

# North Wyong Shire Structure Plan: centres, infrastructure and resources

## PLANNING FOR NEW CENTRES

In addition to the proposed Warnervale town centre, the structure plan identifies opportunities for new centres to be developed at Lake Munmorah, Wadalba East and Gwandalan. These centres are expected to provide a variety of land uses, including retail and commercial development.

A recent significant step saw the transfer of the Warnervale Town Centre planning controls into Wyong Council's Local Environmental Plan and state agencies will continue to support the development of the town centre. Planning for the other proposed new local centres will be led by Wyong Shire Council with support from the department and other agencies as required.

A new shopping centre that will ultimately form the nucleus of a new centre at Lake Munmorah is currently under construction.

## PLANNING FOR INFRASTRUCTURE

The structure plan is a high level strategic plan that will be used by all levels of government and the private sector to plan for future development, infrastructure and services in the northern areas of Wyong LGA.

New infrastructure can be provided in a number of ways as the planning and

delivery of infrastructure is shared between many parties including state, local and federal government and private sector investors.

The Department of Planning and Infrastructure is working with infrastructure agencies to ensure arrangements are in place so that, as development occurs, the necessary infrastructure is planned and delivered and developers contribute towards the provision of new and improved infrastructure to service their developments.

## PLANNING FOR RESOURCES

The structure plan area contains coal and other extractive resources of state and regional significance. The structure plan requires mining and extraction of significant resources to remain permissible with development consent in the resource areas.

The MSB and the NSW Office of Resources and Energy will be consulted as part of local planning in resource areas to ensure that resource issues are considered as part of future development.

Much of the structure plan area is also within a proclaimed Mine Subsidence District (MSD), under the Mine Subsidence Compensation Act 1961. Anyone wishing to subdivide or erect improvements on affected land must first seek approval from the NSW Mine Subsidence Board (MSB). Part of the

MSB's role is to assess and control the types of buildings and other improvements that can be erected within a declared mine subsidence area.

### **FURTHER INFORMATION**

Department of Planning and Infrastructure  
website:

[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

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