



**Office of the Director General**

Mr Michael Whittaker  
General Manager  
Wyong Shire Council  
PO Box 20  
WYONG NSW 2259

13/13467

Dear Mr Whittaker

**Wyong Settlement Strategy**

I refer to Council's request to endorse the Wyong Settlement Strategy (WSS) as submitted with Council's draft Local Environmental Plan 2013. I am pleased to provide conditional endorsement and congratulate Council on its work to update its strategic approach to the future growth of the area.

Council's Settlement Strategy is conditionally endorsed to the extent that it can be used to support future planning proposals that require an endorsed strategy to address relevant s.117 direction requirements. The conditional elements relate to the need for further work for rural residential and out of centre development that Council needs to carry out to support future planning proposals.

My endorsement is limited to the land use strategy components of the Settlement Strategy, and in this regard the WSS is generally consistent with the strategic direction of the Central Coast Regional Strategy (CCRS) and North Wyong Shire Structure Plan. I note there are some components of the Settlement Strategy which are beyond the land use strategy and s.117 direction requirements, such as Council's advocacy for specific infrastructure projects, and these are not appropriate for endorsement by me.

The WSS will be a valuable tool for the review of the CCRS which will lead to the preparation of a new Central Coast Regional Growth Plan in 2014.

The WSS was identified as an appropriate opportunity to justify Council's approach to new rural residential development not envisaged by the Central Coast Regional Strategy. Having reviewed the WSS, this component of the Strategy is suitable, at a high level, to support the 'Old Farm' planning proposal proceeding for Gateway consideration. However Council will need to undertake further strategic assessment to support future rural residential planning proposals submitted for a Gateway Determination.

This further strategic assessment needs to include issues such as mine subsidence, bushfire risk, flooding, biodiversity, land use conflicts (including coal mining), cumulative impacts of the various sites and required state/ local infrastructure provision. Discussion with relevant agencies is also recommended. This more detailed assessment will provide a sound evidence base and strategic justification for a program of rural residential proposals and would support individual rural residential planning proposals as they arise.

In the case of the Jilliby Stage 2 proposal, which Council has supported but not yet submitted for a Gateway Determination, the site specific issues identified by Council for this site in the WSS would need to form part of the Council's strategic justification when the proposal is submitted. These include the site's location within a water catchment, possible conflicts with waste management facilities and coal mining, need for road upgrades and the overall low suitability rating in Council's assessment of potential sites in the WSS.

While the WSS recognises potential adverse effects on existing centres of out of centre commercial development, further identification of the level of impact will be beneficial to enable a wide range of strategic considerations to be taken into account, including individual and accumulative levels of impact. Existing and proposed levels of services and infrastructure will also be important strategic considerations for Council.

My endorsement remains operational until such time as the new Central Coast Regional Growth Plan is finalised. At this time it is expected Council will undertake a review of its local strategy to align with the new Regional Growth Plan.

If you have any enquiries concerning this matter please contact Mr Michael Leavey, Regional Director Hunter & Central Coast, on 02 4348 5000.

Yours sincerely

  
Sam Haddad  
Director General

17/9/2013.