

# 1.1 INTRODUCTION

## 1.1.3 Site Description

- Lake Haven is located approximately 3.5 kilometres to the east of the site. Lake Haven is identified as a “town centre” under the Central Coast Regional Strategy. The town centre includes the Lake Haven Shopping Centre, which comprised of supermarkets, a discount department store and other specialty shops. There are also several bulky goods retail outlets adjacent to the centre. Access to this centre is via Lake Haven Drive, which is off the Pacific Highway.
- The Tuggerah-Wyong centre is located approximately 10 kilometres south of the site. The Tuggerah-Wyong centre has been identified as a Major Centre in the Central Coast Regional Strategy. The Tuggerah-Wyong centre is proposed to develop as the Region’s Major Centre and will include a variety of economic, employment, civic, residential, social and cultural roles servicing the Central Coast.

Figure 12 demonstrates the location of the site relative to each identified locality.

### 1.1.3.4 Surrounding Development

Urban development immediately surrounding the site is limited as the land is still being used for primarily rural-residential purposes with only a small portion of agricultural uses remaining.

The MacKillop Catholic College is located within the WTC area, south-east of the site. To the north and south of the WTC, land is still being used for rural residential purposes and some small scale agricultural purposes.

Residential development exists to the south and east of the WTC with release areas being developed. Residential development is primarily occurring east of Hiawatha Road as well as south of Sparks Road, adjacent to MacKillop Catholic College.



Figure 13: Local Context



# 1.2 PROJECT DESCRIPTION

## 1.2.1 Site History

### 1.2.1.1 Warnervale Town Centre History

The State Significant Site study (SSS study) prepared by the Department of Planning in 2008 for the Warnervale Town Centre (WTC) provides a summary of the history of the land, as follows:

*In 1977, the then, NSW Planning and Environment Commission, released the Gosford Wyong Structure Plan. It provided a framework for development in the region and identified Warnervale as the site for a new town centre.*

*In 1999, the then Department of Urban Affairs and Planning released the draft Shaping the Central Coast strategic document. It identified Warnervale for a town centre location, and new regional transport interchange and railway station.*

*In 2001 and 2002, a Joint Issues Paper and a District Planning Strategy were released by Woods Bagot (for WSC). The documents provided the first town concept plan for the Site.*

*In February 2006, WSC prepared a Draft Background Report and commenced the process of rezoning the Site under Part 3 of the EP&A Act (see proposed zoning map at Figure 19) to encourage the following development:*

- *A multiple dwelling residential zone for the eastern half of the Site;*
- *A mixed use zone for the western half of the Site (to the railway line); and*
- *A high density residential zone for the northern portion of the west of the rail line part of the Site.*

*In 2006, the draft CCRS was published as part of the NSW Government's Sydney Metropolitan Strategy. The draft CCRS provides a framework for ongoing growth and prosperity on the Central Coast. It sets capacity targets for new dwelling and employment land supply to the year 2031.*

*The dwelling targets provided in the draft CCRS and the NSW Government's Metropolitan Development Program (January 2007) include:*

- *up to 1,800 dwellings to house 4,000 to 5,000 people (including two additional areas to the east and west of the Site); and*
- *an employment capacity target of 2,000 jobs (employment lands for Wyong LGA include the Site).*

*On 26 June 2006, the Minister agreed to consider the Site as a potential SSS and instructed the Director General to prepare a state significant site study pursuant to clause 8 of the Major Projects SEPP.*

*In September 2006, the Department of Planning engaged an independent consultant to review the town centre location and consult with WSC, landowners and agencies. The review recommended a "top of the hill" location for the town centre.*

*In December 2006, the landholders commissioned a DCP incorporating the town centre core at the "top of the hill". A review of the draft DCP was undertaken by the DoP and landholders for the purposes of determining the suitability of the DCP for public exhibition.*

In 2008, the Department of Planning released the Central Coast Regional Strategy (CCRS) in its final form. The CCRS nominates the Warnervale Town Centre as a "town centre" which are characterised as follows:

*Town Centres will generally have concentrations of retail, health and professional services mixed with medium density residential within and adjoining the centre. Town Centres will also serve surrounding residential areas and have a public transport interchange.*

On 7 November 2008, the land which comprises the WTC was gazetted as a SSS and included in Schedule 3 of the *Major Development SEPP*.

Concurrently with the gazettal of the SSS, the Warnervale Town Centre Development Control Plan 2008 (WTCDP) came into effect.

In August 2010, land in the control of Landcom and Council was the subject of a Review of Environmental Factors (REF) for Stage 1 of the "Main Access Road".

In October 2010, Fabcot lodged a Clause 6 request under the Major Development SEPP which included a Preliminary Environmental Assessment to seek a declaration that the proposed development met the criteria under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

On 4 November 2010, an opinion was formed that the development was of a kind which met the criteria for a Project Application to be declared under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

On 1 December 2010 the Department of Planning issued the Director-General's Environmental Assessment Requirements (DGEARs) for Project Application No.10\_0195.



# 1.2 PROJECT DESCRIPTION

## 1.2.2 Proposed Development

### 1.2.2.1 Proposed Development

The WTC involves a number of parcels of land which are in various ownerships.

Figure 2 (refer to Section 1.1 of Chapter 1) demonstrates the boundary of the declared SSS land and the ownership of each parcel of land within the WTC.

The following table has been reproduced from the SSS study and summarises the ownership, size of each lot and amount of land each land holding within the WTC.

Table 1: Summary of Ownership and Areas

Owner	Lot/DP	Area within SSS (ha)	% of SSS
Wyong Shire Council	1/376264, 54, 55, 56/7527, 4/7738, 51 & 52/561032, 1/375712 and 1/371647	24.31	20
Stannic Securities Pty Ltd (Yeramba Estates)	9, 10, 57 & 58/7738	19.41	16
Minister for Planning (Department of Planning)	1/357408	18.20	15
Individual/Private Landowners	56/663082, 59/7738, 60/7738	16.94	14
Landcom	1/700096, 2 & 3/7738	13.82	12
Fabcot (Woolworths)	521/594725	9.05	8
Trustees of the Roman Catholic Church	7 & 8/7738	7.76	7
RailCorp	Crown land	5.76	5
Roman Catholic Church	1/573234	4.05	3

The WTC when completed will consist of a number of uses and this is reflected in the designation of zonings under the SSS declaration and precincts under the WTCDP.



2. High Street
3. Aquatic centre
4. Community centre
6. Ridge Parks
7. Civic Square
8. Heath Wrinklewort Reserve
10. Mixed use centre - with residential over
- Ⓒ Commuter carpark (indicative location)



Figure 14: WTCDP Figure 2.10 Town Centre Plan



# 1.2 PROJECT DESCRIPTION

## 1.2.2 Proposed Development

The WTC when complete will provide a number of social, economic and environmental benefits, (the following extract is from the SSS study):

- *providing a contribution towards the employment capacity target of 5,400 new jobs in the Wyong LGA to be accommodated by centres over the next 25 years;*
- *creating local job opportunities in the Region's key economic sectors such as retail, construction and service industries (health, community services and property and business services, cultural and recreational services, etc) by increasing the provision of self contained employment opportunities;*
- *provision of up to 1,700 dwellings to contribute to the housing stock required for the annual population growth of approximately 2,570 people per year over the next 25 years the population;*
- *provision of civic and community facilities such as an aquatic centre and a library;*
- *providing housing choice within close proximity to services and facilities, that reflect changing demographics and associated reductions in household size;*
- *concentrating employment and housing in areas that allows for efficient public transport servicing;*
- *provision of sustainable transport options (public transport, walking and cycling), healthier communities; and enabling people to carry out a number of activities in one location;*
- *providing access to a variety of open space and recreation opportunities and natural features in a manner that is consistent with the maintenance of ecological values; and*
- *providing a balance between future development and important conservation values.*

To enable the proposed development to be considered under Part 16 Warnervale Town Centre of Schedule 3 of the *Major Development SEPP* as a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies (Part 3A Project), the proposed development must trigger the provisions of Clause 6 which states:

### 6 Part 3A projects

*Development for the purposes of retail premises within the Warnervale Town Centre that has a capital investment value of more than \$20 million and a floor space area of more than 5,000 square metres.*

A QS Certificate has been prepared by Rider Hunt Levitt (copy of which can be found at **Appendix D**) which indicates the Capital Investment Value (CIV) of the development exceeds \$20 million.

The proposed development involves utilising all of the land controlled by Fabcot. The Fabcot land overlaps part of the "Town Centre Civic Precinct" and "Town Centre Northern Precinct" identified under the WTCDP. It is noted that the Fabcot site as shown in Figure 2.10 of the WTCDP with the following in the legend: 2 "High Street", 7 "Civic Square", 10 "Mixed Use Centre" and C "Commuter Car Park". Each of these items have been included in the proposed development other than the commuter car park, which will be provided upon the proposed railway station being opened within the WTC precinct. An extract of Figure 2.10 from the WTCDP can be found in Figure 13 in this EA.

Figure 2.10 of the WTCDP indicates the location of the future "Aquatic Centre", "Community Facility", "Hill Top Park" and eastern portion of the "High Street" (also referred to in this EA as "Main Street"), all of which are located on land controlled by WTC. An extract of Figure 2.11 from the WTCDP can be found at Figure 14 of this EA, which demonstrates the location of the "Town Centre Civic Precinct" with grey dashed outline of the subject site.

Fabcot require a degree of flexibility in the delivery of the project as infrastructure comes on board including the road networks, railway station, Hill Top Park and residential development.

The proposed development is illustrated in the drawings at **Appendix B** prepared by BN Group. The proposed development consists of the following elements:

- Main street (high street) between the future railway station at the western boundary of the subject site to just short of the hill top park to the east;
- A civic square (town square);
- A mixed use centre which specifically seeks approval for a "retail premises", ancillary commercial, bulky goods and leisure-entertainment facilities, along with required infrastructure, which can be summarised as follows:

# 1.2 PROJECT DESCRIPTION

## 1.2.2 Proposed Development

Table 2: Floor Space Summary

Tenant	Total Centre
Retail Premises	21,960m <sup>2</sup>
Bulky Goods Retailing	1,610m <sup>2</sup>
Leisure-Entertainment	5,310m <sup>2</sup>
Commercial	4,730m <sup>2</sup>
Total Floor Area	33,610m <sup>2</sup>

- Use and fit-out for the purposes of a Big W Discount Department Store, service station and Woolworths Supermarket;
- Provision of new roads and associated infrastructure within the boundaries of the Fabcot land;
- Car parking for 1,380 spaces;
- Loading dock facilities; and
- Inclusion of supplementary infrastructure measures associated with the provision of road access, water, sewer, communications and energy to the site.

### 1.2.2.2 Hours of Operation

The proposed retail development seeks trading hours of 7am to 10pm daily. Deliveries to the retail development will occur between the hours of 6am and midnight daily.

### 1.2.2.3 Number of Employees

The proposed development when operational has been projected to likely employ an additional 1,249 persons inclusive of permanent full-time, part-time and casual staff.

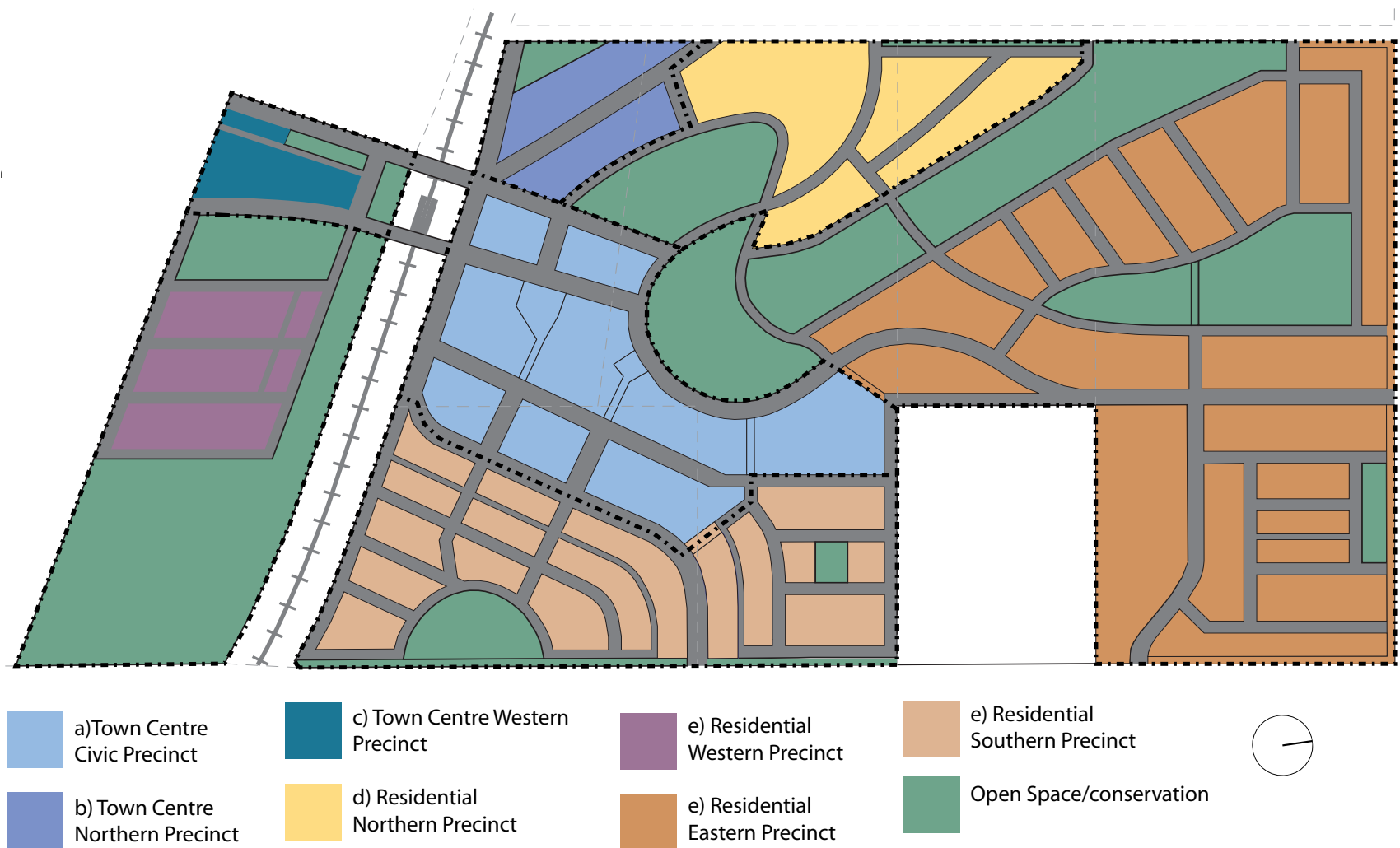


Figure 15: Figure 2.11 Town Centre Precinct from the WTCDP

# 1.2 PROJECT DESCRIPTION

## 1.2.3 Justifications

### 1.2.3.1 Justification of the Project

The need for the proposed development was identified as part of the strategic planning for the region over a significant period of time and more recently this was consolidated into the work completed by the Department of Planning with the declaration of a SSS.

The SSS study, identified a number of reasons for the WTC listing as a SSS project and recommended the land which forms part of the WTC be listed as a SSS, as follows:

*This Study recommends that the Site be listed as a SSS, for the following reasons:*

- o *its strategic location adjacent to the proposed Warnervale train station;*
- o *proximity to the proposed Wyong Employment Zone;*
- o *ability to deliver the capacity targets of the draft Central Coast Regional Strategy for new dwelling and employment land supply;*
- o *capacity for efficient use of land and public infrastructure;*
- o *ecological constraints, including flora and fauna and riparian corridors; and*
- o *potential for conflict in the roles of Wyong Council as landowner and consent authority; and*
- o *potential disagreement amongst landholders about development of the Site.*

*This report recommends the Site's listing as an SSS to facilitate the town centre development and the establishment of a new planning regime, across the site.*

*It is concluded that the Warnervale Town Centre proposal is important in achieving regional and state economic and social objectives. These objectives will need to be balanced with the environmental sensitivities and constraints of the Site. It is considered that this can be facilitated through the proposed zoning and development controls, detailed DCP controls, long term management and mitigation measures, and additional requirements at the development stage. On balance, it is recommended that the Site be rezoned and listed as an SSS.*

The SSS study indicated that the WTC would comprise the following:

*The WTC proposal comprises:*

- *A mixed use town centre containing 25 000 square metres of retail space, 8 000 square metres of commercial space and 8 000 square metres for bulky goods,*

- *A variety of housing types to cater for different household types and demographics with a residential target of 1,700 dwellings to house between 4, 000 and 5,000 people;*
- *Public open space, comprising approximately 12 ha or 10% of the site and conservation land, comprising approximately 14ha or 12% of the site;*
- *A mix of human services and facilities including an aquatic recreation centre, library/knowledge centre/arts and cultural facility, integrated child/family centre medical centre and youth space; and*
- *Public domain, including parks, streets and pedestrian connections.*

The SSS study also advised:

*The town centre will become the focal point for community interaction, civic and community facilities, and retailing. Opportunities for people to work closer to home will be provided through a range of retail, commercial, civic, community and home based activities.*

*The Proposal also offers residential opportunities for new residents, who seek a lifestyle of work and transport opportunities close to home, in an area with high natural values. Housing densities will be higher than those traditionally delivered in Wyong Shire with a broad range of dwelling types provided across the Site. The focus will be on attractive residential streetscapes structured around well connected, walkable neighbourhoods.*

As a result of the SSS study the land was declared and rezoned.

The provision of a “retail premises” and ancillary development in this Project Application within the Town Centre Civic Precinct, as a component of the overall WTC is consistent with the WTCDCP, which states:

*Town Centre Civic Precinct*

*The Town Centre Civic Precinct will be the heart of the Warnervale Town Centre. The focus will be on a well designed main street linking the railway station to the aquatic centre in the hill top park, with wide footpaths promoting outdoor dining.*

*The heart of the precinct will be the north facing civic square fronted by a public library, community centre, cinemas and shops. The precinct will have high quality, mixed uses and medium density residential buildings addressing local streets and the hill top park.*