Long-term plan released for North Wyong’s future

The Department of Planning and Infrastructure has finalised a long-term plan to deliver almost 17,000 new homes in North Wyong Shire on the NSW Central Coast over the next 20 years.

The department’s Hunter and Central Coast Regional Director, Michael Leavey, said the North Wyong Shire Structure Plan is a high level land use strategy that will guide greenfield development in some 11,500 hectares across the northern and north eastern areas of the Wyong local government area (LGA) to 2031 and beyond.

“The structure plan identifies capacity for almost 17,000 new homes and employment land for up to 17,100 jobs.”

The Wyong LGA is expected to provide 70 per cent of the Central Coast’s new housing and 60 per cent of its new employment to 2031, predominantly in the northern half of the LGA, according to the 2008 Central Coast Regional Strategy.

“The structure plan outlines the future location of key centres, transport routes and other infrastructure over several decades,” Mr Leavey said.

“It will guide planning and delivery of infrastructure and services by state agencies and Wyong council to support sustainable growth in the area.”

Mr Leavey said the structure plan was prepared by the department, along with Wyong Shire Council and other NSW Government agencies including Transport for NSW and the minerals and coal division of the Department of Trade and Investment, Regional Infrastructure and Services (DTIRIS).

“It was finalised after extensive public exhibition and community consultation that included landowners, community groups, developers, business groups, councillors and council staff.

“During the exhibition period, two public meetings and other meetings with key stakeholders were attended by around the 200 people. We received more than 100 submissions and have made some revisions to the plan in response to the feedback received.”

The structure plan includes a potential green corridor and habitat links that aim to connect the mountain areas in the west of the region to the ocean foreshore in the east.

This corridor will connect to the proposed Watagan-Stockton and Wallarah green corridors in the Lower Hunter region.

“This green corridor is an important step to preserve the region’s biodiversity given that there will be significant housing and employment development in this area,” Mr Leavey said.
The structure plan includes a staging and sequencing plan that will help inform Council in its preparation of a settlement strategy and new local environmental plan this year.

“While the structure plan identifies land uses over a wide area, more detailed investigations and further community consultation will be needed to support any future proposals to rezone land for those uses,” Mr Leavey said.

The area already includes some single dwellings and industrial development.

Some areas have already been identified for future urban development including Warnervale Town Centre, the Wyong employment zone and parts of Hamlyn Terrace and Wadalba.

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