

WYEE STRUCTURE PLAN

Discussion Paper



ACKNOWLEDGEMENT OF COUNTRY

Lake Macquarie City Council dhumaan Awabakala ngarrakal yalawaa, yalawan, yalawanan.

Lake Macquarie City Council acknowledges the Awabakal people and Elders past, present and future.

Dhumaan ngayin ngarrakalu kirraanan barayidin.

We remember and respect the Ancestors who cared for and nurtured this Country.

Ngarrakalumba yuludaka bibayilin barayida baaduka.

It is in their footsteps that we travel these lands and waters.

Wording by the Aboriginal Reference Group and translated by Miromaa Aboriginal Language and Technology Centre.



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1 | INTRODUCTION

Wyee and the surrounding area are located in the southwest of Lake Macquarie. The area boasts a unique blend of rural areas and bushland, providing residents and visitors with serene natural landscapes and easy access to the lake. Historically, Wyee has offered a rural lifestyle, but is now undergoing significant population growth and change.

This growth is expected to continue as the Wyee area is identified as part of the Greater Morisset Regional Growth Area in the NSW Government's Hunter Regional Plan 2041, and as a Local Centre in Council's Local Strategic Planning Statement 2025-2045.

We are updating the Wyee Structure Plan to guide future growth and change to ensure the best outcomes for current and future residents. This discussion paper is the first step in creating the plan. It presents issues and opportunities for different precincts. We invite the community to share their thoughts on the discussion paper. Community feedback will help shape the development of the plan.

HOW CAN I GET INVOLVED?

We invite you to share your thoughts on the discussion paper by visiting shape.lakemac.com.au



Look for this icon. It points out discussion questions you can use to guide your feedback.

What is a structure plan?

A structure plan is a framework that outlines a 20-year vision to guide future land use and development in a specific area. It identifies key planning priorities to guide future growth for housing, jobs, transport and infrastructure investment in a coordinated and sustainable way. It will inform future land use decisions and provide the foundation for coordination of development in Wyee.

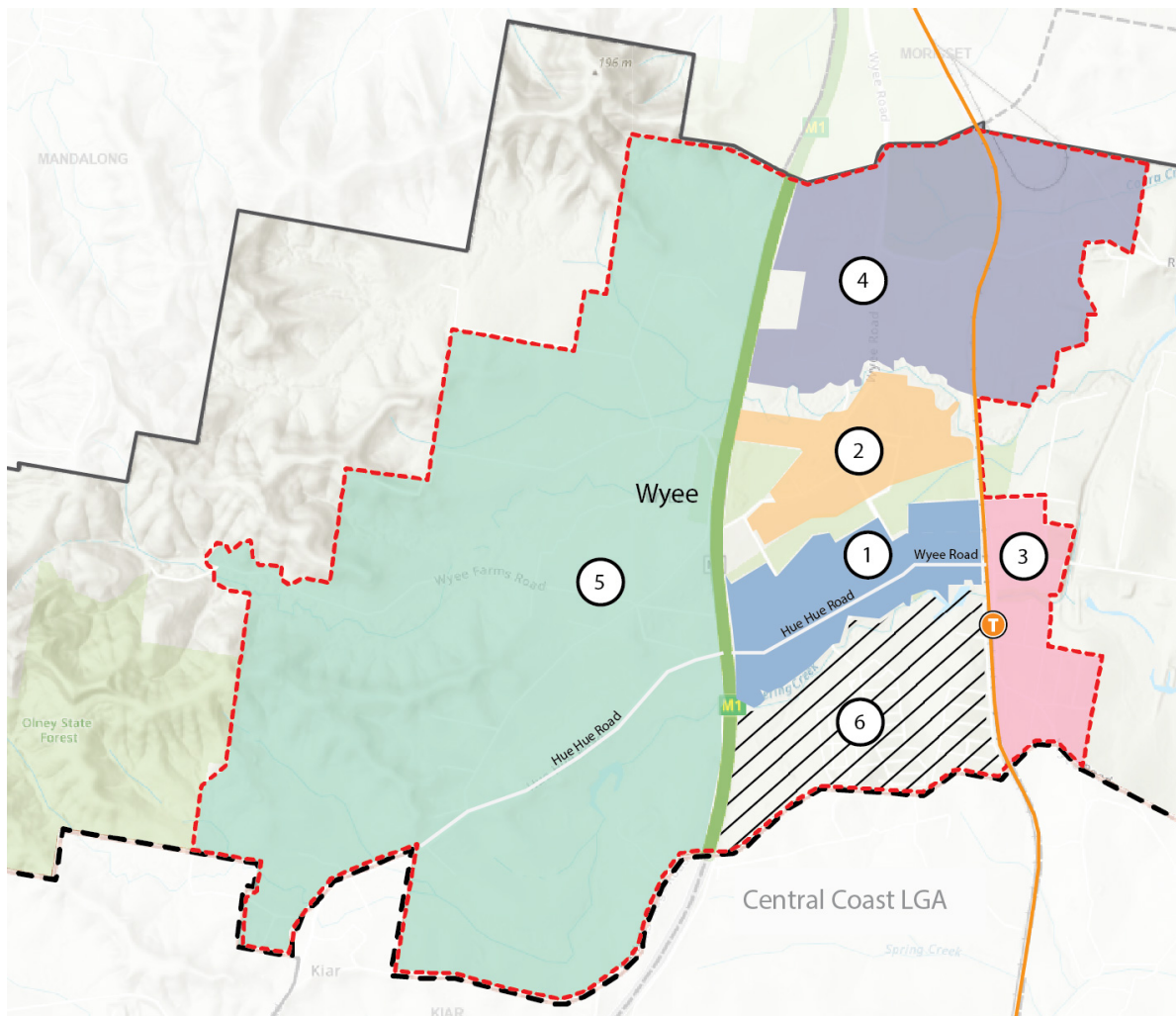
Why prepare a structure plan for Wyee?

The existing Wyee Structure Plan was prepared in 2009 and does not reflect recent population and economic growth projections, or current NSW Government and Council planning priorities. The proposed plan will ensure there is a holistic, evidence-based strategic framework in place to guide future growth and change in Wyee.

The plan will also align with the planning priorities of the Local Strategic Planning Statement 2025-2045 (LSPS) to coordinate growth and enable the delivery of essential infrastructure.

Where will the structure plan apply?

The plan will apply to the areas shown in Figure 1 below. The plan identifies precincts to investigate the opportunities, constraints and strategies for managing growth.



Legend

- LGA boundary
- Wyee suburb boundary
- Wyee structure plan boundary
- Train line
- T Wyee train station
- Precinct 1 — Wyee town centre
- Precinct 2 — Wyee North
- Precinct 3 — Wyee train station
- Precinct 4 — North-East Wyee
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Figure 1 – Wyee Structure Plan Boundary and Precincts Map

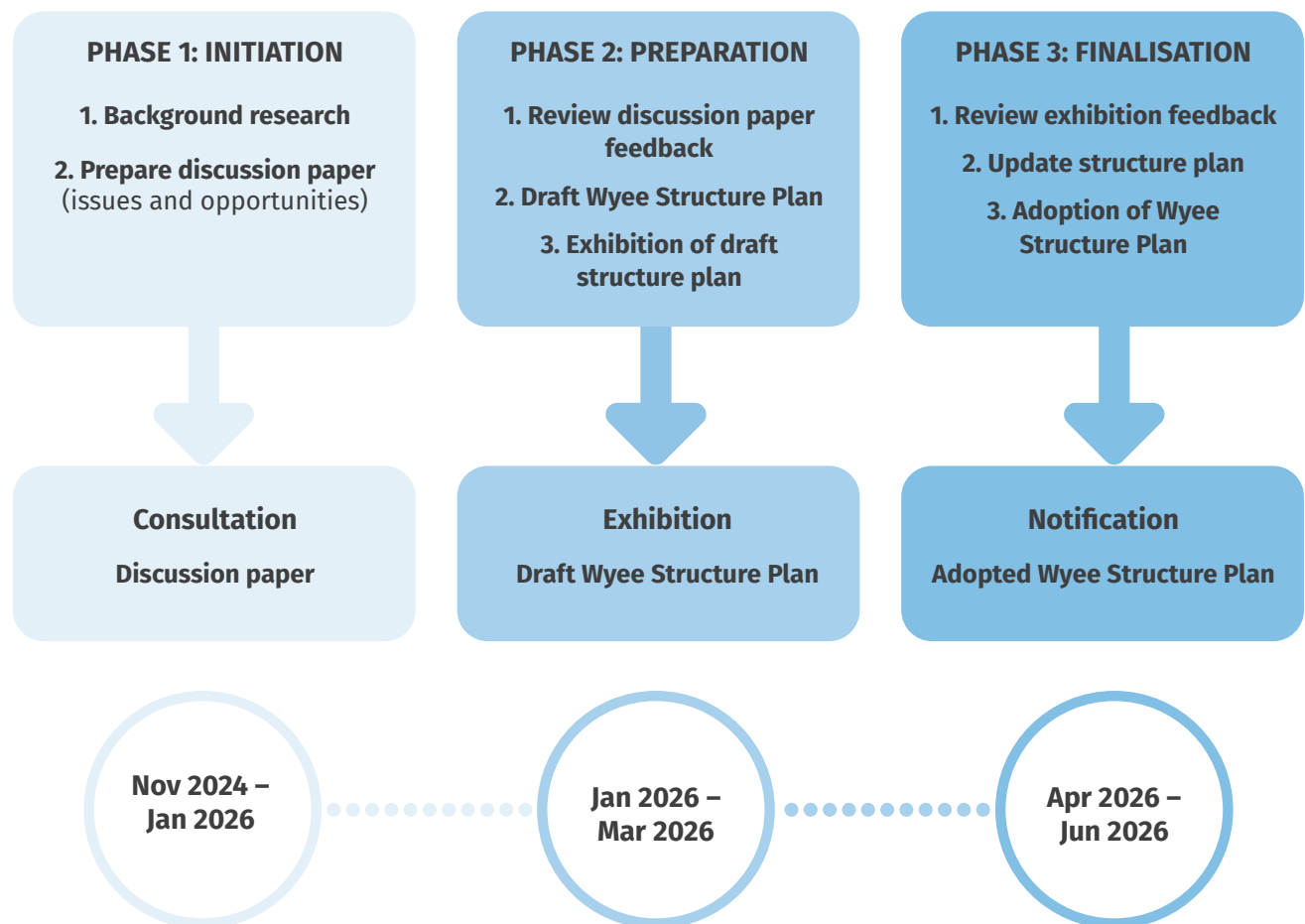
Approach for the structure plan

The plan will be informed by evidence that reflects the social, cultural, economic and environmental context of the area. Data will be gathered through research and analysis as well as engagement with the community and key stakeholders. This process will help identify economic drivers, population trends and environmental conditions, and the key issues and opportunities they present for future growth.

This approach combines technical data with insights from the community and stakeholders to identify and address place-based challenges. By being responsive to local conditions, it supports informed decision-making that improves the built, social, cultural and natural environment to positively impact residents' quality of life.

Structure plan process

The plan will be prepared over three phases:



How will the Structure Plan be implemented?

The plan will support decision-making for rezoning of land and will inform the coordination of development in Wyee.

Will this affect my development application?

The plan will not impact assessment of current development applications. Development applications can continue to be submitted to Council for assessment.

Will this affect my planning proposal?

The plan will guide strategic decision-making, including proponent-initiated planning proposals seeking to rezone land, along with the objectives specified in the NSW Government's Hunter Regional Plan 2041, Council's Local Strategic Planning Statement 2025-2045 and the Morisset Place Strategy (currently being prepared). Site specific investigations will also be an important consideration in determining land use zones within the identified precincts.



2 | STRATEGIC PLANNING FRAMEWORK

The plan will form part of the broader planning framework by supporting the objectives of State, regional and local planning strategies. The strategic direction and objectives will help shape the projects included in Council's Delivery Program. The Delivery Program is Council's four-year program of actions to achieve our city's vision and the goals of the Community Strategic Plan.

The structure plan may also support the Local Aboriginal Land Council (LALC) to develop strategies and plans, such as a Development Delivery Plan.

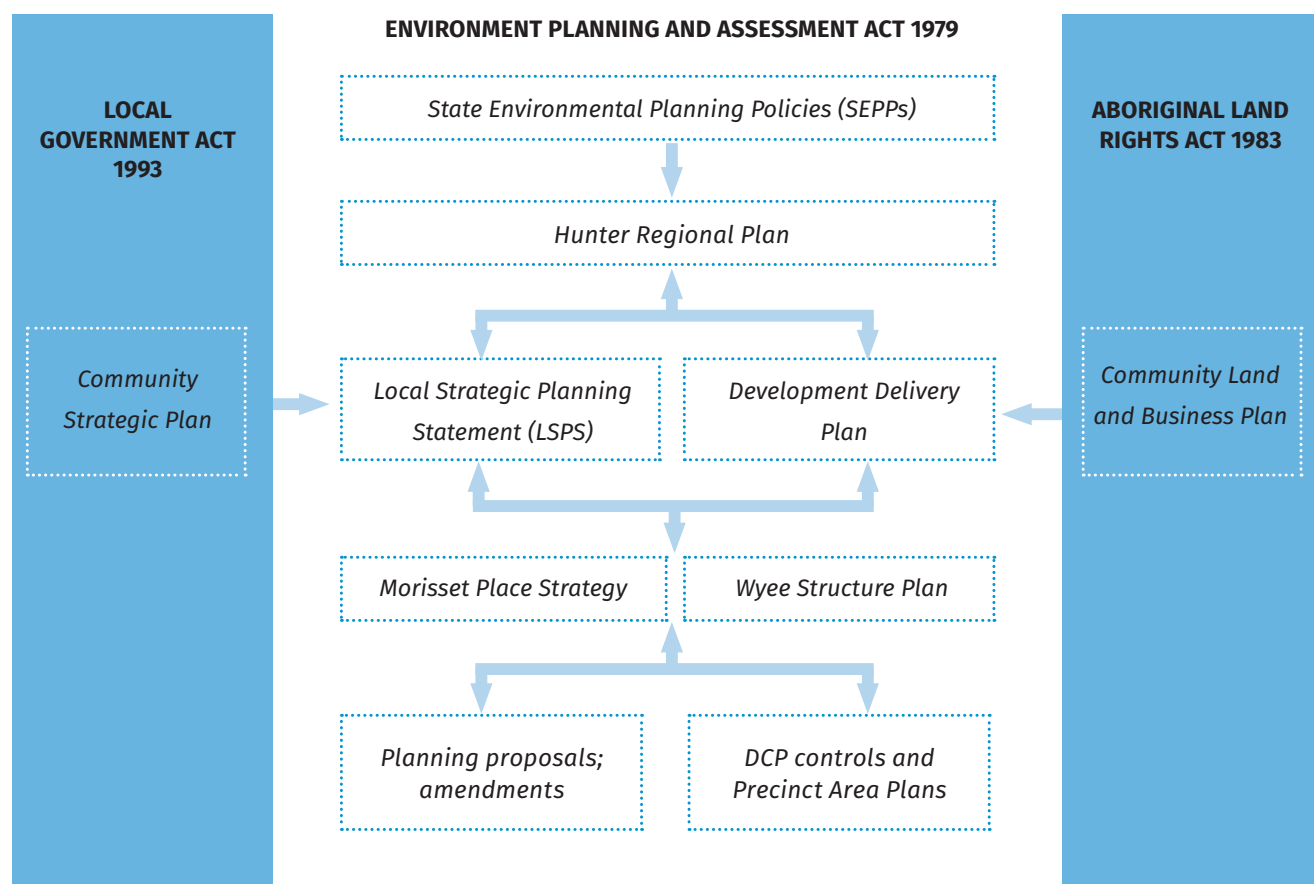


Figure 2 – Strategic Planning Framework

Hunter Regional Plan 2041

The Hunter Regional Plan 2041 aims to unlock sustainable growth opportunities and investment, as well as housing choice and lifestyle opportunities, to retain the Hunter's position as a leading regional economy in Australia. Wyee and surrounds are identified within the Morisset Regionally Significant Growth Area.

About the Morisset Regionally Significant Growth Area

Southwestern Lake Macquarie, the southern gateway to Lake Macquarie and the Watagans, is ideally nestled between the Central Coast and Newcastle. The area boasts a unique blend of rural areas and bushland, providing residents and visitors with serene natural landscapes and easy access to the lake. The area is home to small and large communities in different centres, offering a diverse range of housing options and business opportunities.

Greater Newcastle Metropolitan Plan 2036

The Greater Newcastle Metropolitan Plan 2036 focuses on key metropolitan growth centres across five local government areas of the Hunter. The plan focuses on key precincts in which metropolitan growth is to occur and identifies Morisset as a strategic centre in the Morisset Growth Area.

The plan identifies key strategies and actions for Greater Newcastle that will assist in achieving sustainable housing and economic growth. The structure plan will guide land use and development to achieve the relevant employment, housing, infrastructure and biodiversity conservation outcomes.

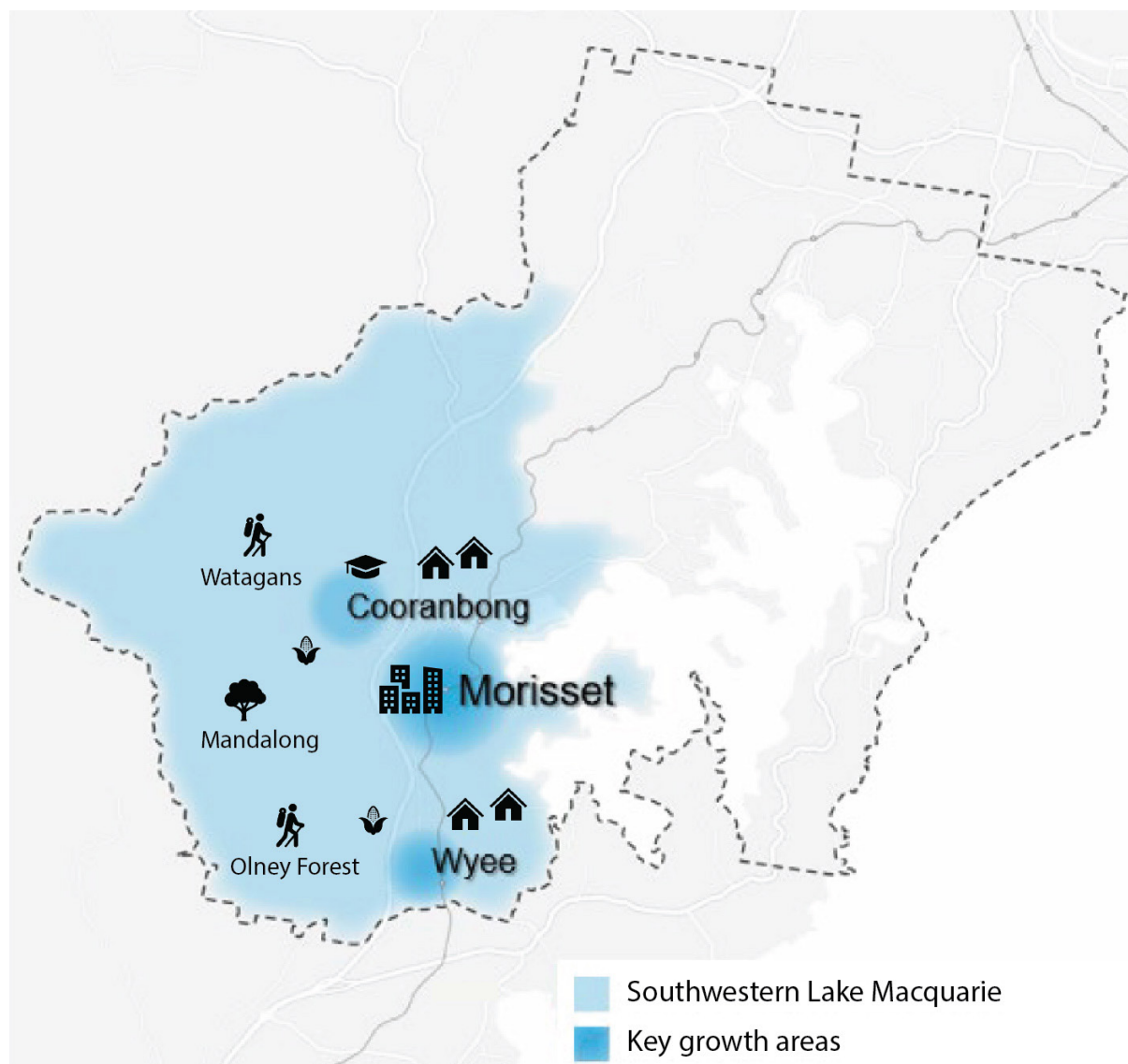


Figure 3 – Morisset Regionally Significant Growth Area

Lake Macquarie Local Strategic Planning Statement 2025-2045

The Local Strategic Planning Statement 2025-2045 (LSPS) guides future growth in Lake Macquarie through strategic land use planning. The LSPS describes how Lake Macquarie will realise the community's vision, values and the broader strategic direction for the area by influencing public and private investment. The LSPS aims to guide land use and development over the longterm to improve the wellbeing of the community and achieve environmental outcomes through a 'centres-focused' approach. The LSPS identifies a hierarchy of centres and key growth areas to prioritise growth and infrastructure to coordinate land use and development.

The LSPS identifies Wyee as a local centre in the Greater Morisset Growth Area that provides opportunities to co-locate housing, transport and employment to meet the day-to-day needs of the community. The LSPS indicates a dwelling density of 50 dwellings per hectare for local centres to efficiently use land to accommodate a diversity of land uses (housing, employment, recreation, conservation).

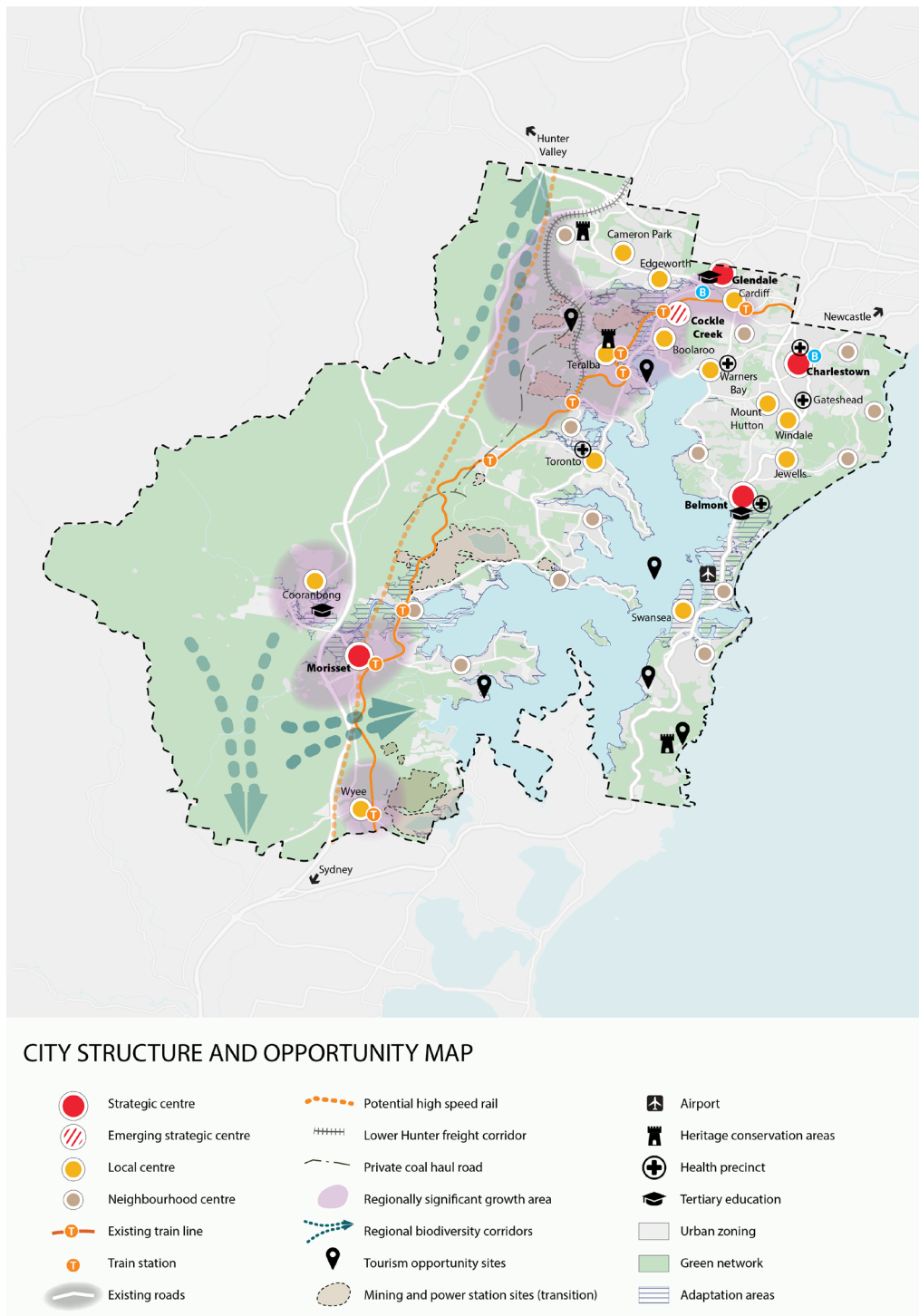


Figure 4 – LSPS City Structure and Opportunity Map

Planning priorities

The plan will build on the strategic planning priorities identified in the LSPS to inform future outcomes for the identified growth areas. This will ensure that growth in Wyee is guided by the same planning principles as the rest of the city.



Figure 5- Local Strategic Planning Statement Planning Priorities

3 | POPULATION AND ECONOMIC CHANGE

IN 2021



WYEE POPULATION
2,909



**AVERAGE HOUSEHOLD
SIZE WYEE**
2.6



**GREATER MORISSET
GROWTH AREA
POPULATION GROWTH**
27,820



**AVERAGE HOUSEHOLD
SIZE GREATER
MORISSET GROWTH
AREA**
2.5

Data source: Australian Bureau of Statistics
(ABS), 2021 Census

IN 2046



WYEE POPULATION
5,200



**GREATER MORISSET
GROWTH AREA
PROJECTED POPULATION GROWTH**
45,228

(REMPPLAN- SA2 data Morisset—Cooranbong
and Bonnells Bay—Silverwater)



**DWELLINGS NEEDED
GREATER MORISSET GROWTH AREA**
18,091

CHANGE IN HOUSEHOLD TYPES 2046 GREATER MORISSET GROWTH AREA



67% increase in couple family with no
children household



60% increase in couple family with
children household



78% increase in single person household



56% increase in one-parent household

Economic change

The Greater Morisset Growth Area has been identified as a strategic location to support employment opportunities due to its proximity to major transport networks and its mix of rural and urban landscapes. The area shows strong presence and potential for employment opportunities, including medical and health related industries, advanced manufacturing, renewable energy and mineral resources, and food and agribusiness. Effective land use planning and employment strategies are critical to fostering economic resilience and long-term growth.

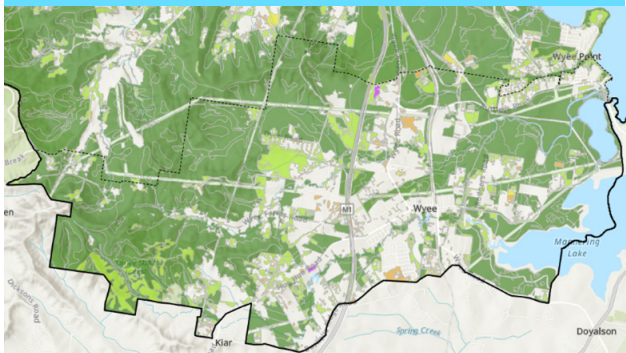
Supporting these employment opportunities requires a network of enabling industries such as education, research and development, digital connectivity, transport and mobility, warehousing and logistics. These elements are essential for facilitating the flow of goods, services and knowledge.

4 | KEY CHALLENGES

Wyee is growing from a rural village to a substantial urban centre. As a result, it faces a range of challenges including limited connectivity and public transport, and ensuring community facilities are adequate to support the growing community. Natural hazards such as bushfires and flooding pose risks to development, wellbeing and liveability, while land use pressures, infrastructure gaps and a shortage of employment land can impact balanced and sustainable growth.

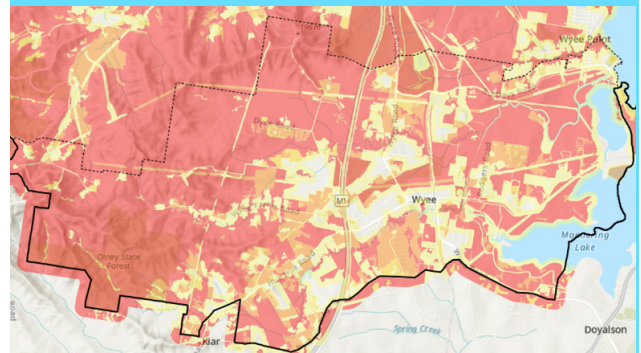
Biodiversity

Wyee features vital biodiversity corridors that support diverse and threatened native species, including gliders, rainforests and migratory birds.



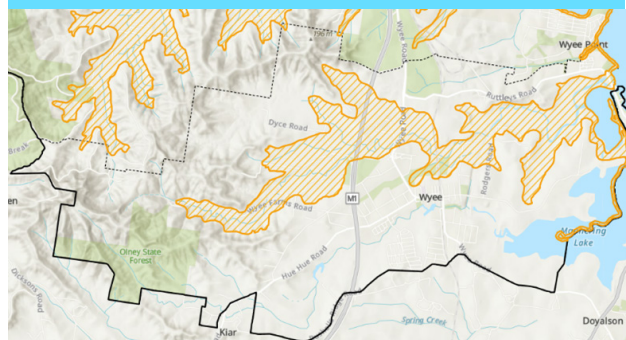
Bushfire

Wyee is vulnerable to bushfire hazards due to vegetation corridors with high fuel loads.



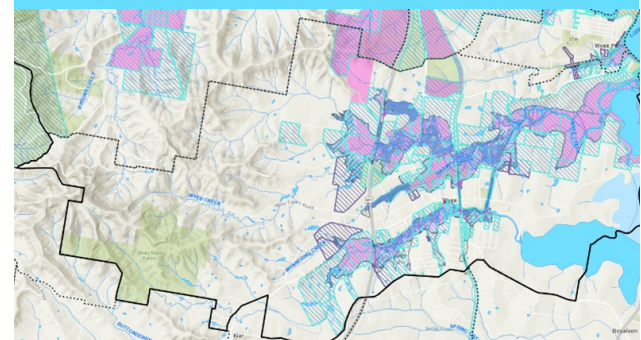
Sensitive aboriginal cultural landscapes

Wyee has identified sensitive Aboriginal cultural heritage elements.



Flooding

Wyee has floodplains near key waterways, making it vulnerable to flooding.



5 | HOW WE THINK WYEE CAN GROW



The below statements describe the future vision for local centres such as Wyee. The intended future character description is a guide to inform development to enhance the quality of living for the community. The importance of preserving unique strengths and opportunities of Wyee is also acknowledged.



Medium density character with a variety of land uses and low to mid rise (4-6 storeys) housing and mixed-use development.



A range of education, health, retail and commercial services provide employment, attractions and services to the local population.



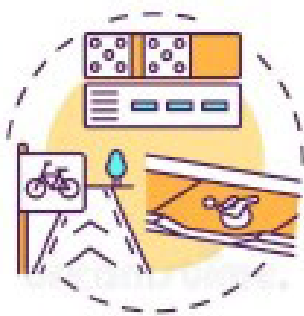
What types of services and employment would you like to see in Wyee?



Well serviced by public transport, as well as safe footpath and cycleway connections between residential areas, transport nodes and commercial areas.



What are your experiences with our city's transportation system?



Main streets and civic spaces with the highest pedestrian activity will prioritise safe movement of pedestrians. Pedestrian crossings, trees, wide footpaths and safe speeds will improve safety and comfort of all road users, while making the centre a pleasant and attractive place for residents, workers and visitors to spend time



What improvements could be made to support pedestrian-friendly main streets in Wyee and to improve safety and comfort of all road users?



Social, active and green public spaces provide spaces to meet, play and relax.



Do you have suggestions for improving future recreational opportunities in Wyee?



The unique identity of each centre will be expressed through building design, public spaces, public art and interpretation of heritage.



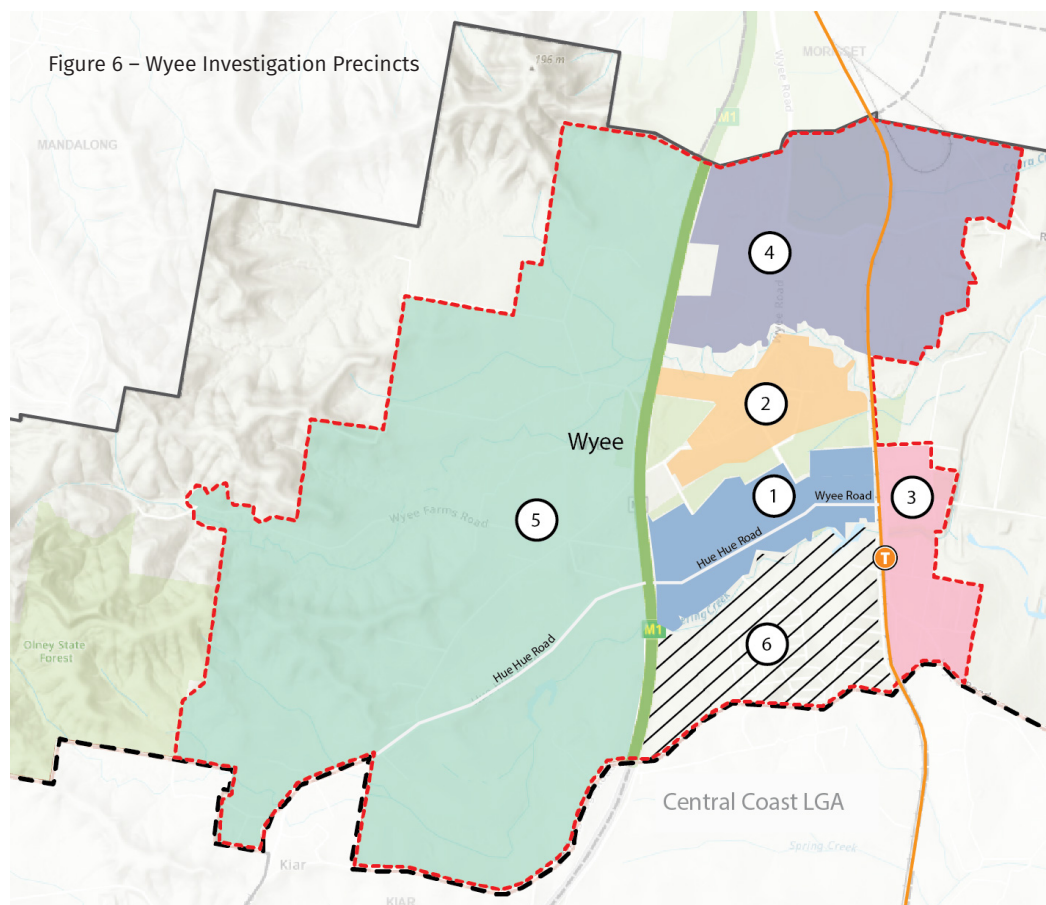
What do you think makes Wyee unique compared to other centres?

6 | WYEE INVESTIGATION PRECINCTS

The precincts shown in Figure 6 have been selected for investigation due to their potential to support future growth for housing, jobs, transport and infrastructure investment in a coordinated and sustainable way.

Issues and opportunities have been identified for each precinct and are provided to prompt discussion. Opportunities are intended as ideas for exploration, rather than specific actions.

Further detailed site-specific investigations and studies will be required to support any proposed changes to land use and to coordinate delivery of infrastructure.



Legend

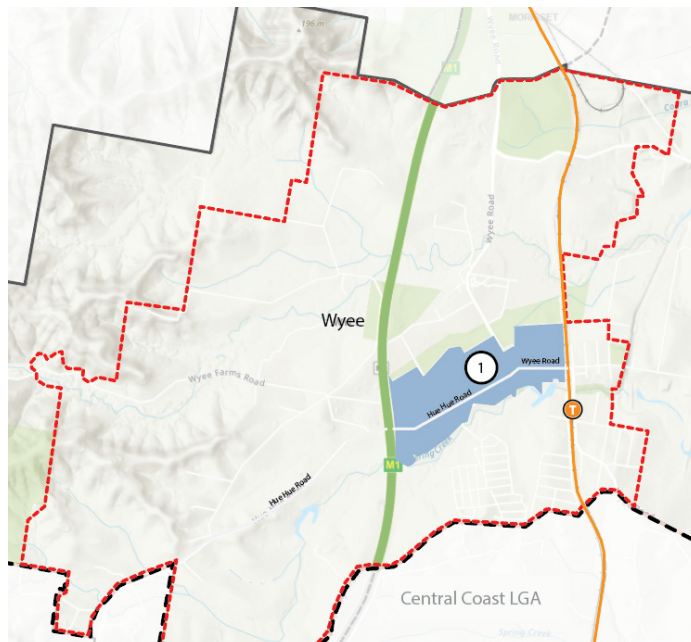
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PRECINCT 1 | WYEE TOWN CENTRE

The Wyee town centre is located along Wyee Road and consists of small shops, post office, community hall, Wyee Public School, and various forms of low-rise housing.

Wyee is accessible from the Motorway (M1), train station and the Wyee Point Marina. Multi-modal transport options can support sustainable growth and improve social and economic outlook for Wyee and the surrounding region.



Potential future: Urban growth area

Wyee town centre could grow into a vibrant local centre with a diverse mix of residential and employment land uses, complemented by amenities and infrastructure that meet the evolving needs of the community.

Enhancing the area's commercial capacity to accommodate a range of services, including retail, education, health and social support. The provision of essential recreation and transport infrastructure will be critical to servicing residential areas and fostering a well-connected, liveable community.

Issues

- Limited variety of housing types
- Limited local job opportunities
- Streets lack some features that fully support walkability and social interaction
- Some exposed and hot urban areas
- Limited transport infrastructure and recreation facilities to support the growing population
- Bushfire and flooding hazards and important biodiversity conservation corridors limit where and how development can occur
- Traffic noise from the motorway may affect nearby residential areas

Opportunities

- Redevelopment could include diverse low and mid-rise housing near shops and services
- Attraction of new businesses would support the local economy
- Proximity to Wyee town centre and train station could support improved transport options and access to services and facilities
- Redevelopment could support improvements to street amenity and shade to make the area more comfortable
- Proximity to local biodiversity corridors and green spaces provides amenity and recreation opportunities
- Future growth has the potential to deliver better transport infrastructure outcomes and improve mobility to and from the town centre.



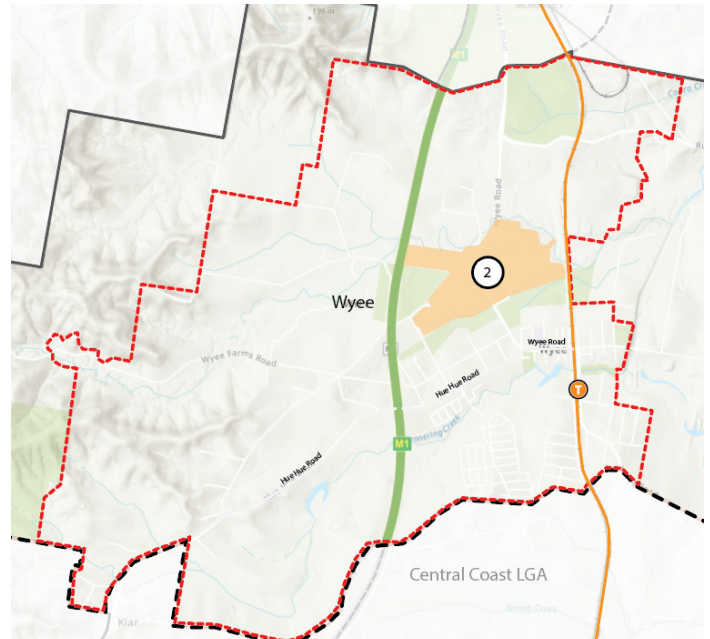
Are there any issues or opportunities that you would like to share for the Wyee town centre precinct?

PRECINCT 2 | WYEE NORTH

Development within Wyee North began around 1908 with the establishment of Bethshan Mission. The mission was founded as a place of retreat and rest and has progressively evolved to include a camp, conference facility and aged care facility.

The precinct also forms part of a biodiversity and waterway corridor which requires conservation. The area is affected by hazards including bushfire and flooding. It is also impacted by easements for transmission lines and gas pipelines.

The precinct is strategically located between Wyee and Morisset and has potential to provide a mix of residential and employment opportunities.



Potential future: Mixed-use urban area

There may be opportunity to take advantage of existing infrastructure and housing stock to grow Wyee North. This could include a mix of residential and employment land uses to support the Wyee Town Centre.

Issues

- Gas pipelines cross the western part of the precinct, limiting development
- Bushfire and flooding hazards and important biodiversity conservation corridors limit where and how development can occur
- Traffic noise from the motorway may affect nearby residential areas
- Limited public transport and connections to Wyee town centre or other precincts
- Potential for land use conflict between agricultural activities and other types of development

Opportunities

- Redevelopment could include diverse low and mid-rise housing near shops and services
- Potential for new businesses, services and facilities that complement Wyee town centre
- Proximity to Wyee town centre could support improved transport options and access to services and facilities
- Proximity to local biodiversity corridors and green spaces provides amenity and recreation opportunities
- Local biodiversity corridors could be improved as development occurs

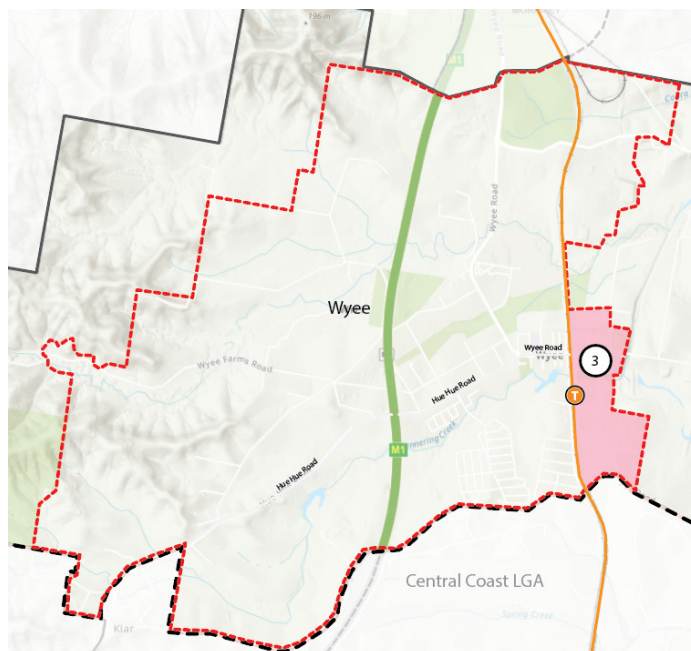


Are there any issues or opportunities you would like to share for Wyee North?

PRECINCT 3 | WYEE TRAIN STATION

This precinct mainly comprises low-rise detached houses and parts are constrained by bushfire, flooding and easements. This precinct is serviced by reticulated water and sewerage.

This precinct may be able to support diverse mid-rise housing. Higher density living will require recreation and transport infrastructure such as shared paths, playgrounds and community facilities.



Potential future: transit-focused urban area

This precinct presents an opportunity to support sustainable growth in the Greater Morisset Growth Area by enabling higher residential densities near the train station. This will require diverse housing types complemented by investment in public open space and transport options.

Issues

- Limited public transport and connections to Wyee town centre or other precincts
- Transmission line and gas pipelines may limit development
- Noise from train line may affect nearby residential areas
- Bushfire and flooding hazards and high biodiversity conservation areas limit where and how development can occur

Opportunities

- Redevelopment could include more diverse low and mid-rise housing near transport shops and services
- Proximity to Wyee town centre and the train station could support improved transport options and access to services and facilities
- Potential for new businesses to complement Wyee town centre
- Proximity to local biodiversity corridors and green spaces provides amenity and recreation opportunities

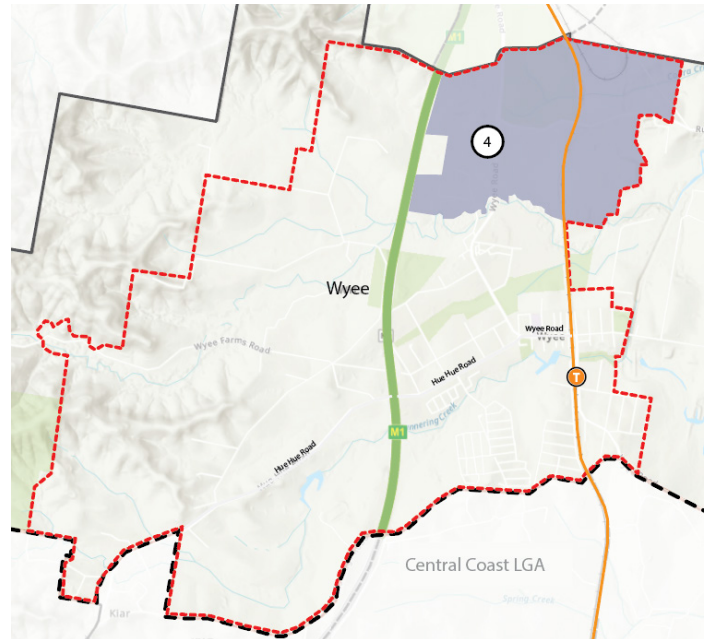


Are there any issues or opportunities you would like to share for the Wyee train station precinct?

PRECINCT 4 | NORTH-EAST WYEE

This precinct comprises diverse employment uses ranging from horticulture to industrial and manufacturing. The precinct also includes areas of high biodiversity with important habitat for native flora and fauna. The area is affected by hazards including bushfire and flooding.

The precinct is serviced by transport routes and is relatively close to both Morisset and Wyee town centre. Parts of the precinct unaffected by high biodiversity values may be suitable for employment land uses such as advanced manufacturing and agribusiness.



Potential future: Employment land and biodiversity conservation

The precinct may be able to accommodate industrial and agricultural related employment, and support broader regional industrial development. Investment in transport and other essential infrastructure will be required to enable development activity.

Issues

- Limited public transport and connections to Wyee town centre or other precincts
- Transmission line and gas pipelines may limit development
- High biodiversity conservation areas, bushfire and flooding hazards limit where and how development can occur

Opportunities

- Access to the M1 Motorway, Wyee and Morisset creates potential for a focus on employment uses
- Local biodiversity corridors could be improved as development occurs
- Proximity to M1 Motorway, Wyee and Morisset creates potential for improved accessibility

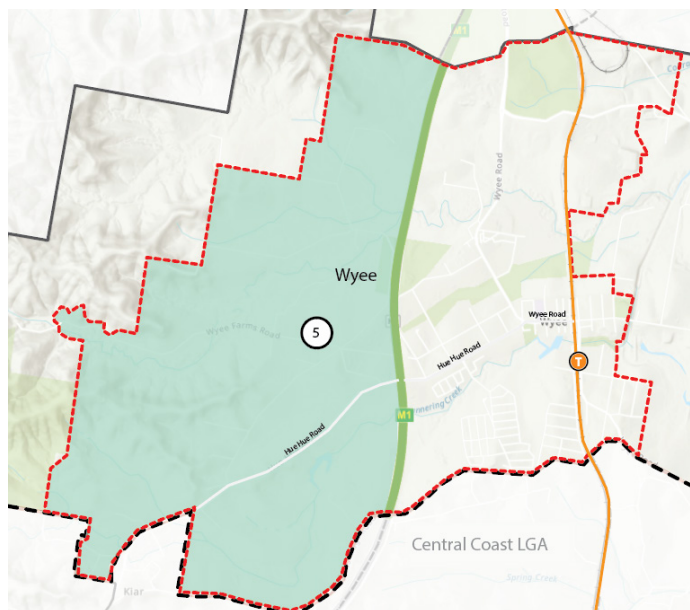


Are there any issues or opportunities you would like to share for North-east Wyee?

PRECINCT 5 | WYEE WEST

This precinct is located on the western side of the M1 Motorway and is predominantly rural and conservation land uses. It has high natural and scenic values that provide a unique character, and the area also adjoins Olney State Forest.

The precinct could accommodate a community sports facility to service Wyee and has potential to support a diverse range of recreation and agricultural uses.



Potential future: Agribusiness and recreation

Natural areas, agriculture and supporting rural activities will remain the focus of this precinct.

This precinct also has potential to enhance agricultural and tourism industries by providing experience orientated activities.

Issues

- Steep slopes, bushfire hazards, high biodiversity conservation areas and sensitive Aboriginal landscapes limit where and how development can occur
- Reliance on onsite waste and water services limit uses
- Transmission lines may limit development opportunities
- Limited connectivity and accessibility with the rest of Wyee and potential future sports facility
- Potential for land use conflict between agricultural activities and other types of development

Opportunities

- High natural and scenic values may support tourism uses
- Potential location for future sports complex to service the needs of the Wyee and Morisset communities
- Access to the M1 Motorway supports agriculture, tourism and recreation uses
- Nature-based recreation activities could strengthen local and regional tourism
- Proximity to local biodiversity corridors and green spaces provides recreation and tourism opportunities



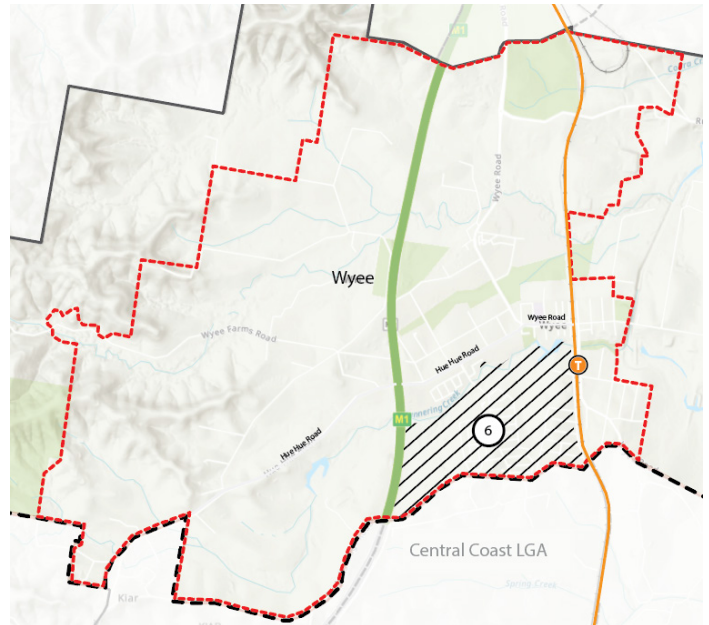
Are there any issues or opportunities you would like to share for the Wyee West precinct?

PRECINCT 6 | RADCLIFFE ESTATE AND SURROUNDS

This precinct is Wyee's primary greenfield housing area with development concentrated in the Radcliffe estate. Surrounding land includes land zoned for medium density residential use, the Wyee Paper Subdivision and rural and conservation zoned land adjoining the M1 Motorway and Bushells Ridge Road.

While most parts of the precinct are expected to continue developing under existing planning conditions, Wyee Paper Subdivision cannot be developed until essential services are provided.

Further investigation is required to explore the potential of the existing medium-density zoned residential land and the rural zoned land which are constrained (easements, biodiversity corridors and natural hazards).



Issues

- Funding and delivery of essential infrastructure is needed to enable development of the Wyee Paper subdivision
- Limited public transport and connections to Wyee town centre or other precincts
- Bushfire hazards and high biodiversity conservation areas limit where and how development can occur
- Traffic noise from the motorway may affect nearby residential areas
- Transmission line and gas pipelines may limit development

Opportunities

- Potential to enable more diverse low-rise housing options
- Proximity to Wyee town centre and train station creates opportunities for improved accessibility
- Proximity to local biodiversity corridors and green spaces provides amenity and recreation opportunities
- Local biodiversity corridors could be improved as development occurs
- Future growth has the potential to improve pedestrian and cycling connections between Wyee Road and Wyee train station



Are there are any issues or opportunities you would like to share for Radcliffe estate and surrounds?

7 | NEXT STEPS

You're invited to have your say on this Discussion Paper before 14 January 2026 by:

- completing the survey at shape.lakemac.com.au
- emailing council@lakemac.nsw.gov.au
- writing to Lake Macquarie City Council, Box 1906, Hunter Regional Mail Centre, NSW, 2310.

Your feedback will help shape the Wyee Structure Plan.

Once the draft Structure Plan is prepared, it will go on public exhibition for further community feedback.

