

Media release



Planning &
Infrastructure



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New housing opportunities for Lake Macquarie

The NSW Government has approved a rezoning in the Lake Macquarie local government area with the potential to deliver 1,250 new dwellings.

The rezoning at Wyee, approved on Friday 24 May, is an important step towards establishing a framework to progress the long-standing 'paper subdivision' in the town, which dates back to the early 20th century.

The Department of Planning and Infrastructure's Hunter and Central Coast regional director Michael Leavey said the decision was in line with an aim of the 2006 Lower Hunter Regional Strategy to support housing supply in the Wyee area.

This regional strategy is currently under review, with submissions being sought on a discussion paper until today.

The department has approved the local environmental plan rezoning amendment put forward by Lake Macquarie City Council for about 164 hectares of land adjoining the existing township and its railway station.

The land in the rezoning area is owned by the Wyee Development Fund (the dominant landowner), Lake Macquarie City Council, NSW Government or individual owners of about 200 lots in a 'paper subdivision'.

The rezoning creates about 117 hectares of residential land, with higher densities encouraged closer to the railway station.

It also sets aside another 45 hectares for environmental or conservation purposes, 1.6 hectares for open space and 0.5 hectares for infrastructure purposes.

The site incorporates a 'paper subdivision' dating back to 1914. This area had been subdivided into urban sized blocks but homes were not able to be approved because of the lack of infrastructure services and formed roads.

Mr Leavey said development applications to begin home construction across the site, including the 'paper subdivision' area, would need to show that adequate arrangements had been made for the co-ordinated provision of essential infrastructure, including water supply, electricity, telecommunications and sewerage.

The option exists for future development of the area to take advantage of a NSW Government's regulation to unlock paper subdivisions which was finalised earlier this year.

“This rezoning is an important step towards providing additional housing and services for the township of Wyee and the Lake Macquarie local government area,” Mr Leavey said.

“The department has worked closely with Lake Macquarie City Council staff to make this rezoning a reality.”

Lake Macquarie City Council City Strategy Director Tony Farrell said Council is pleased with this decision which facilitates the expansion of Wyee in line with the Wyee Structure Plan.

“The plan aims to integrate residential development with access to public transport and open space, while conserving our natural environment.”

“Infrastructure, including sewerage, is vital to the future development of Wyee, and Council will continue to work with residents to overcome issues in the paper subdivision,” Mr Farrell said.

The Wyee rezoning follows the department’s approval of a rezoning allowing 3,000 homes at Minmi in March.

More information about the Wyee rezoning proposal can be found at www.lakemac.com.au/page.aspx?pid=1489&vid=12

More information about planning for ‘paper subdivisions’ is can be found at www.planning.nsw.gov.au/HousingDelivery/PlanningforPaperSubdivisions/tabid/604/language/en-AU/Default.aspx

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