

## **EXPLANATION OF INTENDED EFFECT**

### **PROPOSED AMENDMENT TO WYONG LOCAL ENVIRONMENTAL PLANS 1991 and 2013**

#### **PART 4 – PROVISIONS RELATING TO DEVELOPMENT AT TUGGERAH**

It is proposed to make a State Environmental Planning Policy (the proposed instrument) to introduce an amendment to the planning objectives for the Zone B3 Commercial Core in *Wyong Local Environmental Plan* (LEP) 2013; and an amendment to the Land Zoning Map for *Wyong Local Environmental Plan* (LEP) 1991 (see map of the area at Tuggerah, which was deferred from Wyong LEP 2013).

##### **1. OBJECTIVES OR INTENDED OUTCOMES**

The proposed instrument will amend the existing controls set out in Wyong Local Environmental Plan 1991, by adopting the planning and land use controls of zones in Wyong LEP 2013. Wyong LEP 2013 is the principal local environmental planning instrument that regulates development in the Tuggerah-Wyong Major Centre. The major parcels of the land in the deferred area at Tuggerah are currently zoned either Business Centre Zone 3a or Investigation Precinct Zone 10a.

Wyong Shire Council will continue to be the consent authority for development under the amendments to be introduced by the proposed instrument. Council will be responsible for the assessment and determination of development applications in accordance with the planning controls.

The aims of the proposed instrument are to:-

- Provide for development in Tuggerah that encourages employment and economic growth, consistent with the status of Tuggerah-Wyong as a Major Centre in the Central Coast Regional Strategy; and
- Zones land in the deferred area with zones that are consistent with zones in Wyong LEP 2013

##### **2. EXPLANATION OF PROVISIONS**

This section provides an explanation of the proposed zoning and development objectives to be introduced into Wyong LEP 2013 by the proposed instrument. Terms used in this description have the same meaning as in the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Standard Instrument Local Environmental Plan*.

###### **2.1 Land to which the proposed instrument will apply**

The proposed instrument will apply to Wyong LEPs 1991 and 2013

###### **2.2 Objectives of land use zones**

The proposed instrument will amend the Objectives of zone for Zone B3 Commercial Core in Wyong LEP 2013. Under the Objectives of zone, any reference to *Wyong central business district* will be

amended to *Tuggerah-Wyong central business district*. This amendment will clarify the Objective of the zone and is consistent with the Central Coast Regional Strategy, and the Wyong Shire Retail Centres Strategy.

### **2.3 Land use table and zones**

The proposed instrument will apply the following zones to land in the deferred area at Tuggerah as defined in the attached Land Zoning Map

- RU6 Transition, to ensure that interim land uses do not have an adverse impact on the development potential of land for future investigation in the Wyong Settlement Strategy.
- R1 General Residential, to provide for a variety of housing types and densities.
- B3 Commercial Core, to encourage appropriate employment opportunities, development and investment in the Tuggerah-Wyong central business district.
- B4 Mixed Use, to encourage active retail and business development including bulky goods premises that require a large floor area.
- E2 Environmental Conservation, to protect, manage and restore areas of high ecological value.

The Land Zoning Map shows the locations of the proposed zones.

The proposed uses which will be permissible without consent, with consent or prohibited, in each zone are consistent with Wyong LEP 2013.

The Tuggerah Town Centre Planning Report provides further explanation and justification for the proposed instrument.