

North Wyong Shire Structure Plan: about the green corridor

OVERVIEW

The structure plan identifies a series of environmental and habitat corridors, which, over time are intended to form a green corridor. This corridor is illustrated on the structure plan maps and will link the mountain areas in the west of the region to the ocean foreshore in the east. The corridor will be an important backdrop to future urban development and also link with the proposed Watagan-Stockton and Wallarah green corridors in the Lower Hunter Region.

As the structure plan has been prepared at a sub-regional scale, further investigation will be required to determine the exact location and boundaries of the green corridor and how it affects individual properties at a local level.

WHAT SORT OF LAND IS IN THE CORRIDOR?

The proposed green corridor areas include flora and fauna that is already protected under state or federal legislation, including some species that are identified as being endangered or vulnerable. Endangered or vulnerable species in the study area include the Charmhaven Apple, Squirrel Gliders, Masked and Powerful Owls and the Leafless Tongue Orchid.

As well as having large patches and strips of vegetation, the proposed green corridor also includes some cleared or disturbed land. These areas have mostly been included on the basis that they are within, adjoining or strategically located between vegetated areas within the corridor.

HOW WAS THE CORRIDOR IDENTIFIED?

The green corridor was identified through the use of data provided by both Wyong Council and the NSW Office of Environment and Heritage. This data is a compilation of studies and investigations that ranged from high level studies through to detailed site specific investigations.

No land with an urban development zone or rural residential zone has been placed in the corridor.

WILL EXISTING USES WITHIN THE PROPOSED GREEN CORRIDOR BE ABLE TO CONTINUE?

The structure plan is a high level land use strategy that does not change the zoning of any land. Where zone changes are proposed in the future, existing use rights provisions under the Environmental Planning and Assessment Act 1979 will ensure that lawfully approved activities currently carried out, including agriculture, resource extraction, infrastructure and housing will be able to continue to operate.

HOW WILL THE CORRIDOR BE IMPLEMENTED?

Wyong Council will need to undertake more detailed planning at a site-by-site level to determine how the proposed corridor will be implemented.

It is expected that most of the proposed corridor will remain in private ownership and that, over time, land use and development controls will reflect the corridor vision.

Properties within the proposed green corridor may be attractive to developers who wish to voluntarily purchase land to offset the environmental impacts of their developments elsewhere in the structure plan area.

FURTHER INFORMATION

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