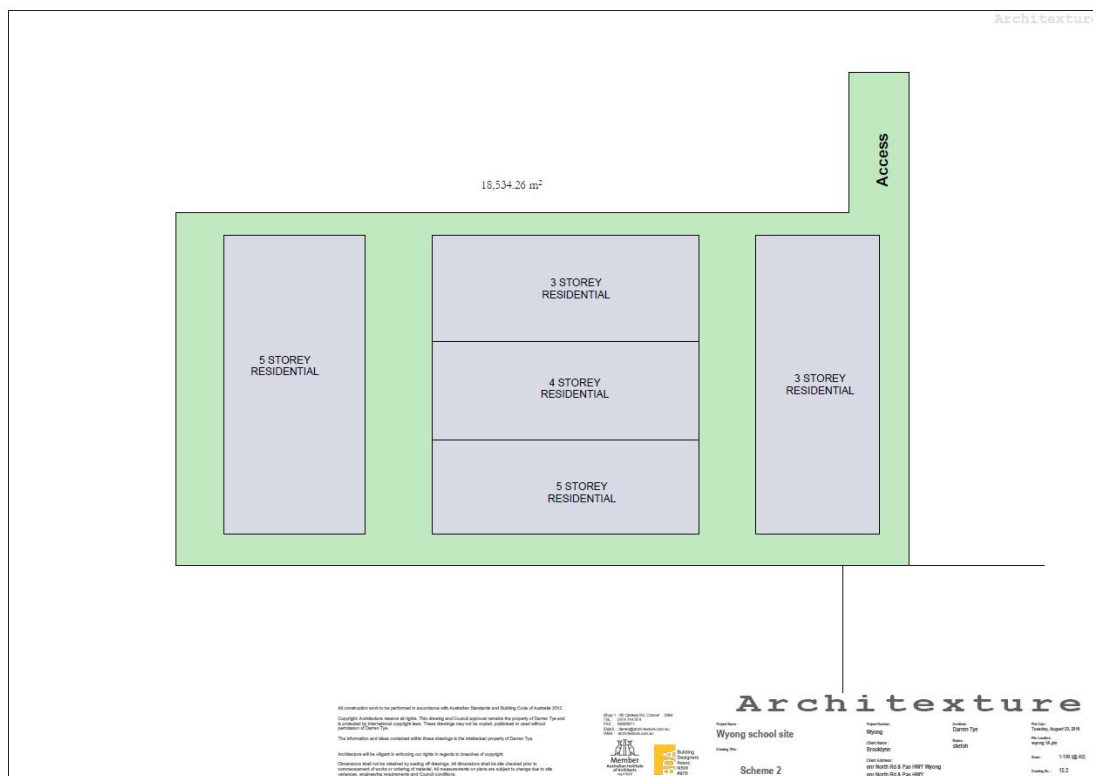


Figure 5a – Applicant Concept Plan Scheme 2

Internal Consultation

Internal consultation has been undertaken concerning the Planning Proposal with feedback provided on the following matters:

- Property and Economic Development
- Community and Culture,
- Traffic,
- Amenity Impacts,
- Flooding and Stormwater Management,
- Noise and Vibration.

Council's Community and Culture Unit has advised that the rezoning should only progress on the northern portion of the lot, being the part which is not impacted by the compulsory acquisition proceedings (being undertaken by Council's Assets, Infrastructure and Business Department)

Comments received have not raised any objection to the proposal but have informed the assessment of the proposal and highlighted the need for additional investigative studies post any gateway determination.

External Consultation

NSW Land and Housing Corporation

Preliminary consultation has been undertaken with NSW Land and Housing Corporation (NSW L&HC) which own four properties directly abutting this site, and a further 6 properties situated nearby.

The opportunity exists to facilitate a more strategic approach to rezoning at this location by expanding the area rezoned to include land on the eastern side of Owen Avenue and south of Cutler Drive.

NSW L&HC supports the expansion of the R3 Medium Density zone (together with a 2:1 FSR) to apply to their landholdings. Figure 6 shows a map supplied by NSW Land & Property highlighting its holdings in the locality and the preferred extension of the R3 Medium Density zone.

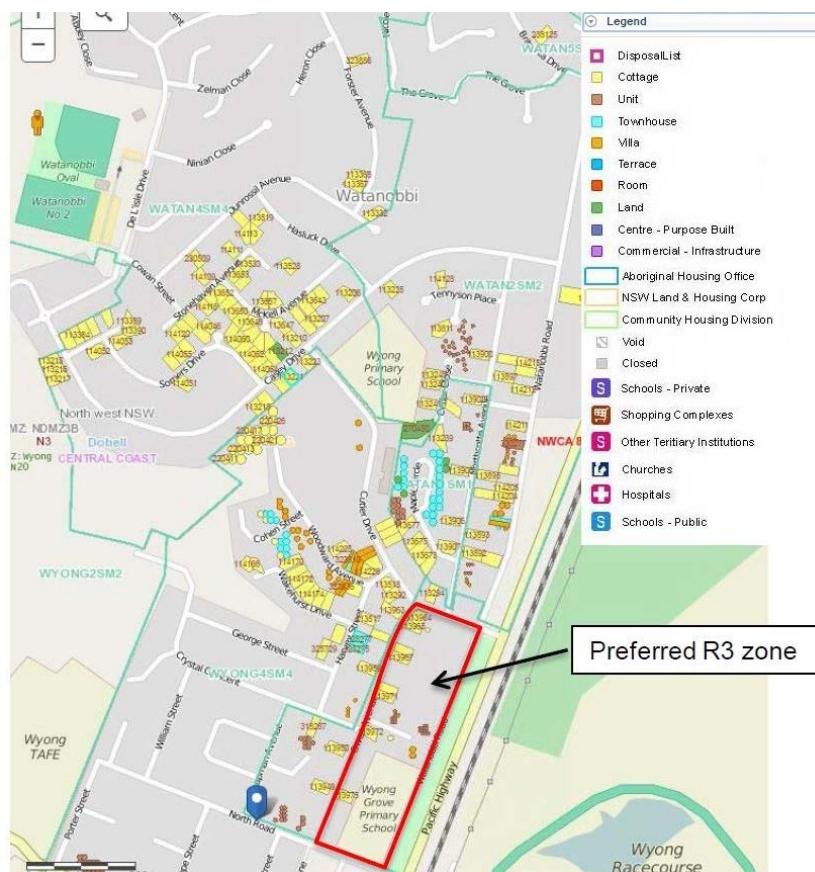


Figure 6 –NSW L&HC holdings (shown yellow/brown) and NSW L&HC preferred extent of land to be rezoned to R3 Medium Density Residential shown with red outline

Expanding the R3 Medium Density zone (together with a 2:1 FSR) for land on the eastern side of Owen Avenue, north of Ingram Street and south of Cutler Drive (the extent suggested by NSW L&HC) is not recommended. It is considered preferable to restrict the proposed R3 zone to the area south of Ingram Street as shown in figure 7, for the following reasons:

- Many of the properties immediately north of Ingram Street have recently been redeveloped as one and two storey villa/townhouse housing.
- The area north of Ingram Street is less accessible to Wyong Railway Station (beyond 800m up to 1200m).
- The area north of Ingram Street includes a large manufactured home estate (MHE) with a R1 General Residential zone, which is unlikely to benefit from a rezoning.
- A larger precinct extending Cutler Drive would be better considered as part of a local strategic review, such as a review of the Wyong Tuggerah Planning Strategy that would also consider other areas to the north and west.

3.4 Planning Proposal for Wyong Grove Public School site (contd)

Further government agency and public consultation requirements for the planning proposal will be detailed in the gateway determination and conducted accordingly. It is anticipated that the following agencies will need to be consulted:

- RMS
- Transport for NSW
- NSW Land and Housing Corporation
- Sydney Trains

It is recommended that the planning proposal be amended and progressed in the following manner: (Figure 7):

- Rezone the majority of the subject site and those sites east of Owen Avenue and south of Ingram Street, to R3 Medium Density Residential. Apply a maximum height of 16m and maximum FSR of 2.0:1 to the rezoned areas.
- Retain the R2 Low Density Residential zone over the south-western portion of the site which is currently utilised as the Wyong Grove community and cultural hub and is subject of the compulsory acquisition proposal.
- Apply a Land Reservation Acquisition layer to the southern portion of the site to facilitate purchase of this portion of the site by Council.

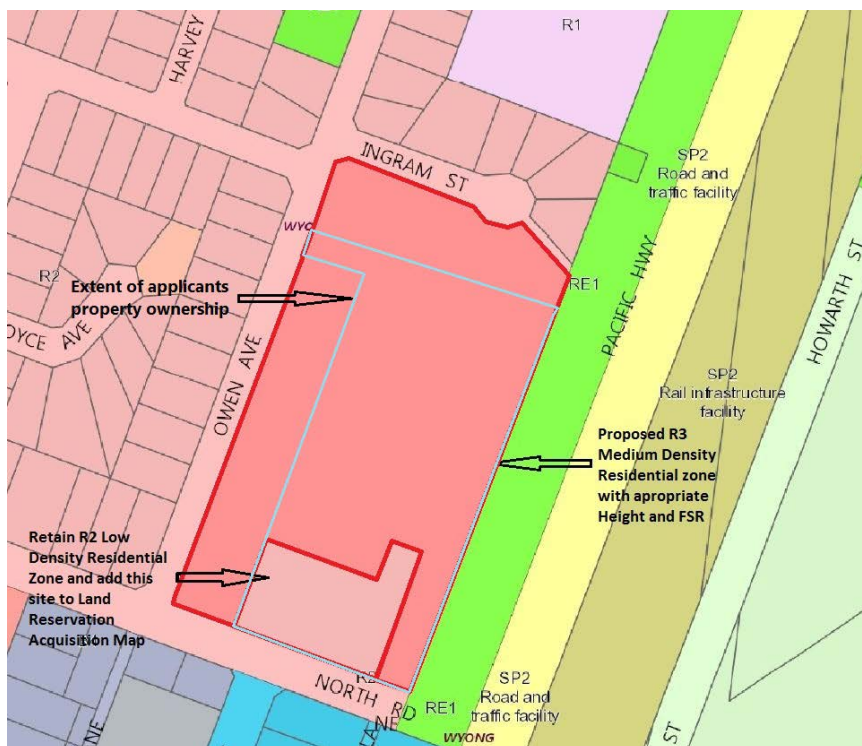


Figure 7 – Recommended zoning – indicative only

Statutory Compliance and Strategic Justification

The Department of Planning and Environment in May 2016 issued guidance for merged Councils on planning functions. In accordance with these guidelines, merged Councils are to continue to progress planning proposals with strategic merit. This planning proposal is generally consistent with local policies including the Wyong/Tuggerah Planning Strategy 2007 and the Wyong Shire Settlement Strategy 2015, and is appropriate to be progressed.

The proposal has been assessed having regard for all State Environmental Planning Policies, Ministerial s.117 Directions and the relevant guidelines set out within the regional plans including the Central Coast Regional Strategy and the North Wyong Shire Structure Plan. Furthermore, the proposal is considered consistent with the recently released Central Coast Regional Plan.

It is prudent to have the matter considered by Council before the JRPP hearing of the pre-Gateway review request.

Budget Impact

Fees for the assessment of the planning proposal will be required from the applicant to be paid in accordance with Council's adopted Statement of Revenue.

Conclusion

The proposal to rezone the land for medium density residential development is considered to have merit. A preliminary assessment of the proposal indicates that the site is suitable for such development. It is therefore recommended that Council support the preparation of a planning proposal as amended to achieve these outcomes, and submit that to the DP&E seeking a gateway determination.

Attachments

- | | | |
|---|--|-----------|
| 1 | Assessment of Proposal | D12492342 |
| 2 | Applicant's Concept Development Layout | D12492349 |

Ministerial Section 117 Directions

Direction	Comment
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 centres. Applies when a planning proposal affects land within an existing or proposed business or industrial zone.	Not Applicable The subject site is not zoned for industrial purposes, nor does the proposal seek to rezone the land for such purposes.
1.2 Rural Zones	
Aims to protect the agricultural production value of rural land. Applies when a planning proposal affects land within an existing or proposed rural zone.	Not Applicable The subject site is not zoned for rural purposes, nor does the proposal seek to rezone the land for such purposes.
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 planning proposal 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 proposal does not seek to prohibit nor restrict the mining or potential development of resources of coal or other minerals.
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 planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the	Not Applicable There are no Priority Oyster Aquaculture Areas within the Wyong LGA

Direction	Comment
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.	
1.5 Rural Lands	
Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes. Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.	Not Applicable This Direction does not apply to the Wyong LGA
Environment & Heritage	
2.1 Environmental Protection Zones	
Aims to protect and conserve environmentally sensitive areas. Applies when the relevant planning authority prepares a planning proposal.	Applicable The subject land is not identified for environmental protection purposes. The proposal is consistent with this Direction.
2.2 Coastal Protection	
Aims to implement the principles in the NSW Coastal Policy. Applies when a planning proposal applies to land in the coastal zone as defined in the <i>Coastal Protection Act 1979</i>.	Applicable The <i>Coastal Policy and Coastal Design Guidelines</i> are implemented through <i>SEPP 71 – Coastal Protection</i>. Specifically the <i>Coastal Design Guidelines</i> state that, New development and subdivisions should be located and planned in the context of revised settlement strategies and consistent with provisions in SEPP 71. The site is located within the SEPP 71 Coastal Protection Zone. The assessment undertaken as part of this planning proposal indicates that the proposal is consistent with the provisions of SEPP 71. The matters outlined in Clause 8 of the SEPP have been considered and the proposal does not affect access

Direction	Comment
	to and along coastal foreshores, nor is the site affected by coastal processes such as erosion.
2.3 Heritage Conservation	
Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. Applies when the relevant planning authority prepares a planning proposal.	Applicable The subject site has been occupied for decades as a public primary school. The AHIMS database does not contain any records of Aboriginal sites or items on or within 200m of the subject site. The proposal is consistent with this Direction.
2.4 Recreational Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. Applies when the relevant planning authority prepares a planning proposal.	Applicable The proposal does not seek to enable development of the subject land for a recreational vehicle area. The proposal is consistent with this Direction.
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
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 planning proposal 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.	Applicable The proposal seeks to rezone the land to enable medium density residential development (R3 zone) for the majority of the north of the site. Also it is proposed to retain the low density residential (R2 zone) on the southern portion of the site in order to facilitate retention of the community uses in that location. The subject land is located within an existing urban area, consequently can be easily serviced by augmentation of existing infrastructure. Clause 7.9 Essential Services of Wyong Local Environmental Plan 2013 will apply to any future development proposed on the land. This clause requires that arrangements have been made with regard to the provision of water, sewer, electricity, stormwater management and vehicular access have been made prior to consent being granted. The proposal is consistent with this Direction.
3.2 Caravan Parks and Manufactured Home Estates	

Direction	Comment
Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority prepares a planning proposal.	Applicable The proposal seeks to apply the existing provisions of the R2 Low Density Residential zone to the subject land. As existing provisions are not being altered to prohibit caravan parks, the proposal is consistent with this Direction.
3.3 Home Occupations	
Aims to encourage the carrying out of low impact small business in dwelling houses. Applies when the relevant planning authority prepares a planning proposal.	Applicable The proposal seeks to retain the existing provisions of the R2 Low Density Residential zone and the R3 Medium Density zone to the respective parts of the site. Home occupations are permissible within these zones without consent. The proposal is consistent with this Direction.
3.4 Integrating Land Use & Transport	
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 planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	Applicable The proposal seeks to apply an R3 Medium Density Residential zone to the majority of the subject site and to retain the R2 Low Density Residential zone to the southern portion of the subject site. A Traffic and transport assessment considering existing and proposed traffic load, consideration of public transport demand and availability and also the pedestrian and cycleway network will be required post gateway determination. The consistency of the proposal with this Direction is to be determined.
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.	Not Applicable The subject land is not located near a licensed aerodrome.

Direction	Comment
Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	
3.6 Shooting Ranges	
Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.	Not Applicable The subject land is not located to nor seeks to enable development for the purposes of a shooting range.
Hazard & Risk	
4.1 Acid Sulfate Soils	
Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	Not Applicable The subject land is not identified as containing acid sulfate soils.
4.2 Mine Subsidence & Unstable Land	
Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence. Applies when a planning proposal 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 the relevant planning authority or other public authority and provided to the relevant planning authority.	Not Applicable The subject land is not located within an identified Mine Subsidence District.
4.3 Flood Prone Land	
Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood	Applicable A small portion of the former school site, less than 2% (350m2) is affected by the 1% Annual Exceedance

Direction	Comment
prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land. Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.	Probability (AEP) flood level. There is an opportunity for development of the site subject to filling and on site stormwater detention. A flood study would be required to demonstrate that the required freeboard above the 1% AEP flood level is achievable on site while not impacting on any flood levels on surrounding sites. A Stormwater Management Plan would also be required to address the increased imperviousness of the site.
4.4 Planning for Bushfire Protection	
Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas. Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.	Applicable The subject land is not identified as being bushfire prone.
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 the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra Regional Strategy & South Coast Regional Strategy.	Not Applicable. The Central Coast Regional Strategy (CCRS) has been replaced by the Central Coast Regional Plan 2036 (2016) (CCRP), which is addressed under Direction 5.10 below
5.2 Sydney Drinking Water Catchments	
Aims to protect water quality in the hydrological catchment. Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	Not Applicable. The proposal is not located within Sydney's hydrological catchment.
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 caused by urban	Not Applicable. The proposal is not located within the Far North Coast Region.

Direction	Comment
encroachment into farming areas. Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	
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. The proposal is not located between Port Stephens and Tweed Shire Councils.
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. The proposal is not located within the Fairfield, Liverpool and Penrith City Council or Wollondilly Shire LGA.
5.9 North West Rail Link Corridor Strategy	
Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans. Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.	Not Applicable The proposal is not located within the Hornsby, The Hills or Blacktown LGA.
5.10 Implementation of Regional Plans	
Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans. Applies when the relevant planning authority prepares a planning proposal.	Applicable The CCRP includes population and dwelling targets of an additional 75,500 persons and 41,500 dwellings respectively by 2036. This translates to 2,075 new homes each year over the next 20 years. In order to achieve this target, Direction 19 outlines that an acceleration of housing production will be needed over the next twenty years. Direction 17 calls for the alignment of land use and infrastructure planning. In this regard Action 17.1 requires land use and infrastructure planning to be aligned in order to "maximise the use and capacity of existing infrastructure..." This proposal is consistent with

Direction	Comment
	these Directions and the CCRP generally. Accordingly, the proposal is consistent with this Direction.
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 the relevant planning authority prepares a planning proposal.	Applicable The proposal does not include provisions which require the concurrent, consultation or referral of development applications to a Minister or Public Authority. The proposal is consistent with this Direction.
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 the relevant planning authority prepares a planning proposal.	Applicable The subject land is not zoned or identified for acquisition for public purposes. The planning proposal however does seek to enable a portion of the southern part of the site, which contains buildings used by the Wyong Community and Cultural Hub to be acquired by Council. The proposal is consistent with this Direction.
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	Not Applicable The proposal does not seek to enable a particular development to be carried out.
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	
Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney	Not Applicable. This Direction does not apply to Wyong LGA.
7.2 Implementation of Greater Macarthur Land Release Investigations	
Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Not Applicable. This Direction does not apply to Wyong LGA.

NSW Coastal Policy Assessment

Principles	
1	Protecting, rehabilitating and improving the natural environment of the coastal zone.
The proposal is not located immediately adjacent to the coast and will not adversely impact the objects of protecting, rehabilitating and improving the natural environment of the coastal zone.	
2	Recognising and accommodating the natural processes of the coastal zone.
The proposal recognizes and will not constrain natural processes of the coastal zone.	
3	Protecting and enhancing the aesthetic qualities of the coastal zone.
The proposal will have no adverse amenity impacts upon the aesthetic qualities of the coastal zone.	
4	Protecting and conserving the cultural heritage of the coastal zone.
The proposal will have no adverse amenity impacts upon the cultural heritage of the coastal zone.	
5	Providing for ecologically sustainable development and use of resources.
The proposal will facilitate ecologically sustainable infill development in terms of resource use.	
6	Providing for ecologically sustainable human settlement in the coastal zone.
The proposal will facilitate ecologically sustainable infill development.	
7	Providing for appropriate public access and use.
The proposal will not adversely impact public access and use of the coastal zone.	
8	Providing information to enable effective management of the coastal zone.
The proposal will not adversely impact this objective.	
9	Providing for integrated planning and management of the coastal zone.
The proposal will not adversely impact this objective.	

SEPP 71 Assessment (Clause 8)

Matters for Consideration

(a) The aims of the Policy:

The proposal is consistent with the provisions of *SEPP 71*. The matters outlined in Clause 8 of the SEPP have been considered:

- The proposal does not affect access to and along coastal foreshores,
- The site is not affected by coastal processes.
- The land has been fully developed for educational purposes and does not contain any remnant native vegetation or is likely to contain Aboriginal artefacts.
- Future development of the site will be of a medium density scale and not readily visible from the lake or coastal foreshore areas.

(b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,

The proposal does not impact coastal access for pedestrians or persons with a disability.

(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,

The proposal has no scope to significantly improve public foreshore access.

(d) the suitability of development given its type, location and design and its relationship with the surrounding area,

The proposal will facilitate increased residential densities close to public transport including the Wyong Train Station and Wyong Town Centre and is adequately positioned so as to be compatible with existing residential development to the north and west and commercial development to the south.

(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,

The proposal will have no adverse amenity impacts upon public places in terms of overshadowing or views to the foreshore.

(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,

The scenic qualities of the NSW coast will not be adversely impacted by the proposal.

(g) measures to conserve animals (within the meaning of the *Threatened Species Conservation Act 1995*) and plants (within the meaning of that Act), and their habitats,

The proposal will have no impact to conserve or adversely impact animals or plants under the TSC Act.

Matters for Consideration

- (h) measures to conserve fish (within the meaning of Part 7A of the *Fisheries Management Act 1994*) and marine vegetation (within the meaning of that Part), and their habitats

The proposal will not impact fish or marine vegetation under the FM Act

- (i) existing wildlife corridors and the impact of development on these corridors,

The proposal will not impact wildlife corridors.

- (j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,

The proposal will not be impacted by nor contribute impacts relating to coastal processes and hazards.

- (k) measures to reduce the potential for conflict between land-based and water-based coastal activities,

The proposal will have no impact upon land-based and water-based coastal activities.

- (l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,

The proposal will not impact the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals.

- (m) likely impacts of development on the water quality of coastal waterbodies,

The proposal will include suitable water management to protect the water quality of coastal water bodies.

- (n) the conservation and preservation of items of heritage, archaeological or historic significance,

The proposal will not impact any known items of heritage, archaeological or historic significance.

- (o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,

The proposal is compatible with surrounding development. It will also have the effect of increasing residential density close to transport and services and in this sense encourage compact towns and cities.

- (p) only in cases in which a development application in relation to proposed development is determined:
 - (i) the cumulative impacts of the proposed development on the environment, and
 - (ii) measures to ensure that water and energy usage by the proposed development is efficient.

Cumulative impacts of the proposed development are not likely to be significant, firstly as there are limited opportunities for this type of infill development in Wyong, and secondly because the impacts can be adequately managed. Future development associated with this proposal will be subject to BASIX and therefore required to demonstrate and implement water and energy efficient measures.

Wyong Shire Community Strategic Plan

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
1. Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood		
1a - Expanding and supporting programs that increase participation among all ages	Y	The PP is consistent with the objective as it proposes to facilitate retention of the southern portion of the study area for the Wyong Grove Community and Cultural Hub.
1b - Expanding and supporting programs and activities that encourage and enhance neighbourhood connections	Y	See above.
1c - Encouraging and valuing genuine youth and seniors participation in the community	Y	See above.
1d - Expanding and resourcing children and family service programs	N	
1e - Developing and implementing the Wyong Shire-wide Settlement Strategy	N	
1f - Improving the effectiveness of the system of connections that tie towns/suburbs and facilities of the Shire together as well as connecting to the wider region	N	
1g - Implementing the Regional Strategy for the Central Coast that will guide appropriate development, maintain the lifestyle and environment and include Government intervention to provide more than 45,000 jobs in the next 25 years (Regional Strategy)	Y	The proposal is consistent with the CCRS although this has now been superseded by the CCRP as discussed in the PP.
1h - Planning and delivering a new Town Centre at Warnervale including a new railway station and transport interchange (Regional Strategy)	N	
1i – Having residents as active participants in setting the direction of their communities	N	
1j – Ensuring communities are safe and have a clear perception of security	Y	The PP will consider CEPTD principles post Gateway determination.
1k – Providing individuals with access to a variety of housing types that enable residents	Y	The PP provides for various housing types.

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
to buy or rent accommodation locally		
1l – Taking a long-term integrated approach to the provision of both new and existing infrastructure	N	
2. There will be ease of travel within the Shire, and to other regional centres and cities. Travel will be available at all hours and will be safe, clean and affordable.		
2a - Ensuring public and private bus services are timely, clean, safe and affordable	N	
2b - Upgrading train and public transport services between Newcastle and Sydney Central ensuring the service is safe, timely and reliable	N	
2c - Improving and linking the bicycle/shared pathway network and related facilities to encourage more cycling opportunities	N	
2d - Improving commuter parking at railway stations	N	
2e - Improving commuter hubs along the freeway	N	
2f - Creating a better public transport system including new outer suburban train carriages, upgrades of the Tuggerah station, rail maintenance upgrades and better local bus services (Regional Strategy)	Y	The proposed increase in resident population will contribute to increased viability of various public transport services.
2g - Ongoing upgrading of roads in the region including The Entrance Road and Pacific Highway (Regional Strategy)	N	
2h - Improving the M1 links to Sydney to three lanes in each direction in partnership with the Federal Government (Regional Strategy)	N	
2i – Providing an integrated transport system that satisfies users' needs	Y	The proposed increase in resident population will contribute to increased viability of various public transport services.
2j – Supporting commuters and their families	N	
2k – Supporting the development of a regional airport within the Shire	N	

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
3. Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.		
3a - Providing and maintaining local and regional community facilities for recreation, culture, health and education	Y	The PP is consistent with the objective as it proposes to facilitate retention of the southern portion of the study area for the Wyong Grove Community and Cultural Hub.
3b - Providing and maintaining a range of community programs focused on community development, recreation, culture, environment, education and other issues	N	
3c - Providing recurrent funding for community support and development services	N	
3d - Promoting community facilities to help maximise their benefits and use	Y	See above.
3e - Balancing the varying provision of facilities and amenities between towns/suburbs to enhance the quality of life in the Shire	Y	See above.
3f - Maximising the access to, and potential for, new and existing facilities/infrastructure to support growth	Y	See above.
3g – Supporting people in the community to lead healthy, active lifestyles	Y	See above.
3h – Providing access to basic and specialist health care services to all community residents	N	
4. The community will be well educated, innovative and creative. People will attain full knowledge potential at all stages of life.		
4a - Generating community awareness and behavioural change about the value of ongoing education	Y	The PP is consistent with the objective as it proposes to facilitate retention of the southern portion of the study area for the Wyong Grove Community and Cultural Hub.
4b - Creating programs that encourage lifelong learning for everyone	N	
4c - Creating and maintaining programs to actively encourage community involvement in educational institutions	N	

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
4d - Establishing and maintaining a committed network of education, community, business and government representatives	N	
4e - Providing programs and services which respond to changes in the field of education in Wyong Shire	N	
4f – Accessing a range of post school, tertiary, and degree based educational facilities. Promote innovation in areas important to the local and regional economy	N	
4g – Providing education, training and skills development that reflect the region's specific employment needs	Y	See above.
4h – Ensuring that all students and educational institutions have access to high quality services and technological resources	N	
5. Areas of natural value in public and private ownership will be enhanced and retained to a high level in the context of ongoing development.		
5a - Preserving threatened and endangered species as well as ecological communities and biodiversity	N	
5b - Expanding and continuing programs focused on restoring degraded natural areas in our community	N	
5c - Ensuring all development areas create or maintain tree covered ridgelines and waterways	N	
5d - Developing and implementing strategies to reduce the Shire's Environmental Footprint	N	
5e - Developing and implementing a Natural Resource Management Strategy for Wyong Shire	N	
5f – Ensuring sustainable development that is sympathetic to the local setting and reflects community values	Y	The PP will include provisions to ensure development is sympathetic to the local setting.
6a - Improving and promoting public access to environmental areas	N	
6b - Establishing and maintaining projects	N	

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
and programs to encourage more active participation in community based environmental activities		
6c - Creating and promoting a network of renowned bush trails	N	
6d - Establishing a community event based around our lakes and beaches	N	
6e - Developing and implementing a tree planting program	N	
6f - Creating, maintaining and promoting a series of community gardens	N	
6g - Supporting and encouraging volunteer groups and champions	N	
6h – Maintaining and making available information about the environment and environmental change	N	
6i – Community awareness of sustainability and environmental issues impacting Wyong Shire	N	
7. There will be a strong sustainable business sector and increased local employment built on the Central Coast's business strengths		
7a - Providing a coordinated approach to business generation, employment and development for the region	N	
7b - Identifying and leveraging the competitive advantages of Wyong Shire	N	
7c - Supporting the growth of the Shire as a competitive major business sector while reducing the alienation of towns/ suburbs that can result from regional pressures	N	
7d - Actively promoting the business benefits of Wyong Shire. Creating a single executive level voice to attract employment generating development to the Central Coast and negotiating in liaison with all relevant agencies	N	
7e - Establishing and maintaining a strategic database on business and economic trends on the Central Coast	N	

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
7f - Establishing and maintaining key industry networking roundtables	N	
7g - Regularly identifying Central Coast businesses that are innovative and creative with high growth potential ("gazelles")	N	
7h - Supporting the development of a major Conference Centre in the Shire	N	
7i - Ensuring adequate and appropriate employment land in the Shire	N	
7j - Sourcing tourist attractions across the Shire	N	
8. Information communication technology will be consistent with world's best practice and adaptive to technological advances across all sectors.		
8a – Advocating for the provision of high speed broadband throughout Wyong Shire	N	
8b - Developing and implementing guidelines to ensure all residences and businesses as well as commercial and educational centres can be quickly linked to fibre-optic telecommunications networks	N	

Wyong Local Environmental Plan (LEP) 2013

The Wyong Local Environmental Plan (LEP) 2013 is the principal Environmental Planning Instrument applying to the subject land.

Land Use Tables

The land is currently zoned SP2 Electricity – Transmission and Distribution and part R2 Low Density Residential. . The zone proposed is R2 Low Density Residential and SP2 Electricity – Transmission and Distribution.

The land use tables, identifying the objectives, permissible and prohibited land uses for the existing and proposed zones are provided below:

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain and enhance the residential amenity and character of the surrounding area.
- To provide a residential character commensurate with a low density residential environment.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Shop top housing; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain and enhance the residential amenity of the surrounding area.
- To encourage amalgamation of existing lots to facilitate well designed medium density development and to avoid unnecessary isolation of lots.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Caravan parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Home businesses; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Take away food and drink premises; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems; Water storage facilities; Wharf or boating facilities

4 Prohibited

Farm stay accommodation; Any other development not specified in item 2 or 3



LOCALITY MAP

**Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG**



EXISTING FLOOR SPACE RATIO MAP WYONG LEP 2013

Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG

Legend

 Study Boundary

FSR

 A 0.20

 L 0.90

 N 1.0

 O 1.1

 P 1.25

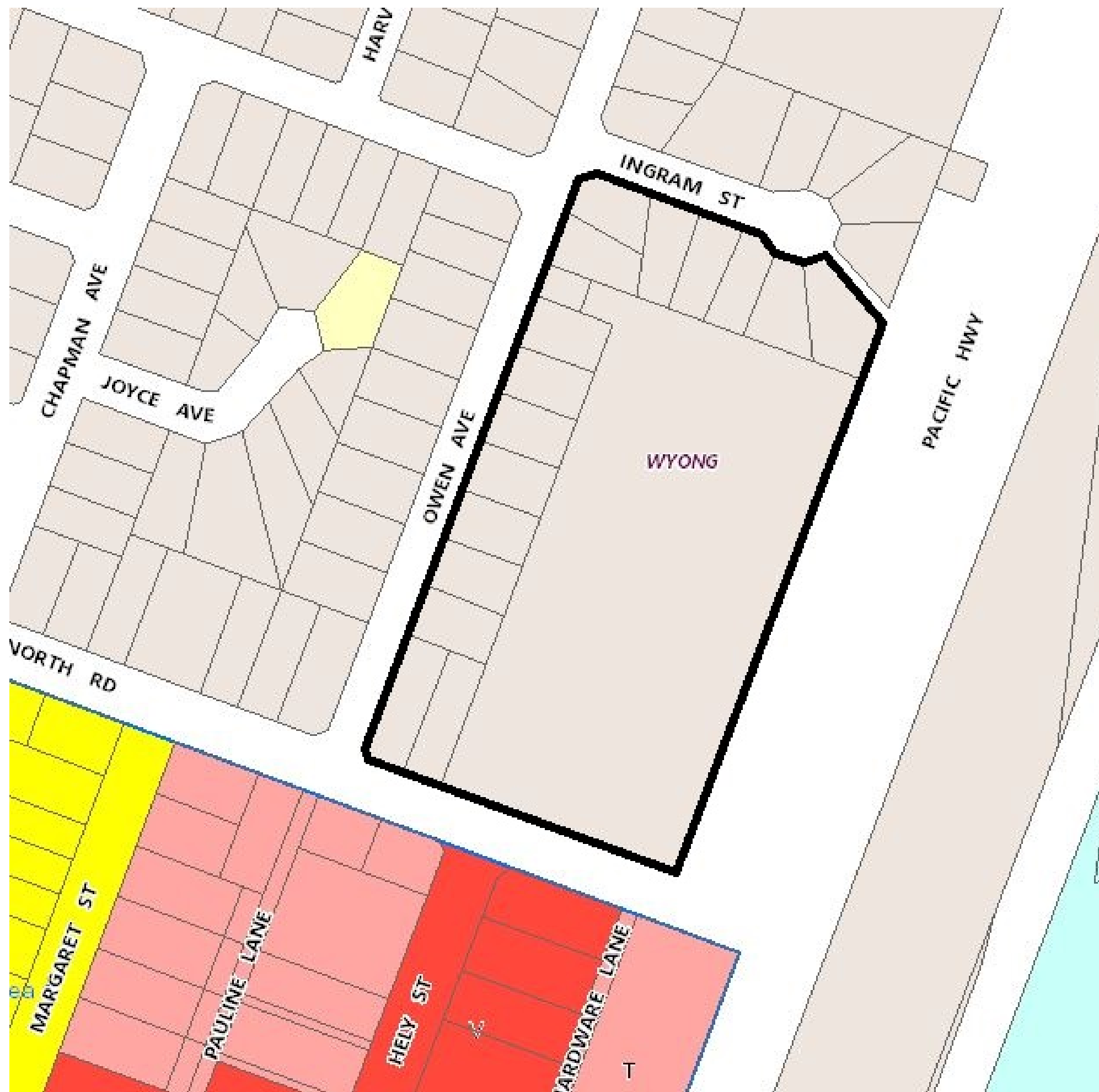
 S1 1.5

 S2 1.7

 T 2.0

 U 2.75

 V 3.0



**EXISTING
BUILDING HEIGHT
MAP WYONG LEP
2013**

**Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG**

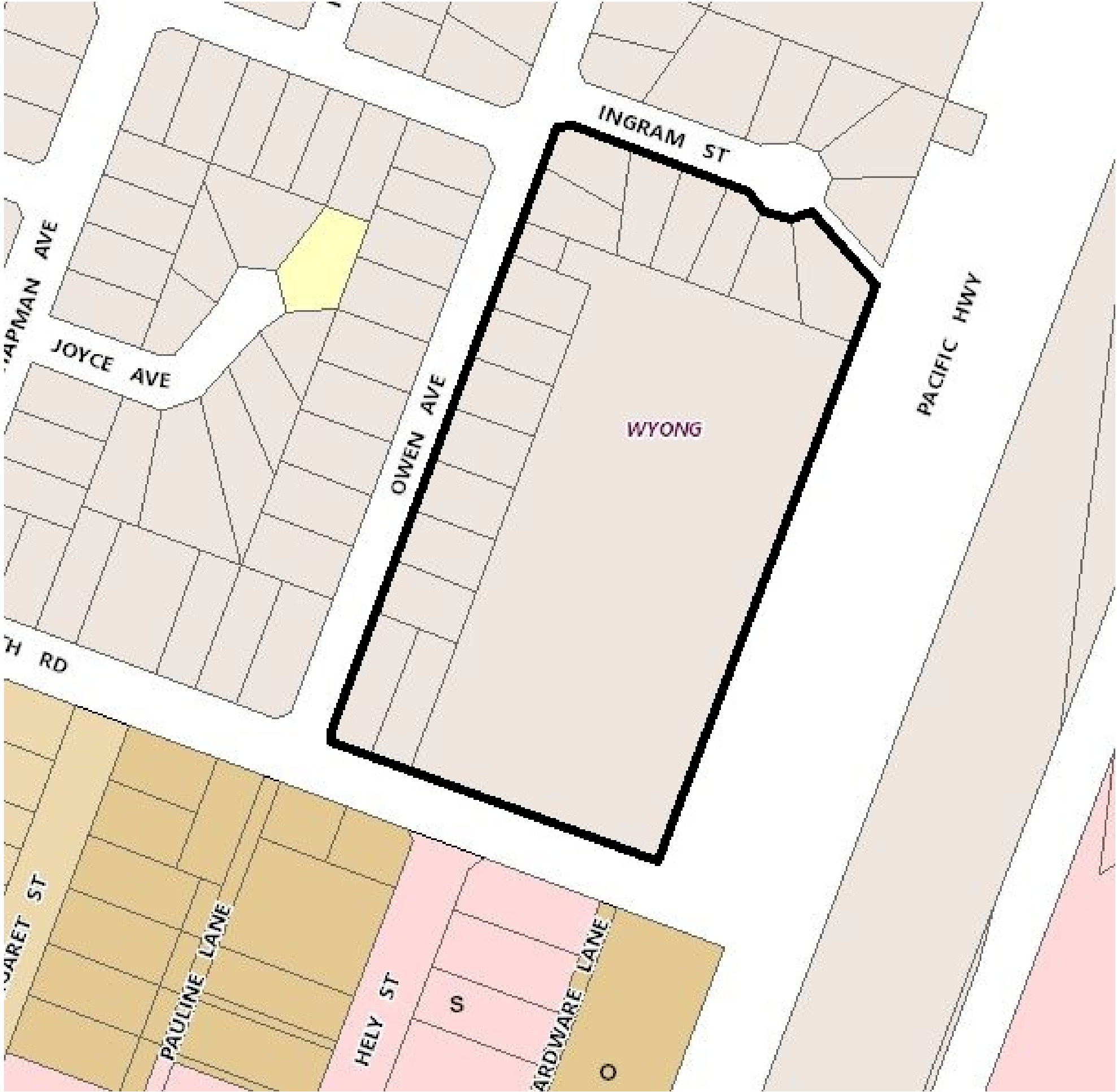
Legend

 Study Boundary

Height

— Building Heights

-  A 0
-  I 8.5
-  J 9.5
-  K 10.5
-  L 11
-  M 12
-  N 13
-  O 16
-  P 18
-  Q 20
-  R 21
-  S 23
-  T1 25



EXISTING LAND RESERVATION ACQUISITION MAP WYONG LEP 2013

Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG

Legend

-  Study Boundary
-  Land Reservation Acquisition



EXISTING LAND ZONING MAP WYONG LEP 2013

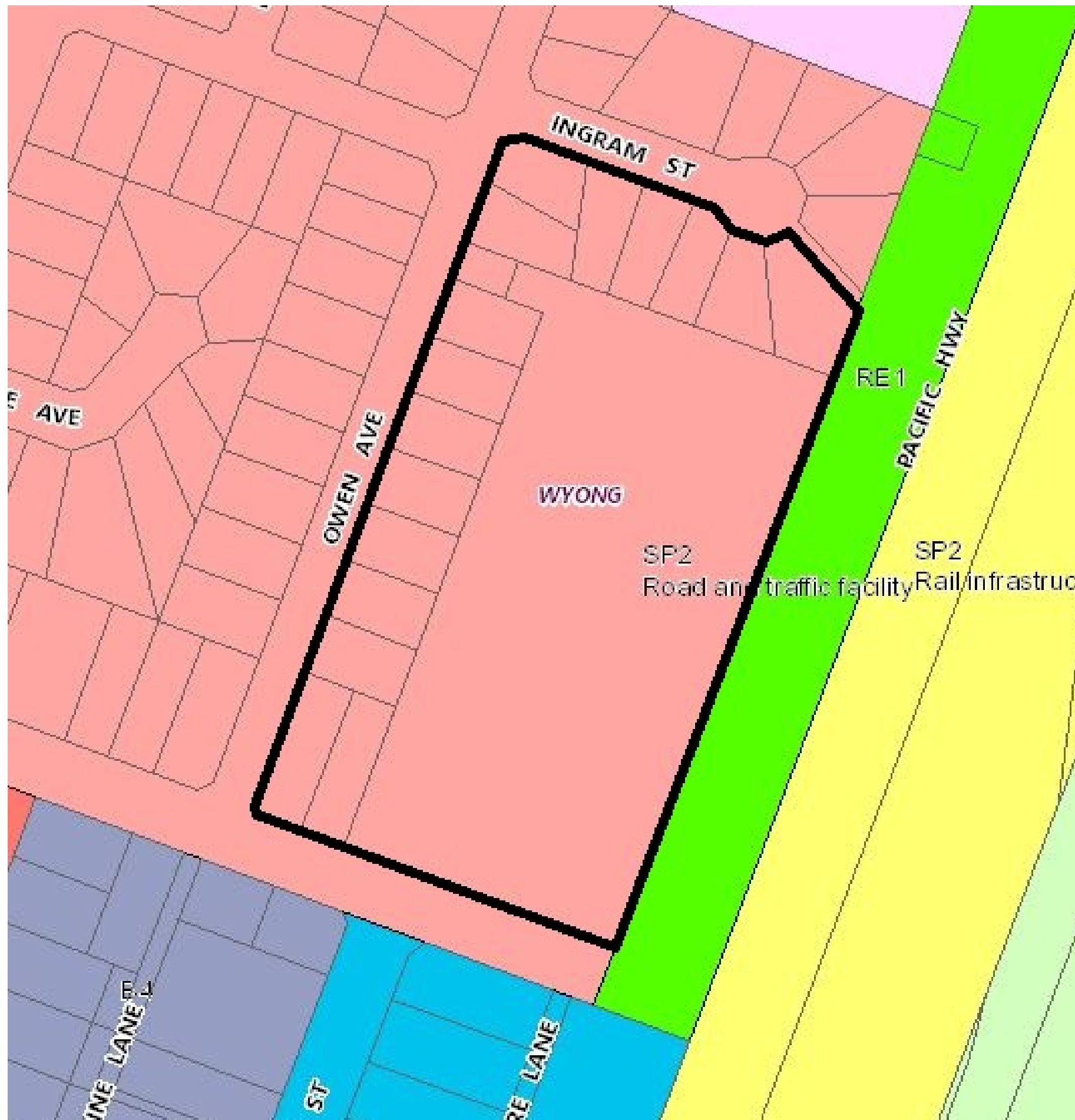
Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG

Legend

 Study Boundary

Zone

-  B3 Commercial Core
-  B4 Mixed Use
-  R1 General Residential
-  R2 Low Density Residential
-  R3 Medium Density Residential
-  RE1 Public Recreation
-  RE2 Private Recreation
-  SP2 Infrastructure



**EXISTING
MINIMUM LOT SIZE
MAP WYONG LEP
2013**

**Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG**

Legend

 Study Boundary

Minimum Lot Size

 **G** 450 m²



PROPOSED FLOOR SPACE RATIO MAP WYONG LEP 2013

Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG

Legend



Study Boundary

Zone

 A 0.20

 L 0.90

 N 1.0

 O 1.1

 P 1.25

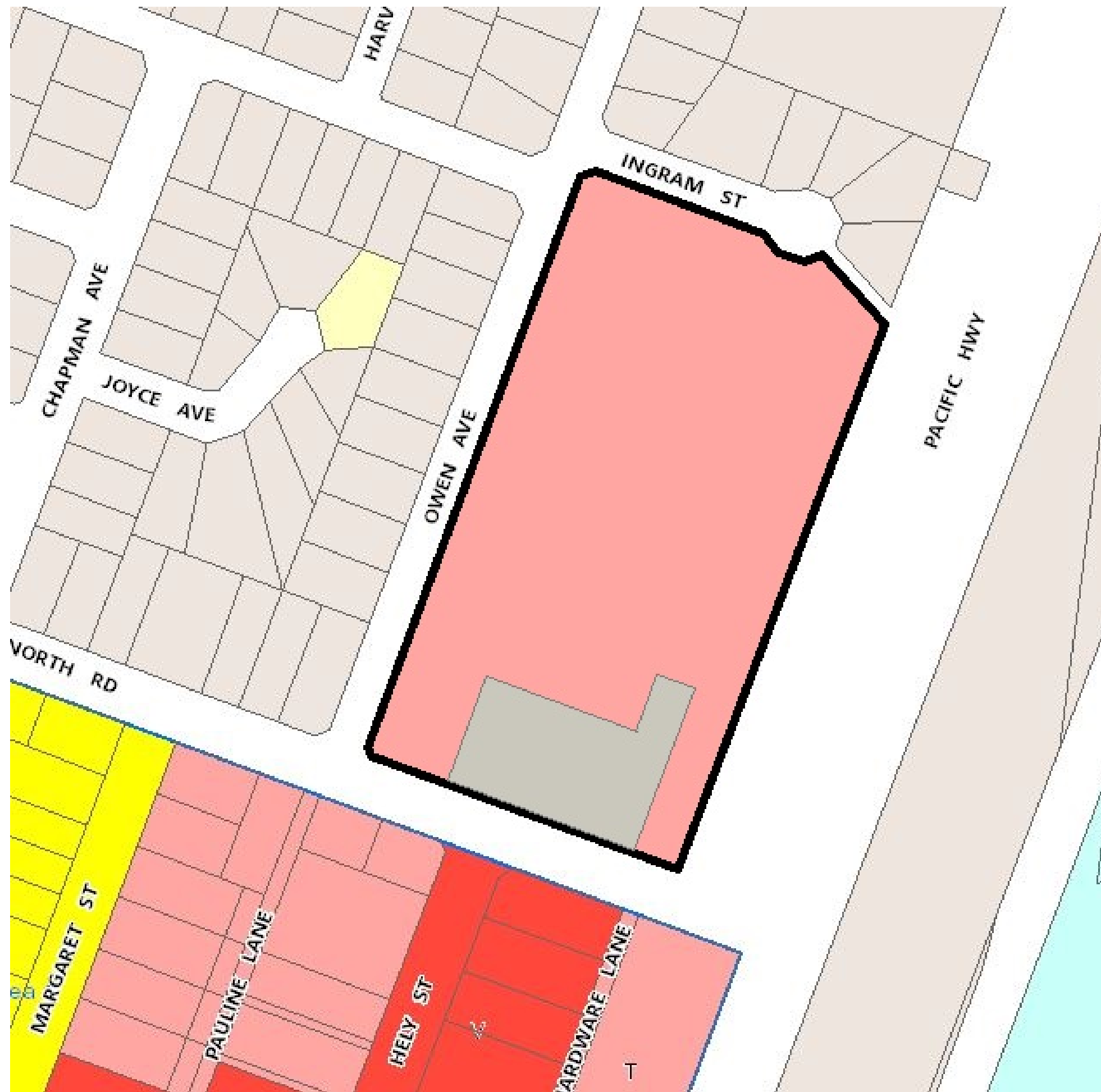
 S1 1.5

 S2 1.7

 T 2.0

 U 2.75

 V 3.0



PROPOSED HEIGHT OF BUILDINGS MAP WYONG LEP 2013

Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG

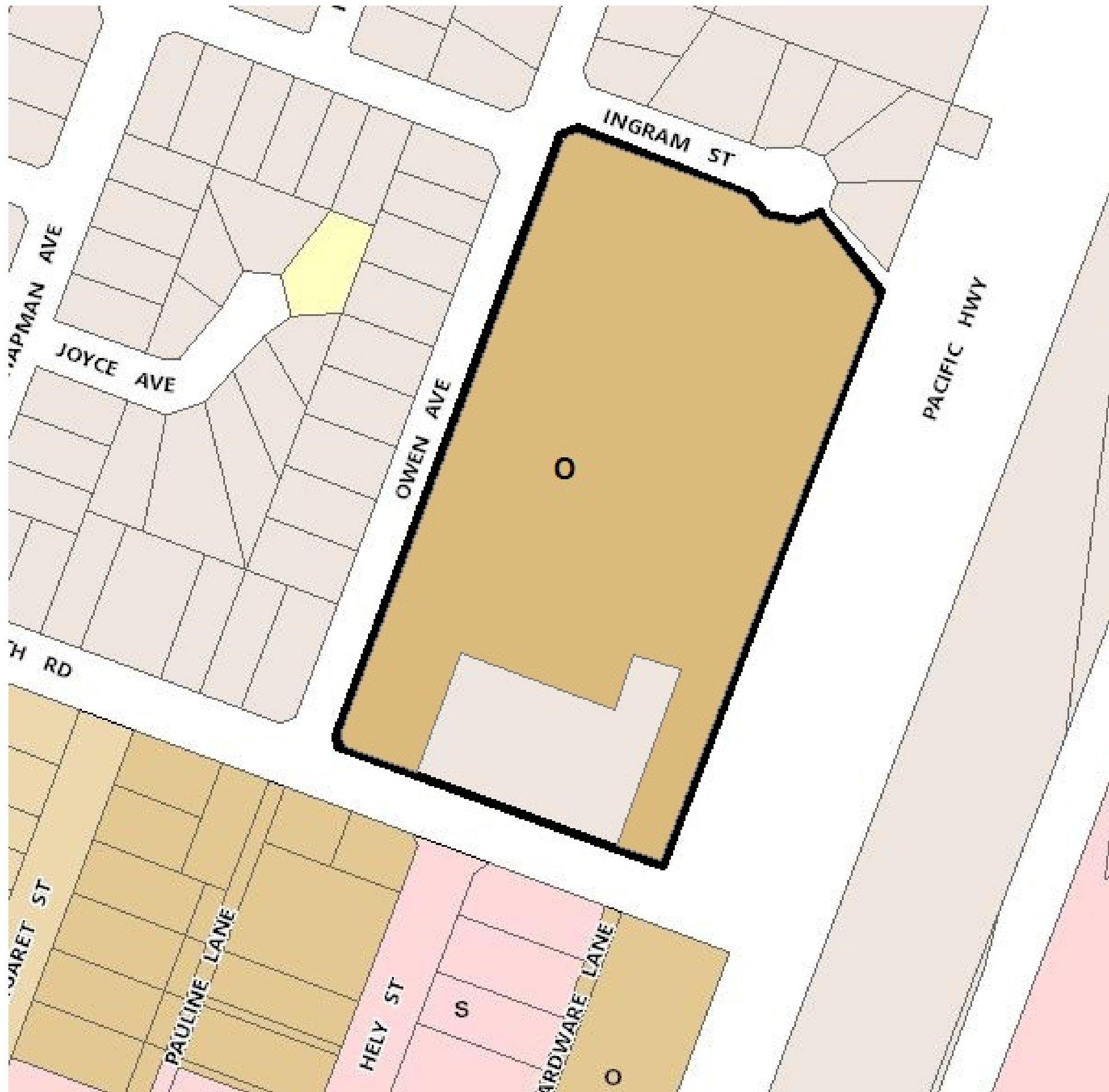
Legend

 Study Boundary

Building Heights

	A 0
	I 8.5
	J 9.5
	K 10.5
	L 11
	M 12
	N 13
	O 16
	P 18
	Q 20
	R 21
	S 23
	T1 25

N



PROPOSED LAND RESERVATION ACQUISITION MAP WYONG LEP 2013

Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG

Legend

Study Boundary



Land Reservation Acquisition



PROPOSED LAND ZONING MAP WYONG LEP 2013

Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG

Legend



Study Boundary

Zone



B3 Commercial Core



B4 Mixed Use



R1 General Residential



R2 Low Density Residential



R3 Medium Density Residential



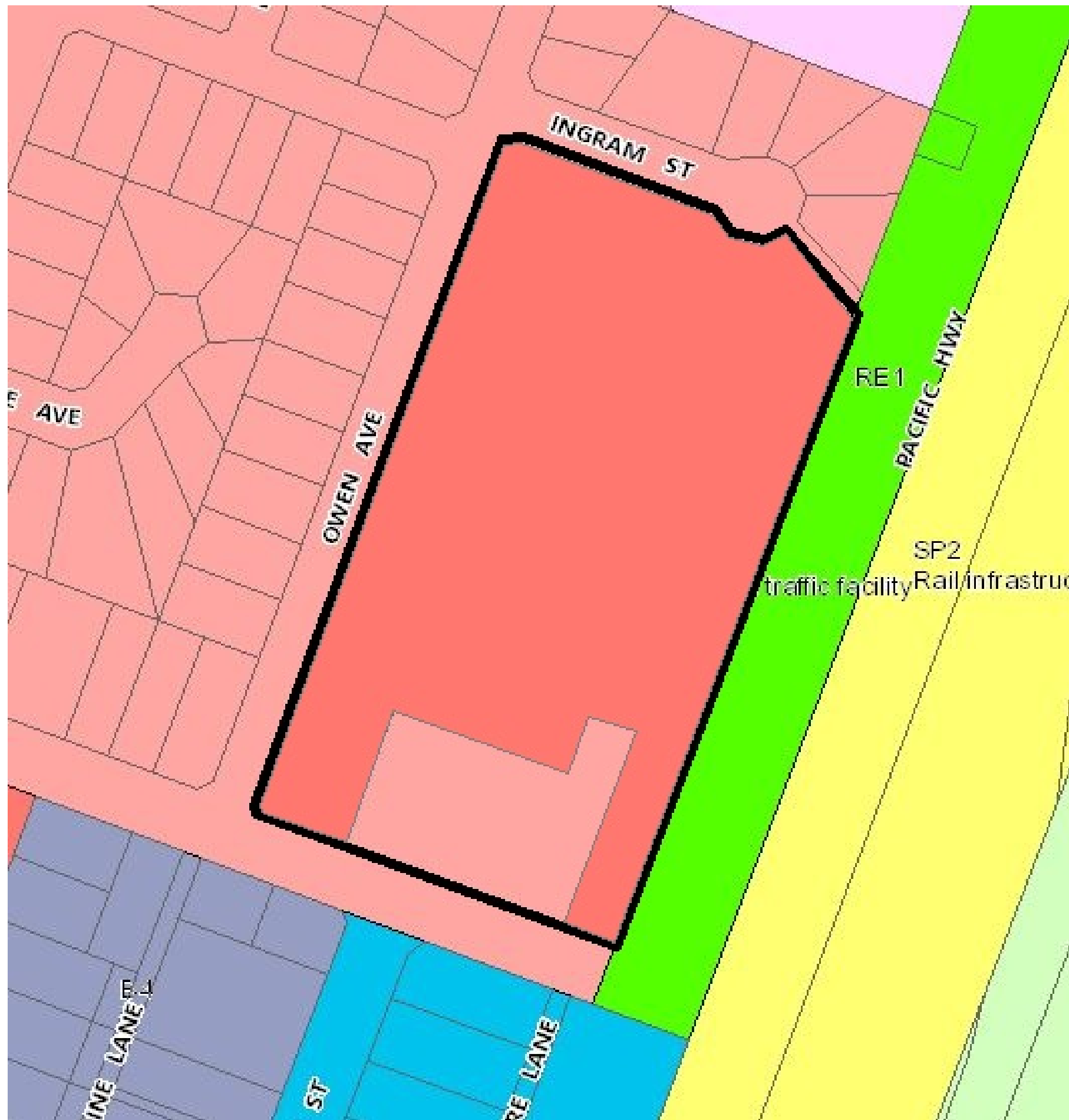
RE1 Public Recreation



RE2 Private Recreation



SP2 Infrastructure



**PROPOSED
MINIMUM LOT SIZE
MAP WYONG LEP
2013**

**Certain Lots fronting
North Road, Owen
Avenue and Ingram
Street WYONG**

Legend

 Study Boundary

Minimum Lot Size

 450 m² (G)

