



New South Wales

Wyong Local Environmental Plan 2013 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

GREG McDONALD, ACTING GENERAL MANAGER, WYONG SHIRE COUNCIL
As delegate for the Minister for Planning

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1 Name of Plan

This Plan is *Wyong Local Environmental Plan 2013 (Amendment No 3)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to part of the North Wyong Industrial Estate, Pacific Highway, Wyong North.

4 Maps

The maps adopted by *Wyong Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Wyong Local Environmental Plan 2013

Clause 7.17

Insert in appropriate order:

7.17 Land in North Wyong Industrial Estate in Zone B6

- (1) The objective of this clause is to protect the viability of existing and planned town centres.
- (2) This clause applies to land in the North Wyong Industrial Estate, Pacific Highway, North Wyong that is in Zone B6 Enterprise Corridor.
- (3) Despite any other provision of this Plan, development consent must not be granted for development for the purpose of stand-alone office premises on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the total floor space of such premises on land to which this clause applies does not exceed an area equal to 30% of the total area of the land to which this clause applies, and
 - (b) the total floor space of such premises is not less than 200 square metres.
- (4) Despite any other provision of this Plan, development consent must not be granted for development for the purpose of bulky goods premises on land to which this clause applies unless the consent authority is satisfied that the total floor space of such premises is not greater than 2,000 square metres.
- (5) In this clause, *stand-alone office premises* means a building erected and predominantly used for the purpose of office premises.