

Jonathan Luke
F2007/00274

17 August 2012

Department of Planning & Infrastructure
Central Coast Regional Office
PO BOX 1148
GOSFORD NSW 2250

Attention: Mr Michael Leavey

Dear Mr Leavey

Precinct 7A – Hamlyn Terrace and Warnervale Draft Local Environmental Plan (Planning Proposal) Request to proceed to public exhibition

I refer to the Department's correspondence dated 4 July 2012 containing the Gateway Determination for the Planning Proposal for Precinct 7A at Hamlyn Terrace and Warnervale and to subsequent meetings and correspondence concerning the same.

Council's Executive has decided not to proceed with the Planning Proposal in the form determined in the Gateway Determination in which the employment lands are excluded. Accordingly, it is requested that a revised Gateway Determination be issued for the attached Planning Proposal based on the re-inclusion of the employment land as a B7 Business Park zone.

In order to facilitate this, Council officers have liaised with the Department's Regional Team in relation to the employment land to address the concerns raised in relation to the scale and nature of the proposed commercial and retail uses proposed and to develop a suitable planning framework. Consistency with Section 117 Directions 1.1 and 5.1 has also been addressed by the proposed changes.

To support the inclusion of the business park into the planning proposal for Precinct 7A, the following discussion is advanced.

How the business park will be developed

One of Council's key objectives is to create more jobs and employment on the Central Coast and reduce the reliance on commuting. Council's aim for the proposed business park site is to actively facilitate the availability of employment land and to encourage business to relocate to the Coast.

Council's objectives and intended outcomes for the proposed business park are for the precinct to develop with a mix of employment uses ranging from research and development, IT, call centres and offices to light industry and warehouse & distribution centres together with a small range of retail uses necessary to support the business park.



In consultation with the Department's Regional Team, a number of revisions have been made to assist achieving such a mix of employment uses. These proposed changes to the planning proposal include the following:

- The B4 Mixed Use zone has been deleted and replaced with B7 Business Park Zone. This addresses the key concerns regarding the extent of retail uses permissible and under the B7 Zone is now significantly restricted to minor retail uses such as 'Neighbourhood shops' (a mandated use), "Food and drink premises" and "Kiosks". These retail uses are of a scale and nature to serve the predominant business park employment uses.
- For the B7 Business Park zone, the 'permitted' land uses have been further restricted to exclude "Business Premises". This will have the effect of precluding those business functions that provide services directly to members of the public on a regular basis such as banks, dry cleaners, travel agencies, hair dressers and the like. These are more appropriately located in existing and proposed centres such as Warnervale Town Centre and Wyong town centre etc.
- A further provision is included to ensure that the business park develops in accordance with Council's intended outcomes rather than as a predominantly stand-alone office development precinct. It is proposed to include a 30% limit on the extent of stand-alone "office premise" floor space achievable within the B7 Zone.

Relationship to the Warnervale Town Centre (WTC) and other centres

Given the proposed planning measures outlined above, it is anticipated that the proposed business park will develop with a range of employment uses that will be more suited to a business park setting, while precluding retail uses and business services that rely on frequent public patronage, which would be suited to locate with centres such as the Warnervale Town Centre. The proposed business park is not intended to be a competing 'centre' with the Warnervale Town Centre, but rather provide support for the proposed town centre and greater Warnervale area generally. Given the experience of the Tuggerah Business Park and its relationship with the Tuggerah-Wyong Major centre, it is likely that this precinct will similarly complement each other.

Strategic location

The proposed business park is located with good access to public transport corridors including being located 500metres from the existing Warnervale Train Station, existing bus routes and is only 2 kilometres from the proposed Warnervale (North) Railway Station.

The location is 800metres from Sparks Road and a further 2.5km from the F3 Freeway. It is located on the Link Road North, which in the future will link to the Warnervale Town Centre and potentially to Wyong town centre to the south.

The proposal will provide 37Ha of un-fragmented land which is somewhat less than the 50Ha size suggested by the Metropolitan Plan for Sydney 2036, but in the regional context and more modest scale of the future potential is considered appropriate.

The proposal will have ready access to an employment base which will increase due to the residential component in this Planning Proposal. It will also assist in reducing the dependency on commuting outside of the region for employment. The business park has the potential to have a relationship with existing and future educational and health facilities including Wyong Hospital located around 4km to the east.

This business park site is significantly less constrained than other employment lands in the northern part of the Shire, has access to existing road infrastructure in the form of the Link Road and newly constructed intersection with Sparks Road and will assist in providing viable employment lands to accommodate a component of the additional 12,000 new jobs identified for provision in the dNWSSP area.

SGS Economics and Planning's opportunities and constraints analysis undertaken as part of the draft Employment Lands Study identifies Business Park as the most suitable use for this site.

In summary, it is submitted that the proposal for a business park at this location is strategically well founded.

Flood Study

In relation to s.117 direction 4.3 Flood Prone Land, the final Precinct 7A Flood Study was received by Council on 8 August 2012, a review is currently be conducted by staff and should be completed before 24 August 2012. When the review is complete a copy of the report will be supplied to the Department, however any changes are expected to minor in nature and not impact the general conclusions. The final report will also be included in the supporting documentation to the public exhibition.

The hydraulic behaviour of the proposed Precinct 7A infrastructure and change in land use was assessed for the 100yr and 5yr ARI flood events, using XP_RAFTS hydrology and TUFLOW hydraulic models developed for the wider Porters Creek Flood Study.

The key conclusion of the Study states: *'The proposed development of Precinct 7A performed satisfactorily for the ARI events assessed, with no increase to flood risk in neighbouring areas and design flood levels within Precinct 7A that are manageable through the application of suitable flood planning controls.'*

It can therefore be concluded that the Planning Proposal is consistent with this direction.

Flora and Fauna Study

The final draft Ecological Assessment was completed February 2012. Council's consultant has advised that new threatened species have been recorded since that date and will update the Ecological Assessment to include these later records. This process will not delay the planning proposal exhibition process and the revised Assessment will reflect the current records held within the Wildlife Atlas database maintained by the Office of Environment and Heritage.

Conclusion

By way of summary, the Planning Proposal for Precinct 7A has been revised to re-include the employment land component with a proposed B7 Zone and exclude any B4 Mixed Use zone land. The list of land uses has been revised, and percentage limit on stand-alone office premises proposed to ensure the business park complements rather than competes with the proposed Warnervale Town Centre.

Accordingly, please find attached a revised Planning Proposal for the draft Local Environmental Plan (LEP) for Precinct 7A – Warnervale and Hamlyn Terrace. Your endorsement is requested to proceed to public exhibition of the Planning Proposal.

If you require further information regarding the above please contact Jonathan Luke (02 4350 5742), Scott Duncan (02 4350 5547) or Chris Ferry (02 4350 5171).

Yours faithfully

A handwritten signature in black ink, appearing to be 'JL', with a long horizontal flourish extending to the right.

Jonathan Luke

Senior Strategic Planner

LAND USE PLANNING & POLICY DEVELOPMENT