

Draft Centres Policy – Net community Benefit Assessment

Criterion Assessment

Draft Centres Policy Criterion	Consistency of the Proposal
Will the proposal be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	Yes. Precinct 7A is located within the North Wyong Shire Structure Plan (NWSSP) area designated under the Central Coast Regional Strategy (CCRS) for future residential development. Additionally, the Precinct 7A area surrounds the existing Warnervale railway station.
Is the proposal located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Yes. Precinct 7A is located within the North Wyong Shire Structure Plan (NWSSP) area designated under the Central Coast Regional Strategy (CCRS) for future residential development. It adjoins Warnervale Town Centre and encompasses the existing Warnervale Neighbourhood area.
Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders?	No. The proposal is consistent with local and regional strategy directions, therefore will not create a precedent.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Yes. This proposal will complement other recent rezoning activities within the adjoining areas, including the Warnervale Town Centre and the Wyong Employment Zone. Furthermore, it will provide for additional population potential not being addressed by other current proposals.
Will the proposal facilitate a permanent employment generating activity or result in a loss of employment lands?	An employment generation precinct is proposed to form part of the precinct; however is subject to further scoping, planning and consultation. Land within the area is not currently zoned for employment generation therefore there will be no loss of existing employment land.
Will the proposal impact upon the supply of residential land and therefore housing supply and affordability?	Yes. The proposal will generate in the order of 2,050 additional dwellings. Masterplanning undertaken for the area has regard for the provision of a range of housing types, facilitating affordable housing and housing type choice.

Draft Centres Policy Criterion (cont'd)	Consistency of the Proposal
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?	Yes. The Precinct 7A area surrounds the existing Warnervale railway station providing access for commuters to Sydney, Gosford and Newcastle. The precinct is bounded to the north by Sparks Road, providing easy access to the F3 Freeway. To the south, the precinct is bounded by the Pacific Highway, providing good access to the southern areas of Wyong Local Government Areas. The capability of current local road networks are being assessed through a traffic study currently being undertaken. Early results of this study have identified future required roads and their location and hierarchy. An engineering assessment has been undertaken for the site to determine the extent of existing utilities and upgrades required to accommodate the additional population. Such infrastructure will be funded during the development of the precinct.
Is there good pedestrian and cycling access?	Access to the precinct is currently available from the existing road and rail networks. Whilst formal pedestrian and cycling access is limited within the precinct, the provision of appropriate facilities for this form of transportation has been addressed through the traffic study and incorporated into the Masterplan for the site.
Is public transport currently available or is there infrastructure capacity to support future public transport?	The Precinct 7A area surrounds the existing Warnervale railway station providing access for commuters to Sydney, Gosford and Newcastle. Bus services are also available along Sparks Road, Warnervale Road, Minnesota Road and the Pacific Highway. The role and support for public transport has been addressed in the traffic study currently being undertaken. The road hierarchy provides bus routes through the precinct and bus stops will be located at a maximum of 400m.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	It is expected that the provision of an employment generation area within the precinct will result in less demand on car based travel for employment purposes. Additionally, the precinct is located within pedestrian and public transport distance to other employment generating centres such as the Warnervale Town Centre, Wadalba Neighbourhood centre and other areas within Wyong Shire. The precinct's proximity to the Sydney to Newcastle Rail line also lends itself to utilisation for commuting purposes.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	It is expected that the Warnervale station will remain operational. It is expected that the patronage of this service will increase through the development of the precinct. The government has invested and committed to significant funds for infrastructure and the Warnervale Town Centre and a proposed new railway station to the north of Precinct 7A. The increase in residential population resulting from Precinct 7A is likely to assist the viability of the WTC, and the nature of future businesses and industry in the B7 component is likely to

	complement these in the proposed WTC.
Draft Centres Policy Criterion (cont'd)	Consistency of the Proposal
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	Some land within the precinct is identified as being Endangered Ecological Communities and SEPP 14 wetlands, with the southern portion of the precinct being fully flood affected. The intent of the precinct is to avoid any development of these areas. Flood plain revegetation and rehabilitation is also proposed through this process.
Will the proposal be compatible/ complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	Yes. The proposal will link the existing residential areas of Wadalba, Hamlyn Terrace and Warnervale through similar residential development within the precinct. Through the thorough Masterplanning process for the site, the amenity and public domain of the area and adjoining localities will significantly improve. Additionally, the proposed commercial and employment generation areas will complement the retail functions of the Warnervale Town Centre.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	No. Whilst a commercial area is proposed within the precinct, it is expected that this will be limited to be consistent with Council's Retail Strategy (i.e. be less than 5,000m²). It is expected that any commercial or retail activity within the area will be restricted to those of a neighbourhood scale (i.e. general store, newsagency, hairdresser etc).
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	The proposal is located within the current Warnervale Neighbourhood centre. It is not expected that this will develop into a larger centre type through this process. The B7 Business Park is not proposed to develop into a centre in the future. The nature of the landuses has been established so as to complement rather than compete with the nearby Warnervale Town Centre.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	This proposal will facilitate additional dwellings within the locality and provide for a range of housing choice (affordable housing). In addition, the proposed commercial and employment areas will facilitate local employment, reducing demand for car based travel and increase potential for greater work-life balances to be achieved. As part of the proposal, and through the Masterplanning process, a range of recreational facilities are also expected to be provided, not only for the local area but for the wider Warnervale area. By not proceeding with the rezoning at the current time, the potential for providing these opportunities will be significantly reduced. Council funds would ordinarily not be available to resource such a local growth area. Being a developer funded project assists in bringing this forward in time. Any delays with this project have the potential to affect the funding stream for this proposal.