

# Local Planning Panel

## Record of Briefing



Briefing date	23 June 2022	
Location	Remotely - online	
Agenda item	Request to prepare a Planning Proposal for 60 Wyong Road, Tuggerah (Tuggerah Gateway Site)	
Chair and panel members	Chairperson	Donna Rygate
	Panel Experts	Grant Christmas Linda McClure
	Community Representative	Lyn Hunt
Apologies	Nil	
Declarations of interest	Nil	

### **Request to prepare a Planning Proposal for 60 Wyong Road, Tuggerah (Tuggerah Gateway Site)**

#### **Panel Advice**

The Panel supports Council progressing with the Planning Proposal, however Council should ensure that any subsequent development application for use of the land thoroughly addresses the issues of flooding, evacuation and suitability of the future proposed use.

The Panel reviewed this planning proposal and information provided and concurs that it has strategic and site specific merit. The Panel supports the planning proposal for the reasons outlined:

- The proposed rezoning to R1 General Residential is consistent with surrounding residential development and will provide additional housing in close proximity to existing infrastructure and services, bringing increased vitality and viability to the Tuggerah Town Centre.
- The retention of the B4 zoned land will provide for short term bulky goods retail development, transitioning to mixed use development along Wyong Road in the longer term. This will ensure ongoing job opportunities with the potential for a range of employment generating land uses including retail, office, short stay accommodation, childcare, education and medical facilities.
- The retention of the C2 Environmental Conservation zoned land will facilitate the protection, conservation and enhancement of environmentally sensitive areas with ongoing management of the land to be funded by the proponent.

- The proposed maximum height and floor space ratio (FSR) limits for the B4 portion of the site are considered appropriate and consistent with surrounding development including the proposed Woodberry Park residential development opposite the site (with a maximum height of 37.5m) and the Wyong Town Centre (with a range of FSR limits from 1.1:1 to 3.0:1).
- A site-specific Development Control Plan (DCP) will be prepared to support the planning proposal to ensure appropriate built form guidelines are applied in the development design for the site. The proposal incorporates a number of parks and accessible open space areas that enable active and passive recreation opportunities and will provide a high-quality amenity for the future residential population.
- A planning agreement will be prepared to support the planning proposal to provide monetary contributions and works in kind to support the development. A letter of offer has been submitted with the proposal which outlines approximately \$11.6 million of improvements including:
  - \$1 million in management of conservation land;
  - \$6.5 million in provision of open space facilities;
  - \$1.5 million for delivery of a new youth centre; and
  - \$2.5 million in new pedestrian and vehicular connections including a range of new and upgraded shared pedestrian paths and cycleways both throughout the development and connecting to Tuggerah train station and bus interchange.

The proposal has been assessed having regard to all State Environmental Planning Policies (SEPPs), Ministerial Directions and relevant guidelines of the Central Coast Regional Plan 2036 (CCRP) as detailed in Attachment 2 - Strategic Assessment. As the proposal has strategic merit it is recommended that a planning proposal be prepared and forwarded to the Minister for Planning requesting a Gateway Determination.

- The proposal rezones the land to an appropriate zone under either the CCLEP or WLEP 2013.
- The proposal will provide additional housing to meet the growing housing demand adjacent to existing infrastructure and services.
- The proposal will provide for additional employment generating land uses to expand and complement the existing services within the Tuggerah Town Centre.

The proposal respects the scenic values and character of the site, ensuring the environmentally sensitive areas of the site will be retained, enhanced, and protected.