



THE ENTRANCE COMMUNITY
PRECINCT COMMITTEE

**Wyong Shire Council's Strategic Planner, Peta Brogan's presentation on
15 August, 2009 on
"Wyong Shire's Comprehensive LEP Review Process"**

Peta began her presentation by on Wyong Shire's **"Local Environmental Plan 2011"** (LEP 2011) by informing us that the NSW Department of Planning requires Council under the Environmental Planning and Assessment Act 1979 to prepare a new LEP for the Shire by 2011. This new document has to adopt the NSW Department of Planning's standard form and content to improve the consistency in LEP's across N.S.W. The standard instrument provides a 'template' which councils will use as the basis for preparing a new LEP for their local area.

Peta explained that a local environmental plan (LEP) is the principal legal document for determining land use and controlling development at the local level. It controls land use which means "what you can do where" and contains a set of maps, and any new development has to conform to it. This land use zoning controls and guides proposed development by using land use zones and development standards. An LEP is made by Council in consultation with the community and Wyong Shire has taken the requirement of a new LEP to undertake a major review of all Council's current planning instruments and policies for the whole Shire for the next 25 years and beyond.

The LEP is approved by the Minister for Planning and Wyong Shire along with 67 other councils have been given priority in the approval process. Council is currently operating under an LEP developed in 1991, although that LEP has been subject to 175 amendments in the past 18 years.

This new Shire wide strategy falls under the umbrella of the **"Central Coast Regional Strategy"** which was release by the Minister in 2006. This Strategy sets out the future of the City of Gosford and Wyong Shire. Wyong Shire council is bound by strict requirements under the NSW planning guidelines, and one is the increase in population if the Shire by 70,000 people. Council undertook research of development trends and whether we can sustain it. The impact of this on sustainability and the environment is one of the challenges of the LEP. The NSW Department of Planning for instance requires a ratio of 1.8 person per dwelling where as Council's planners believe a figure of 2.4 per household is more realistic. Council will be looking at increasing the population densities around transport while maintaining the amenity of the area.

Peta explained that Wyong Council has been working hard on preparing the LEP. The first focus is on a **"Settlement Strategy"** with some 60 experts in various fields working on strategy. The Settlement Strategy will be aligned with the Central Coast Regional Strategy to ensure planning objectives remain consistent. The preparation of a Settlement Strategy supports the draft LEP to set up the framework for all land use and development. Key points in the Settlement Strategy included smaller households; the majority of population will be retirees and small families; it will look at the types of housing needed to accommodate growth; how to keep the 20-25 year old age group from leaving the Shire by initiatives such as working with University at Ourimbah to tailor to their needs. They are developing strategies for increasing jobs, new land use zones to create 20,000 new jobs, ensuring the impacts of a changing climate are accounted for to ensuring wildlife corridors are kept in place.

Peta advised that the strategy would go on public exhibition early in 2010 and that Council will consult with The Entrance Precinct Committee through the process.

The following is a summary of Peta's answers to questions:

- The increase in population of 70,000 in twenty years means 39,000 new dwelling. The majority in the new Warnervale Town Centre. Block sizes and densities would be looked at.
- The public will be able to compare changes in new LEP 2011 to the LEP 1991 when it goes on exhibition. The first focus will be the exhibition of the Settlement Strategy.
- The Masterplans that will come out of The Entrance Peninsula Planning Strategy will run side by side with the Settlement Strategy.
- The population demographic, particularly the growth in retirees in the Shire is being addresses as it impacts on their needs and the need for other infrastructure such as sporting fields.
- The establishment of the Joint Regional Planning Panel will not impact on the LEP 2011 as it was commenced prior to it's establishment.
- The need for Medical facilities, though needed fall outside the Department of Planning's strict guidelines for the LEP and do not form part of it as the State Environment Planning Policy overrides the LEP and Council can not put in zones for it.
- The provision of a number of people per hectare no longer applies.

Chairperson Marlene Pennings warmly thanked Peta for her attendance and advised that The Entrance Community Precinct looked forward to further updates.