

Planning Proposal

Warnervale Town Centre
Stage 10

Client

Landcorp NSW Pty Ltd

Issued

17/04/2024

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Issued: 17/04/2024
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Project Number: 1801942 Stage 10

Surveying
Asset Recording
Civil Engineering
Infrastructure Engineering
Traffic & Transport Engineering
Environmental Consulting
Water Resource Engineering
Strata Certification (NSW)
Town Planning
Urban Design
Landscape Architecture
Project Management

Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
A	Planning Proposal	20/12/2022	JC
B	Planning Proposal	17/3/2023	KH
C	Planning Proposal	28/02/2024	KH
D	Planning Proposal	17/04/2024	KH

Acknowledgment

Beveridge Williams acknowledges the Traditional Custodians of the land on which we live/work and recognise their continuing connection to Country. We pay our respect to Elders past, present, and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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Figure 1: Aerial Photograph 2 Woongarra Road, Woongarra

1. INTRODUCTION

This submission has been prepared to explain the intended effect of and justification for a Planning Proposal (PP) in relation to a site identified as 2 Woongarra Road, Woongarra NSW 2259.

The property subject to this application consists of one allotment known as Lot 1 DP 1275060 and is situated between Sparks Road, Woongarra to the south and Hakone Road, Woongarra to the north.

The site consists of approximately 18.6 hectares in area with about a 215-metre frontage to Sparks Road, Woongarra and a 300-metre frontage to Hakone Road. The site is currently zoned E1 Local Centre Zone, MU1 Mixed Use Zone and R1 General Residential Zone.

The PP seeks to rezone that part of the site zoned E1 Local Centre Zone and MU1 Mixed Use Zone to R1 General Residential Zone to permit low density housing. This will require making corresponding amendments to the Central Coast LEP 2022.

The PP has been prepared in accordance with the relevant requirements under the Environmental Planning and Assessment Act (Division 3.4) and the Local Environmental Plan (LEP) Making Guidelines (2023) prepared by the NSW Department of Planning and Environment (the Department).

Under the current guidelines, the LEP Making Process is divided into several stages consisting of:

- Stage 1: Pre-lodgement
- Stage 2: Planning Proposal
- Stage 3: Gateway Determination
- Stage 4: Post-Gateway
- Stage 5: Public Exhibition and Assessment
- Stage 6: Finalisation

The pre lodgement stage has occurred by way of consultation with Central Coast Council. Early feedback has been sought and key supportive studies have been provided to support the PP.

This report supports Stage 2 of the LEP Making Process. The PP is structured to address the matters set out in the Departments LEP Making Guidelines:

- Part 1 – Objectives and intended outcomes of the proposed instruments
- Part 2 – Explanation of provisions
- Part 3 – Justification of strategic and site-specific merit
- Part 4 – Maps
- Part 5 – Community Consultation
- Part 6 – Project Timeline

The PP has been informed by several specialist studies and provides strategic planning basis for changing the zone as well as an assessment of the potential environmental impacts of development on the site should the proposed changes to the WLEP proceed.

Table 1: Project Summary

PROJECT TEAM	
Client	Landcorp NSW Pty Ltd
Project manager	Kellie Hassab
Planning	Beveridge Williams
Aboriginal Heritage	Ecological Australia Pty Ltd
Ecology	Travers Ecology Evolve Ecology
Bushfire	BEMC Pty Ltd
Retail Needs	Location IQ Pty Ltd
Traffic	Auswide Consulting
Geotechnical	Douglas Partners
Serviceability	Beveridge Williams

PERTINENT ISSUES	
Proponent/Agent	Beveridge Williams Land Development Consultants
Applicant/Owner	Landcorp NSW Pty Ltd
Description of Land	Lot 1 DP 1275060 2 Woongarra Road, Woongarra
Current Zoning	E1 Local Centre Zone, MU1 Mixed Use Zone, R1 General Residential Zone, C2 Environmental Conservation Zone and C3 Environmental Management Zone
Existing Use	Vegetated / Undeveloped
Proposed Zoning	R1 General Residential Zone
Reason for re-zoning	To expand the adjoining residential zone to provide additional housing opportunities within the Warnervale local centre and to rectify a zone anomaly.
Estimated value	N/A

1.1 Site Description

The site of the proposed rezoning is within the boundaries of the large lot known as 2 Woongarra Road, Woongarra which is legally described as Lot 1 DP 1275060.

The site is approximately 18.6 ha in size and irregular in shape. The site is bordered by Hakone Road in the north, Sparks Road in the south, residential subdivisions and MacKillop Catholic College to the east, the Hilltop Park, residential subdivision, and vacant land are adjoining to the west with the main northern railway line further to the west. Further to the east and south-east are residential subdivisions that form the Warnervale-Wadalba Urban Release Area precincts identified within the Central Coast Regional Plan by the NSW Department of Planning and Environment (the Department).

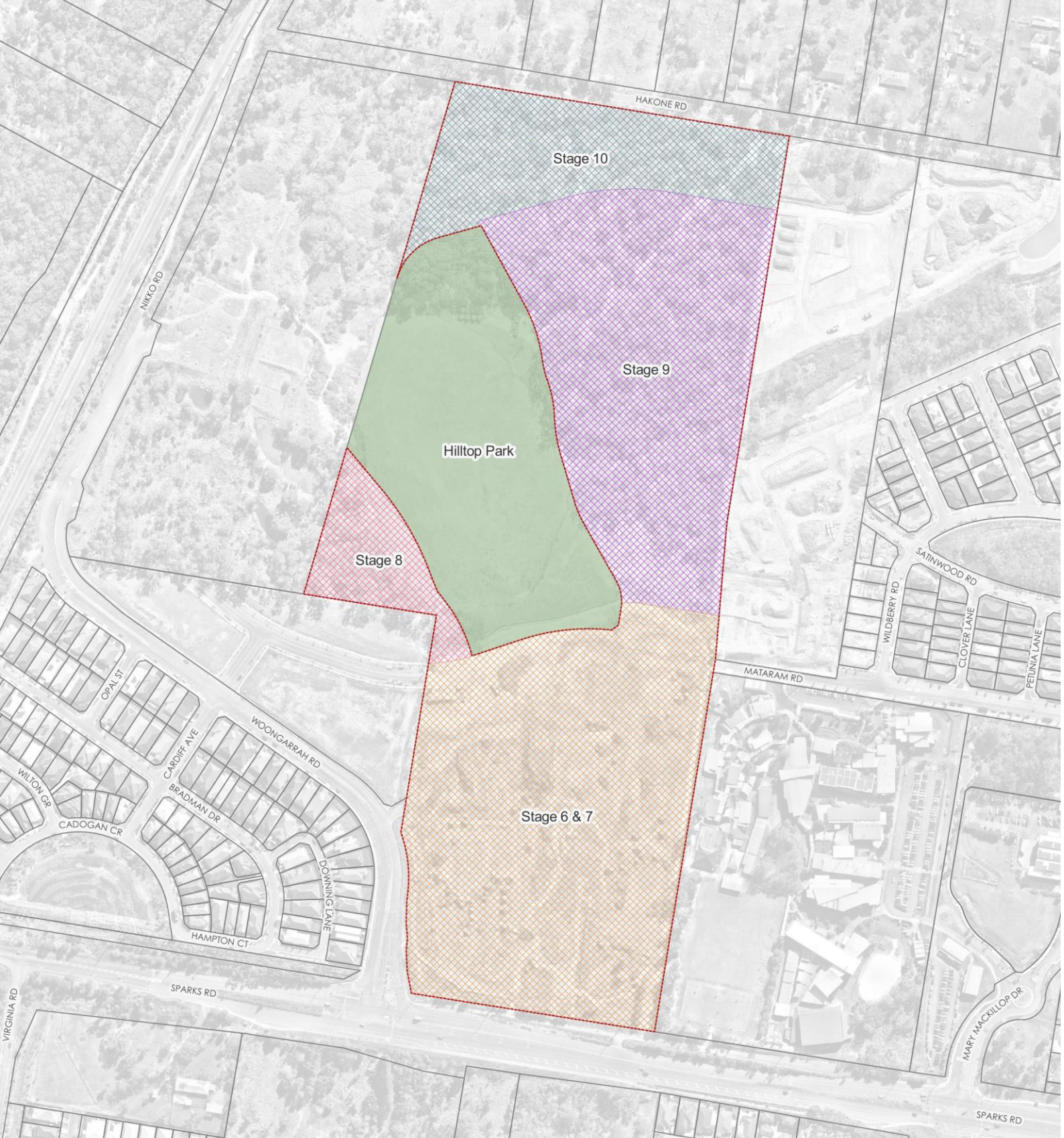
An aerial photograph of the site is provided in **Figure 1** and a copy of the Deposited Plan is attached to this report at **Appendix A**.

The entire site is zoned E1 Local Centre, MU1 Mixed Use, C2 Environmental Conservation and C3 Environmental Management under the provisions of *Central Coast Local Environmental Plan 2022 (CCLEP)*.

The site does not include the adjoining RE1 Public Recreation zoned land, which is owned by Central Coast Council and will be developed by Council as the proposed Hilltop Park. We understand the Park is managed by Council's Open Space and Recreation division.

The site is Biodiversity Certified with the Minister for the Environment conferring Biodiversity Certification on the WTC on 30 January 2014. The certification remains in force for a period of 25 years. The Hakone Road reserve is not covered by the certification.

The portion of the site which is subject to this rezoning request is the land to the north of the site which borders Hakone Road and is zoned MU1 Mixed Use and E1 Local Centre. This part of the parent site has been informally referred to as Stage 10 (figure 2) through the development stages of the land. The Stage 10 area is approximately 2.7 ha in area.



Legend

 Subject-Site
 Hilltop Park
 Stage 10
 Stage 9
 Stage 8
 Stage 6 & 7



Scale: Metres

0 50 100 150 m

Figure 2: WTC Development Stages

1.2 Site Context

The Warnervale Town Centre

The development of the land known as the Warnervale Town Centre (WTC), was first identified in strategic planning documents in the late 1970s. The NSW State Government's vision for the area was to develop a new town centre to service over 40,000 residents, and to provide for a mix of residential housing, employment, open space and conservation lands. The Department rezoned the WTC via an amendment to the State Environmental Planning Policy – Major Developments in 2008.

Recent strategic planning documents, including the Central Coast Regional Plan, 2041 recognised that the relocation of Warnervale Railway Station to within the WTC and associated commercial and retail developments, had failed to come to fruition.

Central Coast Council has since prepared a Greater Warnervale Structure Plan (GWSP) which has reconsidered the role and function of Warnervale as a town centre. Council acknowledges the lack of need for additional commercial and retail floor space within the proposed Town Centre, and the barrier to pedestrian movement created by Sparks Road. As such, the town centre has been downgraded to a **local centre** to facilitate the expansion of another local centre around the existing railway station. The Warnervale Local Centre (WLC) will become the second local centre for the Greater Warnervale study area, and will provide a mix of residential, commercial, civic, recreation and community facilities.

Given the intent of the E1 Local Centre and MU1 Mixed Use land use zones within Stage 10 were to provide for appropriate development in proximity to the now defunct transport interchange; the current land use zoning is now not appropriate.

The site

The site has been developed in stages which commenced with stages 1–4 residential bordered by Woongarrah Road, Sparks Road and the main northern railway followed by stage 5 mixed use to the north of Woongarrah Road and stages 6–7 residential approved in 2021. Although referred to as stages, the stages are used by the developer for marketing purposes only.

Development Consent was granted by Council for the subdivision known as Stages 6 and 7 in December 2021 by the Joint Hunter and Central Coast Regional Planning Panel. Proposed Stage 9 was discussed in a Pre-DA Meeting with Central Coast Council, Landcorp NSW Pty Ltd and Beveridge Williams in February 2022.

Refer to **Figure 2**.

1.3 Chronology and Timing

In terms of Lot 1 DP 1275060, the site incorporates Stages 6-7, Stage 8, Stage 9 and Stage 10. A chronology and timing for each of the stages is as follows:

- **Stages 6-7:**
Consent was granted for DA/919/2018 on 20 December 2021 for a 91-lot residential subdivision; one residential super lot and three residue lots which included a lot to be dedicated to Council for the purposes of a reserve. A Subdivision Works Certificate was issued by Barker Ryan Stewart on 22 July 2022. Subdivision construction works have commenced. An application for the Subdivision Certificate was lodged in April 2024.
- **Stage 8:**
Initial planning for suitable land use activities within the MU1 Mixed Use Zone land under Stage 8 has commenced and is nearing completion.

- **Stage 9:**
A Development Application for an 88-lot residential subdivision was lodged with Central Coast Council in November 2022. The DA is currently under assessment by Central Coast Council.
- **Stage 10:**
Stage 10 is currently subject to this PP.

1.4 Background

Table 2: Planning Proposal Background

DATE	SUBJECT	COMMENTS
May 2022	Scoping Proposal	A Scoping Proposal was prepared and submitted to Council to rezone the site to R1 General Residential under the Central Coast LEP 2022.
June 2022	Pre-Lodgement Meeting with Central Coast Council	Matters to be addressed in the PP were raised by Council which mainly related to the requirement of a Retail Needs Analysis to determine the appropriateness of rezoning the MU1 Mixed Use Zone to R1 General Residential. Council advised that the PP could rectify a zoning anomaly of the RE1 Private Recreation boundaries around the Hilltop Park.
June 2022	Engaged project team	Commenced preparing the PP investigation and report to seek rezoning the site.
December 2022	Warnervale - Stage 10 – PP for Pre-lodgement Review	PP submitted to Council for Pre-lodgement Review
February 2023	Pre-lodgement Review	Additional matters to be addressed in the PP were raised by Council in correspondence to BW dated 14 February 2023. A summary of Council's comments and clarification on how these matters are addressed are provided in Section 1.5 Pre-lodgement Consultation and Appendix B .
February 2023	Engaged project team	Engaged Project Team to address outstanding comments and RFI's, particularly in relation to the Aboriginal Due Diligence Assessment and clarification of ecological matters.
March 2023	Warnervale - Stage 10 – PP - Submission	PP submitted to Council via the NSW Planning Portal
March 2023	Pre-Gateway Assessment	(By Council)

August 2023	Pre-Gateway Consultation	Council advised that DPE believed that that PP were premature and should be placed until on hold until the finalisation of the Greater Warnervale Structure Plan.
December 2023	Meeting with Council	Council staff advise that the draft Greater Warnervale Structure Plan will be considered by Council at a meeting in March 2024, and that the Department and Council would accept a revised Planning Proposal having consideration for the revised draft Plan.
March 2024	Warnervale - Stage 10 – PP – Re-submission	Planning Proposal resubmitted to Council.
April 2024	Warnervale – Stage 10 – PP – Re-submission	Planning Proposal resubmitted to Council to remove references to a historical zoning anomaly associated the Hilltop Park.

1.5 Pre-lodgement Consultation

Pre-lodgement consultation was undertaken with Central Coast Council in June 2022 following the preparation of the Scoping Proposal. Further pre-lodgement consultation was undertaken in January-February 2023 upon lodgement of the PP and the issuing of feedback by Council following a pre-lodgement review.

A table outlining Council's comments and how these comments have been addressed is provided in **Appendix B**.

2. THE PLANNING PROPOSAL

2.1 Part 1 – Objectives and Intended Outcomes

The PP seeks to rezone part of the subject site to facilitate an expansion of the land zoned for residential subdivision.

The proposed rezoning is intended to:

- **Offer local housing choice** through a mix and diversity of lot sizes and housing types that offer local choice and affordability while recognising the connectivity with adjoining residential land, nearby shopping centres and retaining vegetation on the site; and
- **Create employment** with opportunities for jobs during construction and operational stage of the future residential development together with the on flow economic benefit from the increasing population.

The Warnervale Town Centre – Stage 10 PP is proposed as an amendment of CCLEP 2022.

2.2 Part 2 – Explanation of provisions

The Warnervale Town Centre PP seeks to rezone land fronting Hakone Road, specifically the E1 Local Centre Zone and MU1 Mixed Use Zone to R1 General Residential Zone for residential purposes. The PP will require a number of amendments to be made to CCLEP 2022. The intended provisions include:

- Amend the CCLEP land use zone map from E1 Local Centre Zone and MU1 Mixed Use Zone to R1 General Residential Zone; and

2.2.1 Proposed Land Use Zones

The PP seeks to rezone that part of the subject site fronting Hakone Road, Woongarra that is currently zoned E1 Local Centre and MU1 Mixed Use to R1 General Residential. The PP will not alter the existing MU1 Mixed Use Zone located to the south of the proposed Hilltop Park, or the existing R1 General Residential, C2 Environmental Conservation or C3 Environmental Management zones.

Land Use Maps outlining the current and proposed R1 General Residential zoning of the subject site are provided below.

Existing Land Use Zones



Proposed Land Use Zones



Legend

Subject Site	E1 Local Centre Zone	C2 Environmental Conservation Zone
RU6 Transition Zone	MU1 Mixed Use Zone	C3 Environmental Management Zone
R1 General Residential Zone	SP2 Infrastructure Zone	
R2 Low Density Residential Zone	RE1 Public Recreation Zone	



Figure 3: Existing and Proposed Land Use Maps

Table 3: Proposed Land Use Zone Provisions

ZONE R1 GENERAL RESIDENTIAL ZONE	
Objectives of zone	<ul style="list-style-type: none"> • Provide for the housing needs of the community. • Provide a variety of housing types and densities. • Enable other land uses that provide facilities or services to meet the day to day needs of residents. • Promote 'walkable' neighborhoods. • Ensure that development is compatible with the scale and character of the local area and complements the existing streetscape.
Permitted without consent	Home occupations; Recreation areas
Permitted with consent	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities
Prohibited	Any development not specified in item 2 or 3

2.2.2 Minimum Lot Size

There is no change to Lot Size Map. The proposed R1 zone does not require application of a minimum lot size which is consistent with the CCLEP R1 General Residential zone.

2.2.3 Building Height

There is no change to the Maximum Height of Building Map.

2.2.4 Central Coast Development Control Plan 2022

The Central Coast Development Control Plan (DCP) 2022 provides detailed planning and design guidelines to support the planning controls within Central Coast LEP 2022. The DCP identifies and provides additional development control standards for addressing and managing issues at a local level.

The primary chapter applying to the site is Chapter 4.1 Warnervale Town Centre, which establishes the vision for the development of a Town Centre Civic Precinct completing a new railway station and transport interchange.

The context of the DCP was founded by the NSW Government's State Plan and Metropolitan Strategy; and the now redundant Central Coast Regional Strategy, 2006-2031. Given the NSW State Government have revisited their plans for the Town Centre; the visions and principles within the current Warnervale Town Centre DCP are largely no longer relevant.

Given that a large portion of the Warnervale Town Centre site has been developed or under construction, and the undeveloped parcels include Stage 10 and the adjoining Woolworths site; it is understood that the Warnervale Town Centre DCP may be repealed, or that a new Development Control Plan incorporating the Woolworths site and land to the west of the Main Northern Railway Line will be prepared by Council and the landowner.

Nonetheless, a discussion on the consistency of the PP with the DCP is provided in **Appendix C**. Changes required to the DCP as a result of the PP are outlined below:

The DCP provides an Illustrative Town Centre concept plan that suggests the Stage 10 area will facilitate a mix of lower and medium density residential development. Refer to **Figure 7**. The premise of the higher residential dwelling targets within Precinct 7a was to facilitate walkability and access to the proposed Transport Interchange in the WTC. Given the relocation of the current Warnervale Train Station to the WTC site will not proceed; the higher densities currently established are not ideal or necessary. The Illustrative Concept Plan should be updated to reflect the State Government's change of direction for the future of the Warnervale Town Centre.

Section 2.3 of the DCP identifies distinct character precincts for the WTC. Stage 10 is situated within Character Precinct 7a – Northern Residential Fringe. Refer to **Figure 8**. Although the PP can achieve the vision for the Northern Residential Precinct by protecting 'the natural landscape character with sensitively designed residential buildings,' the following provisions relating to development within this precinct will require revision:

Section 2.4 Development Targets

To achieve prescribed population and dwelling targets of 4,200 and 1,646 respectively; a mix of housing types and forms are to be provided across the WTC. The land to which this PP applies, particularly the MU1 Mixed Use Zone is situated within the Character Precinct 7a – Northern Residential Fringe. The existing Net Residential Density targets for Precinct 7a is for 136 apartments. Targets for the broader WTC are provided in below.



FIGURE 2.7 ILLUSTRATIVE TOWN CENTRE PLAN

Figure 4: Illustrative Town Centre Plan (CCDCP, 2022)



Figure 5: Town Centre Precincts (CCDCP 2022)

The primary aim of strategic planning documents applicable both to the site and greater Central Coast region, is to accommodate for a growing population in a mixture of housing types; a dwelling density more consistent with Precinct 7b has been used to develop an indicative lot layout for Stage 10.

A review of the dwelling targets within the downgraded Local Centre is required to ensure consistency with NSW Government's Metropolitan Development Program.

Precinct	No. of lots/dwellings			
	Single	Attached	Apartment	Total
1	120	10	0	130
2	200	110	0	310
4	85	40	0	125
5	0	0	44	44
6a		56	104	160
7a			136	136
7b	95	0	0	95
Total	770	216	660	1646

Table 4: Net Residential Density Targets (CCDCP 2022 – Chapter 4.1 Warnervale Town Centre)

Section 3.2 Street Hierarchy and Design

The objectives of Chapter 3.2 Street Hierarchy and Design are to:

- To provide a hierarchy of interconnected streets for safe, convenient, functional, and legible access within and beyond the WTC.
- To ensure a hierarchy of streets clearly discernible through variations in carriageway width, on-street parking, incorporation of water sensitive urban design, street tree planting, pedestrian and cycling amenities.
- To provide comfortable gradients to ensure equitable access to residents and visitors.

- To retain views and vistas to landscape features and visual connections to nodal points and centres.
- To ensure street design and character responds to existing environmental conditions including significant vegetation, topography, and views.
- To minimize the need for cut and fill to assist in reducing subsoil and natural subsoil drainage disturbance.
- To optimize solar access opportunities for dwellings.

As indicated in **Figure 9 and 10**, the street to the south of the current MU1 Mixed Use zone has been designated as a 'second tier street' under the DCP's Street Hierarchy; consequently, a number of additional controls relating to road widths are prescribed. The allocation of street tiers reflects the surrounding land use zones. Given that MU1 Mixed Use zone is proposed to be rezoned to a R1 General Residential zone, the street hierarchy prescribed by the DCP, and associated controls are required to be reviewed. A revised street hierarchy will enable greater lot yield and a more effective subdivision layout.

The Indicative Subdivision Plan provided with this Planning Proposal shows a street design that is consistent with the current Warnervale Town Centre DCP.

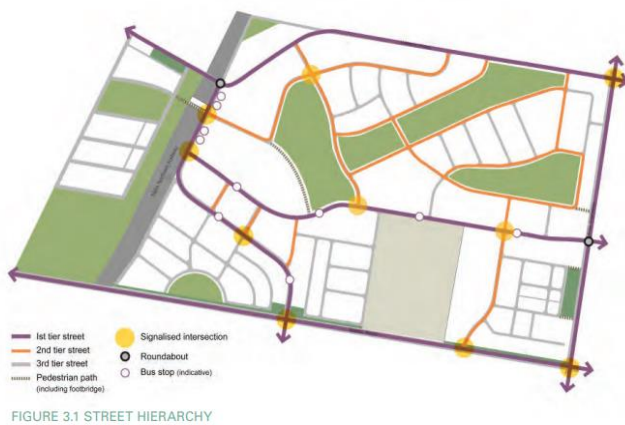


Figure 6: Street Hierarchy and Street Types (CCDCP 2022)

2.3 Part 3 – Justification of strategic and site-specific merit

The Local Environmental Plan Making Guideline (August 2023) requires a PP to demonstrate the proposal has strategic and site-specific merit and requires certain matters for consideration to be addressed, which employ the overarching principles and key questions:

Section A - need for the planning proposal

Section B - relationship to the strategic planning framework

Section C - environmental, social and economic impact

Section D - Infrastructure (Local, State and Commonwealth)

Section E - State and Commonwealth Interests

2.3.1 Section A – Need for the Planning Proposal

1. Is the planning proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?

The Local Strategic Planning Statement (LSPS) provides overall goals for the Central Coast; aligns development with infrastructure capacity; encourages growth in existing centres; and renews centres as places for people. The LSPS provides a guide on how the region will respond to future growth 'in a manner that benefits our existing residents.'

The LSPS has not been updated to reflect the revised function of Warnervale. Many of the identified objectives for Warnervale 'Town Centre' will still be achieved in its role as a 'local centre.' The PP for Stage 10 will ensure that Warnervale will develop as a 'vibrant, pleasant safe centre with housing, jobs, services, community facilities and entertainment for residents.'

Refer to 2.3.2 for discussion on how the PP will give effect to the objectives and actions of the LSPS.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The current development controls that apply to the land restrict the site from being developed for residential purposes, unless associated with a mixed use development.

The R1 General Residential zone is an appropriate zone having consideration for the additional uses that are permitted within the land use table. Refer to **Table 3**. The R1 General Residential zone does not prohibit shop-top housing or higher density residential development, including dual occupancies or multi-dwelling housing. The proposed zone will provide a greater mix of housing diversity than what would be currently allowed under the MU1 Mixed Use Zone, assist in facilitating Council's overall vision for the WLC; and provide appropriate transitions between the residential land uses and adjoining commercial zoned land and the proposed Hilltop Park.

The PP will consistently apply the residential zone of the surrounding residential development for Stage 10.

2.3.2 Section B – relationship to the strategic planning framework

3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

Central Coast Regional Plan, 2041

The Central Coast Regional Plan (CCRP) 2041 establishes the overarching vision for the Central Coast to be a 'healthy, natural environment, a flourishing economy, and well-connected communities. To achieve this vision, the NSW Government has set four goals for the region:

- Goal 1: A prosperous Central Coast with more jobs close to home.
- Goal 2: Protect the natural environment and manage the use of agricultural and resource lands.
- Goal 3: Well-connected communities and attractive lifestyles.
- Goal 4: A variety of housing choice to suit the needs of lifestyles or its residents.

The Plan promotes the renewal of Gosford, Wyong and other local centres, investment in the growth corridors between Somersby and Erina, and Tuggerah and Warnervale. Increased housing and a greater variety of housing types are proposed in the Gosford City Centre, the growth corridors, local centres across the region, and in the new Warnervale-Wadalba land release area. The CCRP also promotes the revitalisation of the Wyong, Tuggerah, and Erina centres.

Part 2: Central Coast Regional Plan Objectives

The PP supports the achievement of the CCRP 2041 vision, land use strategy and policies through consistency with the overarching goals, directions, and actions.

Table 4: Alignment with Central Coast Regional Plan, 2041

KEY OBJECTIVES	CONSISTENT	COMMENT
1. A prosperous Central Coast with more jobs close to home.	Yes	<p>The PP is for a residential zone and the strategies identified under this objective are not considered relevant.</p> <p>However, the proposed residential zone is in proximity to the Warnervale Employment Zone (WEZ) and will potentially provide housing for the future employment opportunities in the WEZ.</p> <p>Home business are permissible within the proposed R1 General Residential Zone. Construction of the subdivision and housing will create jobs for builders and tradesmen in the locality and the greater Central Coast region.</p> <p>Housing within the local centre will be provide support and demand for services, and subsequent employment within the local centre.</p>
2. Support the right of Aboriginal residents to economic self-determination	Yes	<p>The value of Aboriginal knowledge is recognised in biodiversity conservation planning due to the interconnectedness of Aboriginal culture with Country. As is the right of Aboriginal people to be involved in the decision-making.</p>

		<p>The land is not owned by the Darkinjung Local Aboriginal Land Council and therefore is not affected by the provisions of SEPP (Planning Systems), 2021.</p> <p>A Due Diligence Assessment was undertaken of the land proposed for rezoning which found Aboriginal objects are unlikely to be present in the study area and the proposed works are unlikely to impact Aboriginal objects. As such, no further assessment is required. The due diligence assessment is attached as Appendix L.</p>
<p>3. Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities.</p>	Yes	<p>THE 15-MINUTE NEIGHBOURHOOD:</p> <p>The CCRP establishes a Centres Hierarchy which will see WLC providing shopping, dining, entertainment, health and personal services to meet the daily and weekly needs of the local community.</p> <p>The CCRP encourages the creation of 15-minute neighbourhoods to support how residents want to live and work. These neighbourhoods should provide access to shopping, health and education services, and recreation via active and public transport networks, with appropriate residential densities.</p> <p>The proposed 54-lot subdivision will facilitate the logical extension of residential land uses to the south and east, and the net increase in local residents will provide demand for the current and proposed services and recreational facilities within the broader WLC.</p> <p>A Woolworths supermarket, speciality retail and commercial uses are proposed on the adjoining site, Lot 5211 DP 1200804. A SEARS (SSD-59074487) has been issued to the developer.</p> <p>The proposed Stage 10 subdivision sits on the northern boundary of the Hilltop Park and is located within walking distance to the Woongarah Sports Complex. These facilities are designed to invite community interactions, social and cultural activity and will enable a sense of inclusion, well-being, comfort and belonging.</p> <p>Early planning and discussions are being held with the Client as to the proposed future use of Stage 8. This parcel of land is on the southern edge of the park and is appropriately located to maximise the views and provide options for dining and recreational activities.</p> <p>In terms of health and education services, Mackillop Catholic College, the GP Super Clinic and Pharmacy all located within the WLC.</p> <p>The proposed subdivision will consider elements that make it easier for residents and visitors to access retail, services and community facilities, such as smaller lot sizes and the continuation of accessible pedestrian linkages for increased access to all services and recreational activities.</p> <p>Public buses are available for connection to the nearby Warnervale Train Station and Lake Haven Shopping</p>

		<p>Centre which includes shops, services, restaurants, bus interchange and recreational uses.</p> <p>Strategy 3.2</p> <p>Planning Proposals that propose a residential, local centre or commercial centre will not prohibit the following land uses within urban core, general urban, inner suburban and general suburban contexts:</p> <ul style="list-style-type: none"> • Business premises • Restaurants or cafes • Take-away food and drink premises • Neighbourhood shops and supermarkets • Educational establishments • Early education and care facilities • Health services facilities • Markets • Community facilities • Recreation areas <p>The WLC fits within the 'general suburban context' as defined by the CCRP. The proposed R1 General Residential zone does not prohibit home-businesses; neighbourhood shops; educational establishments; early education and care facilities; or community facilities. Refer to Table 3.</p> <p>The Central Coast LEP 2022 prohibits food and drink premises and recreation areas within all residential zones, except for R3 Medium Density Residential. Health services facilities are only permitted within the R2 Low Density Residential zone.</p> <p>Notwithstanding this consistency; the subject site adjoins the proposed commercial and retail centre and Hilltop Park. It is within walking distance to the GP Super Clinic where the prohibited land uses within the CCLEP residential zones are located or will be provided.</p> <p>GREEN INFRASTRUCTURE FOR A 15-MINUTE NEIGHBOURHOOD</p> <p>The CCRP addresses green infrastructure within the 15-minute neighbourhood to provide a response to climate change, urbanisation and the pandemic.</p> <p>Neighbourhoods can contribute to green infrastructure by providing:</p> <ul style="list-style-type: none"> • Tree-lined streets, including road verges. • Squares and plazas with trees, planting and water sensitive urban design. • Private and semi-private gardens around apartment buildings, backyards, balconies and roof gardens.
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		<ul style="list-style-type: none"> • Regional parks, urban parks, open space reserves, formal gardens and community gardens. • River and creek corridors, cycleways and safe routes along road, rail or light rail corridors. • Ovals, schools and institutional playing fields, and other major parks and golf course. • Green roofs and walls including roof gardens and living walls. <p>The PP and development conditions for the resultant subdivision will contribute to the green infrastructure 'ideal' by providing tree-lined streets and road verges. Cycleways and safe pedestrian networks will extend through the proposed subdivision to adjoining proposed retail centre and existing residential subdivisions. The protection of the riparian corridor in Stage 9 will contribute to a richer tree canopy. The proposed hilltop Park will allow residents to move between urbanised and natural spaces. The proposed minimum lot size, and dwelling setbacks will allow dwellings to have private and semi-private gardens.</p> <p>Performance Outcomes</p> <p>The CCRP requires any Planning Proposal which does not comply with a strategy in Objective 3 to demonstrate how the following performance will still be achieved. Due to the inconsistency with Strategy 3.2 above, a discussion on how the Planning Proposal addresses the Performance Outcomes is provided below:</p> <ol style="list-style-type: none"> 1. Urban Settlement patterns maximise the use of existing infrastructure and reduce travel demand, especially by car. The Stage 10 PP will maximise the use of existing infrastructure and reduce travel demands by providing an extension to the surrounding residential development. The subject site is appropriately located within walking distance to existing and proposed retail, health and education services and recreational opportunities, thereby reducing travel demand by car. 2. Neighbourhoods maximise mobility, independence and active and public transport opportunities. The appropriate location of the proposed R1 General zone in relation to the proposed retail centre will ensure that residents have increased access and mobility and will further enable patronage of active and public transport opportunities. The resultant subdivision will provide for the continuation of active pedestrian networks linking adjoining subdivisions to the retail centre and proposed Hilltop Park. It will allow for residents of the proposed Stage 10 to access existing health and
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		<p>education services and recreational facilities to the east.</p> <p>3. Neighbourhoods provide local access to education, jobs, services, open space and community activities. WLC has a number of existing education and health services, including Mackillop Catholic College, the GP Super Clinic and Pharmacy. Stage 10 is in proximity to the Warnervale Employment Zone (WEZ) and Charmhaven Industrial Areas.</p> <p>Existing open space and recreation facilities include the Woongarah Sports Complex. The proposed Hilltop Park will provide additional opportunities for recreation and community activities.</p> <p>4. Neighborhoods encourage healthy lifestyles with opportunities to experience and engage in the cultural, entertaining, sport and recreation and education activities.</p> <p>See above.</p> <p>5. Neighbourhoods establish or reinforce local identity. Through the appropriate placement of the R1 General Residential Zone, and ensuring the PP satisfies the objectives of the 15-min neighbourhood; the PP will contribute to the establishment of the local identity.</p> <p>6. Public spaces are designed to invite community interactions and economic, social and cultural activity. They enable a sense of social inclusion, wellbeing, comfort and belonging.</p> <p>Stage 10 will have access to public spaces such as the Hilltop Park, which will include a district scale play space. This area will be embellished by Council, as the landowner and will allow community interactions, social and cultural activity to its residents.</p> <p>Places are designed to be greener to support the regeneration of and connection to the natural environment.</p> <p>The PP will contribute to the green infrastructure by providing tree-lined streets, private gardens around dwellings; access to urban parks and access to open space reserves and outdoor recreational facilities.</p>
<p>4. An interconnected Central Coast without car-dependent communities.</p>	Yes	<p>The CCRP does not identify any strategies to be considered when preparing a Planning Proposal.</p> <p>Nonetheless, the PP is consistent with the overall intent of the objective. The land is to be rezoned will create additional housing with the WLC. This locality is attractive to homeowners due to its proximity to the M1 Motorway, Great Northern Railway, schools, shops, recreational areas and services. Public bus routes provide connectivity to the bus interchange at the nearby Lake Haven Shopping Centre and to the train station.</p>

<p>5. Plan for nimble neighbourhoods diverse housing and sequenced development.</p>	<p>Yes</p>	<p>HOUSING SUPPLY:</p> <p>The CCRP states that the Central Coast's population is expected to increase to 404,250 by 2041 requiring an additional 32,550 dwellings.</p> <p>The Stage 10 PP will accommodate an additional 54-lots and facilitate the logical extension of the surrounding residential subdivisions. By reducing public infrastructure expenditure; increasing support for walking and cycling and contributing to the 15-min neighbourhood, it is considered to be most efficient and sustainable use of the land.</p> <p>HOUSING DENSITY AND DIVERISTY:</p> <p>The CCRP provides housing density and diversity targets to ensure housing is planned in a way that meets the changing needs of the population and is located in areas where residents can access public transport, open space and services. It provides a mix of minimum and desired dwelling densities for urban and suburban contexts. The WLC meets the criteria for a general suburban context and a 30 dwellings per hectare desired density is required.</p> <p>Taking into consideration the site area of Stage 10, being 2.7 hectares and the proposed indicative subdivision layout, the PP will facilitate 20 dwellings/hectare. The indicative subdivision plan provides a range of lot sizes to promote housing diversity, including dual occupancies and residential flat buildings. Higher densities across these lots will contribute to the overall desired density targets across Stage 10.</p> <p>LOW TO MID-RISE HOUSING DIVERISTY:</p> <p>Low rise housing, including dual occupancies, manor houses and terraces require less land and can improve housing affordability. In addition, the CCRP states that housing of this scale can amongst other things, support town and local centre economies; support public transport patronage and provide opportunities for contemporary methods of construction.</p> <p>Strategy 5.3</p> <p>Planning Proposal will not prohibit the following housing typologies within residential zones that apply to urban core, general urban, inner suburban and general suburban contexts.</p> <ul style="list-style-type: none"> • Attached dwellings • Boarding houses • Dual occupancies • Group homes • Multi-dwelling housing • Secondary dwellings • Semi-detached dwellings
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		<p>The WLC fits within a general suburban context. The proposed R1 General Residential Zone does not prohibit attached dwellings; boarding houses; dual occupancies; group homes; multi-dwelling housing; secondary dwellings or semi-detached dwellings. Refer to Table 3.</p> <p>NSW PLANNING REFORMS</p> <p>The NSW Department of Planning and Environment Reforms will consider opportunities to unlock the supply of low-rise housing like terraces, dual occupancies and mid-rise housing up to 6 storeys in well-located areas. This is aimed to contribute more housing diversity and affordability as well as create thriving local communities.</p> <p>The proposed changes will allow dual occupancies in all R2 residential zones across NSW; allow terraces, town house and 2-storey apartment blocks near transport hubs and town centres in the R2 low density zones across the Greater Sydney; Hunter; Central Coast and Illawarra Shoalhaven. They propose to allow mid-rise apartment blocks near transport hubs in R3 medium density zones; and encourage the better uptake of low and mid-rise housing where it is already permitted under the current rules by introducing new planning controls.</p> <p>The proposed R1 General Residential zone for the Stage 10 PP currently allows dual occupancies; multi-dwelling housing; residential flat buildings; secondary dwellings. Specific details on what proposed planning controls will be introduced to facilitate a better uptake of these dwelling types under the R1 General Residential zone are not presently known.</p>
<p>6. Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments.</p>	<p>Yes</p>	<p>The site is not considered environmentally sensitive; no water ways are located on the site; and the site is not within a drinking water catchment. There are no items of cultural heritage significance, and the landscape is degraded and impacted from adjoining developments.</p> <p>The loss of vegetation in this location has previously been considered by the Department of Planning when the land was originally rezoned. The clearing of the vegetation and impacts to biodiversity were found acceptable at the time and the WTC land was biodiversity certified on 30 January 2014 and remains in force for 25 years.</p> <p>An ecological assessment of the site has found no threatened commonwealth species on the site and that the land could be cleared without impact to any threatened species.</p> <p>Given the previously determined biodiversity certification and the flora and fauna assessment submitted with the PP, there is no further consideration of vegetation clearing and impacts to biodiversity.</p>

7. Reach net zero and increase resilience and sustainable infrastructure.	Yes	<p>The site is located within 15 minutes to Lake Haven Shopping Centre, high schools, primary schools, early childhood centres, Warnervale Train Station, parks and recreational uses.</p> <p>The site is oriented to receive optimum solar access which will assist with the planning of dwellings in the future and complement the BASIX initiatives to reduce energy use. The inclusion of appropriate street tree plantings and water sensitive urban design for the future subdivision will contribute to a sustainable neighbourhood that is liveable and supports the goal of net zero emissions by 2050.</p> <p>While the Central Coast remains a car dependent society, planning for future subdivisions with sustainable initiatives can reduce the car dependence such as walking distance to schools can assist to reduce peak hour congestion from motor vehicles. Home charging stations readily accessible and implemented may influence people to change to an electric vehicle. The implementation of a public charging station could also be considered. Lower vehicle emissions, less reliance on heating on lighting and appropriate street planting can contribute to improved air quality and a better place to live.</p>
8. Plan for businesses and services at the heart of healthy, prosperous and innovative communities.	Yes	<p>The PP is for a residential zone and the strategies identified under this objective are not considered relevant other than to ensure that the subdivision has access to all utilities and internet services. Home business has increased and access to all relevant services further supports and promotes the function of a home for business purposes (appropriate to residential neighbourhood).</p>
9. Sustain and balance productive rural landscapes.	Yes	<p>The PP is for a residential zone and the strategies identified under this objective are not considered relevant.</p>

Part 3: District Planning and Growth Centres

The CCRP identifies the broader Warnervale area as a 'regionally significant growth area that will help transform the economic potential of the northern Central Coast.' The CCRP recognises that the commercial development and the proposed transport interchange will no longer proceed, and that a 'rethink of a new town centre is needed so it can service the wider Warnervale area as it grows.' The draft Greater Warnervale Structure Plan has been prepared by Council to consider this direction of the CCRP.

The overall Urban Design Principles (Refer to **Table 6**) for the Warnervale Town Centre can still be achieved with its downgrading to a local centre. The PP will implement the urban design principles which include the provision of additional greenery through tree-lined streets through development consent conditions for subdivision. It will prioritise and promote walking and cycling by appropriately utilising land adjoining the proposed retail centre. The subdivision design and variety of lot sizes can supply of mix of housing typologies and is adaptable to market demand. Overall, the PP is a logical response to the need for additional residential development.

Table 6: Urban Design Principles for Warnervale Town Centre, CCRP, 2041

Principle 1	Embrace the natural features of the site and embellish the public domain and open space network with additional greenery.
Principle 2	Prioritise walking and cycling by considering site grade, desire lines and through site links to create a connected community that exemplifies the 15-minute neighbourhood.
Principle 3	Create an accessible, active, and vibrant town centre that appeals to residents, visitors, and investors by promoting fine grain-built form and prioritising the pedestrian experience.
Principle 4	Promote active and public transport options to decrease the dependence on private vehicles within and around the community for a safer and more activate precinct.
Principle 5	Orient activity towards the street for a safe and vibrant public domain. Provide a visual exchange between commercial, social, and residential uses and the street.
Principle 6	Provide mid-rise living adjacent to the town centre and open spaces for vibrancy and convenience, while also focusing development along key pedestrian routes.
Principle 7	Supply a mix of housing typologies including affordable housing for a diverse and well-rounded community.
Principle 8	Establish a robust structure plan which can adapt to market demand and investor interest through typology mix or density developed.
Principle 9	Provide a staged approach to development that aims to reach the site's maximum yield potential.

The CCRP also identifies the following Place Strategy outcomes for the Warnervale Regionally Significant Growth Area, including the 'Town Centre Precinct.' The Planning Proposal will implement, or assist Council and other landowners in achieving the Place Strategy outcomes through their own developments.

- Create a traditional main street with busy street fronts, rear-loaded car parking areas and connections to Hilltop Park.
The proposed subdivision layout for Stage 10 is consistent with the Street Hierarchy provided within the WTC DCP. Although the traditional main street will not continue through the Stage 10 site; connections to the proposed retail centre and Hilltop Park will be provided through the construction of pedestrian networks with the subdivision.
- Prioritise walking, cycling or public transport use.
The PP will facilitate additional residential zoned land within close proximity to the proposed retail centre. The continuation of pedestrian and cycleway linkages, along with creating additional demand for public transport bus routes, will assist in achieving this Place Strategy outcome.
- Create a shared path network from the town centre to the Wyong Employment Zone, Lake Haven and Wadalba.
The Central Coast Bike Plan 2019-2029 states that 'Warnervale (Town Centre) has been identified as a future centre' and that strategic bike connections have been proposed to connect the railway station to Lake Haven and Toukley centres.' The PP and resultant subdivision can assist in providing connections to already constructed pedestrian and cycleway routes through Stage 10.

- Achieve a minimum density of 50 dwellings per hectare to increase the viability of non-residential uses and town services.

The foundation of the 50 dwellings per hectare density target related to the vision of Warnervale being established as Strategic Centre around a public transport interchange. The CCRP provides density targets for both strategic centres and local centres with certain urban typologies. The WLC is identified by the CCRP as a 'general suburban' context, where density targets are 30 dwellings per hectare. Given that the Warnervale has been downgraded to a local centre under the draft Greater Warnervale Structure Plan, a reduced density in line with the targets for 'general suburban' is appropriate. The proposed subdivision will achieve a density of 33 dwellings per hectare which is in line with the CCRP.

4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

Local Strategic Planning Statement, 2020

Responding to the CCRP, the Local Strategic Planning Statement (LSPS) 2020 provides a framework for growth within the Central Coast to achieve 'a strong network of centres and thriving and connected communities.' The guiding planning pillars of **place, environment, lifestyle** and **infrastructure** align the communities' goals and aspirations outlined in the Community Strategic Plan (CSP) with the long-term strategic planning vision for the Central Coast.

Part D: Direction for Sustainable Growth

The PP is consistent with those themes which is shown in the following table. The table identifies the LSPS pillars, the CSP Focus Areas and compares them with the proposed PP.

Table 5: LSPS Pillars, CSP Focus Area and PP response

LSPS	CSP	HOW THE PP ADDRESSES KEY INITIATIVES OF THE LSPS:
PLACE	<ul style="list-style-type: none"> • Our Community Spirit, Our Strength • Creativity, Connection and Local Identify 	<p>CENTRES AND CORRIDORS:</p> <p>The LSPS defines the role of each of the Central Coast's Centres and considers how they will function to serve the broader community. In relation to the WLC, the Statement recognises that there is significant potential to produce new housing forms that respond to the services already provided. Local Centres should 'provide good pedestrian networks, greener and more people-oriented streets and places, a variety of residential building types, efficient road networks, parking and other key infrastructure.'</p> <p>The proposed Stage 10 subdivision will provide housing for residents with access to jobs, services, community facilities and recreation opportunities. The location of the proposed Stage 10 subdivision adjoining the Woolworths site and Hilltop Park will encourage the use of walking and cycling along proposed pedestrian and active transport linkages. Health and education services, namely the GP Super Clinic and Mackillop Catholic College are located within the broader Warnervale Local Centre. Comfortable access grades will ensure equity in accessibility. The subdivision will provide a built form in a treed setting, whilst enhancing nature conservation areas, significant trees and location vegetation, particularly as the broader subdivision accommodates the riparian corridor (through Stage 9) to the proposed Hilltop Park.</p>

		<p>Under the LSPS, Lake Haven will be considered as a potential role as a strategic centre, dependant on the level of future housing and employment demand in Warnervale.</p> <p>A Retail Needs Analysis, and subsequent Addendum, prepared by Location IQ has considered the role of Warnervale in terms of the creation of additional, and expansion of existing centres. The Analysis states that a large sub-regional shopping centre at Warnervale is 'unlikely to be supportable and development is unlikely to be fully leased, as it will not be able to compete with the established larger shopping centres at Westfield Tuggerah and Lake Haven Centre.' Furthermore, the subject site does not offer significant major road exposure to support large format retail tenants, which is provided at HomeCo Tuggerah and Homemaker Lake Haven.</p> <p>Given the limited demand, the PP will facilitate additional future housing and thus creating a demand for the expansion of the Lake Haven centre in line with the LSPS.</p> <p>The proposed residential zone will create a neighbourhood where residents can connect and grow as a community.</p> <p>Table 8 discusses the LSPS's overall objectives for the Warnervale precinct and Table 9 address it's function and desired amenity.</p> <p>HOUSING:</p> <p>ABS statistics show that many of the dwellings within Woongarra are owner occupied and the trend is likely to continue. Owner occupied homes are generally well maintained as homeowners take pride and develop a sense of ownership in their local area.</p> <p>The future DA for subdivision will consider sustainable development initiatives to ensure that dwelling construction can achieve appropriate sustainable design outcomes.</p> <p>The Safer by Design review of the proposed rezoning found that the subdivision exhibits appropriate access control and space management along with reasonable opportunity for passive surveillance. The subdivision can create a safe neighbourhood where community can connect.</p> <p>Housing areas that are well connected to local jobs and social infrastructure will become desirable and competitive, pushing up housing densities to accommodate the market. Take up will be focused in the Centres with existing zoning capacity, helping them to become more vibrant and better serving to the surrounding communities</p> <p>The proposed rezoning is consistent with both the themes and visions of the CSP and the pillar of Place in the LSPS.</p>
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<p>ENVIRONMENT</p>	<ul style="list-style-type: none"> • Environmental resources for the future. • Cherished and protected natural beauty. • Balanced and sustainable development 	<p>ENVIRONMENTAL:</p> <p>The LSPS aims to create sustainable and resilient development where new communities are built in low-risk areas and where buildings are built to provide comfort and protection from weather extremes.</p> <p>The future residential development will be designed and constructed in accordance with the BASIX requirements and development controls found in Council's DCP that focus on sustainability.</p> <p>NATURAL ASSETS:</p> <p>The proposed rezoning will not create an impact on future environmental resources. The site is Biodiversity Certified with the Minister for the Environment conferring Biodiversity Certification on the WTC on 30 January 2014. The certification remains in force for a period of 25 years. The subject site does not include any specific flora and fauna or natural areas to retain as per the Flora and Fauna Assessment submitted with the application (refer to Appendix F).</p> <p>The proposed rezoning is consistent with the LSPS pillar of the Environment and the themes and visions of the CSP.</p>
<p>LIFESTYLE</p>	<ul style="list-style-type: none"> • A growing and competitive region. • A place of opportunity for people. • Out and about in fresh air. • Lifestyle for a growing community. 	<p>OPEN SPACE:</p> <p>The LSPS states that 'the most liveable regions are known for quality open space' and recognise their valuable contributions to urban liveability outcomes. It supports the provision of neighbourhood parks accessible to local communities within walking distance and larger recreational multi-use open space destinations.</p> <p>The site is centrally located to enable people to enjoy the environment and get out in the fresh air! It is a short drive to State forests west of the M1 Motorway where mountain biking and bush walking is on offer and to the many waterways and beaches to the east. The subject site is in walking distance to the Hilltop Park, which will function as a district-level play space; and nearby sports fields for young families and children to exercise, relax and enjoy.</p> <p>The proposed rezoning is consistent with the themes of the CSP and the pillars of the LSPS.</p>

INFRASTRUCTURE	<ul style="list-style-type: none"> • Good governance and great partnerships. • Delivering essential infrastructure. • Reliable public transport and connections. 	<p>TRANSPORT:</p> <p>The LSPS aims to improve connectivity within and between our centres and provide efficient and accessible public transportation networks.</p> <p>The delivery of additional housing in a housing shortage is a win for all stakeholders especially the community. Appropriate essential infrastructure will be included in the subdivision and connectivity to the street network. The connecting road is identified in the DCP as a 2nd tier street however this type was for the previous mixed use/commercial street which will no longer be required. It is understood that Council is in the process of reviewing the vision and delivery of the WTC.</p> <p>The nearest bus stops are identified on Mataram Rd which is the main collector road running east west through the WTC. It is about a 450m walk to Mataram Rd from the subject site. The bus does not currently travel along Hakone Rd.</p> <p>WATER AND SEWER:</p> <p>The local area has adequate stormwater, water and sewer services to support the proposed rezoning and a servicing plan is submitted with the PP. The site can also be serviced by electricity and NBN.</p> <p>The proposed rezoning is considered consistent with themes of both the CSP and the LSPS.</p>
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Warnervale is identified as an emerging strategic centre within the LSPS. WTC will service a growing subregional population and offer high-amenity settings for residential development. The LSPS identifies the following priorities for the precinct.

Table 6: Warnervale Town Centre priorities and PP response

PRIORITY	PP RESPONSE
<p>Create a vibrant, pleasant, safe town centre with housing, jobs, services, community facilities and entertainment for residents and visitors.</p>	<p>The proposed rezoning will contribute towards more housing within the WTC. The site was previously zoned MU1 Mixed Use however with the relocation of the train station not proceeding and the lack of commercial development uptake, residential development is a more appropriate use. The proposed rezoning will create a safe neighbourhood and is in walking distance to the Hilltop Park and nearby schools. It is possible that an alternate location will be used for the commercial centre where shops and facilities will be located.</p>
<p>Achieve a high standard of public domain and architectural design quality.</p>	<p>The proposed residential subdivision will have a high-quality public domain using appropriate street landscaping and good street design. The future dwellings are capable of a high standard of architectural design and amenity.</p>

Integrate community facilities within the town centre.	The WTC has not evolved as planned but does include a catholic primary and high school, medical centre and the Hilltop Park. There is scope to include more community facilities such as a community centre and there are good recreational facilities nearby including the Hamlyn Terrace sports fields and netball courts in Minnesota Rd, and the Woongarrah sports fields on Hakone Rd.
Encourage the use of walking, cycling and buses.	Walking and cycling are encouraged through the implementation of pedestrian paths which access the Hilltop Park and school. Bus routes are proposed through the town centre and there is currently access to public buses on Sparks Rd and Hiawatha Rd. Any future subdivision will comply with the development controls found in Council's LEP and DCP.
Provide comfortable access grades throughout the town centre to ensure equity in accessibility.	The proposed subdivision has been designed to ensure accessibility is available for all persons including those who with disabilities. The individual lots can be further developed to include more specific design appropriate measures to suit purpose.
Provide a built form in a treed setting and reflect the topography and environmental and visual features.	The street layout will include appropriate street plantings to create an attractive green urban environment. Any future subdivision will comply with the development controls found in Council's LEP and DCP.
Facilitate urban development that achieves highest environmental sustainability objectives.	The future residential development will be designed and constructed in accordance with the development controls found in Council's DCP
Protect and enhance riparian corridors, nature conservation areas, significant trees and local vegetation.	The DCP includes requirements to protect and enhance the riparian corridor which is found in the land to the south of the subject site. The proposed rezoning does not include any areas that would require protection.

The LSPS states that Warnervale will be "a proposed mixed-use centre to service new communities and creation of a health precinct near Wyong Hospital". To do so the following is identified regarding function and amenity.

Table 7: Warnervale LSPS function and amenity and PP response

LSPS COMMENTS		PP RESPONSE	
FUNCTION			
An emerging strategic centre is identified as a future growth centre servicing a growing subregional residential population. It aims to provide for a shopping mall, a public transport interchange, central civic spaces, library, and community facilities. Our potential Strategic Centres will need to offer high-amenity settings for residential development and maintain their distinctive characters.		<p>The original vision for the WTC has not eventuated which can be attributed to Warnervale Train Station unable to be relocated. The spatial connectivity of the town centre to public transport has therefore not eventuated. It is understood that the WTC strategic vision and outcomes are currently under review by Central Coast Council.</p> <p>The amount of commercial land originally envisaged to be required is likely to be reduced.</p>	

	<p>A Retail Needs Analysis has been undertaken to support the change from E1/MU1 land to R1. The assessment found that there is limited demand from the current and future population for a large scale sub-regional shopping centre in the WTC.</p> <p>The key findings included that a discount department store is unlikely to be interested and without a major non-food anchor tenant the amount of originally zoned commercial floor space is no longer required. Based on the trade catchment, significant bulky goods floor space is not required. The main trade area also includes a cinema, full-line supermarkets and non-food retail.</p> <p>The Retail Needs Analysis concluded that the site is appropriate for residential development as the site is no longer required for the scale of retail and complimentary floor space needed to support the WTC.</p> <p>Refer to Retail Needs Analysis and Addendum attached as Appendix K.</p> <p>The proposed residential subdivision can offer high amenity for future residents and maintain a residential character.</p>
AMENITY	
<p>Built Form: Residential and office buildings based around functional public transport connections.</p> <p>Transport: Well-connected to inter-regional transport through the rail interchanges and bus interchange. Supported by sufficient parking.</p> <p>Employment: Provides a diversity of job opportunities within the Centre.</p> <p>Recreation: Major entertainment and recreational facilities serving subregional areas.</p> <p>Parks: Good connections to natural assets that provide scenic and recreational amenity.</p> <p>Shops and services: Major retail, entertainment, food and beverage, community services, health services and library.</p>	<p>The envisaged public transport has changed with the relocation of the train station no longer occurring. The proposed residential land has access to public bus route on Mataram Rd approximately 450m to the south.</p> <p>The construction of the subdivision and dwellings will provide jobs for many people during these stages. Employment in the WTC will depend on the revised zones to encourage commercial uptake.</p> <p>Although the park has not yet been embellished, the Hilltop Park has been created and will be implemented in the WTC by Council. The Hilltop Park and nearby recreational areas along with entertainment facilities found at Lake Haven is sufficient to support a sub-regional population.</p> <p>The review of the current spatial structure by Council will determine the level of service provided in relation to shops and services in the WTC. However, shops and services are found nearby at Lake Haven Shopping Centre where major retail, entertainment, food and beverage, community services, health services and a library are provided.</p> <p>The proposed residential subdivision will have access to shops and services, public transport, parks, and recreational needs. There may be employment opportunities also at Lake Haven Shopping Centre and the fast-food outlets within the precinct.</p>

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Draft Greater Warnervale Structure Plan, 2024

The Greater Warnervale Structure Plan (GWSP) was developed in response to the CCRP (specifically, Planning Priority 1) to 'accelerate housing and employment growth,' in the northern end of the Central Coast. It has reconsidered the role and function of the Warnervale Town Centre, with the removal of the proposed railway station and associated commercial development opportunities.

The GWSP recognises that the WTC should transition to a mixed-use 'local centre' where residents can access every day needs within a 15-minute walk or cycle from where they live. Downgrading the centre will allow a greater number of residents and works to be located within walking distance of a local centre and Warnervale Rail Station for more regional transit. The former WTC will become the second local centre for the Study Area and provide a mix of residential, commercial, civic, recreation and community facilities.

It is understood that the undeveloped area to the east of the railway line and adjoining the subject site, will become the retail/commercial core. Anchored by the proposed Woolworths development, it will include a supermarket and provide for everyday retail and service needs. This central location will allow for good connections to the proposed Hilltop Park and will provide for higher densities and built-form transitions in the surrounding land use zones.

The draft GWSP aims to protect important view corridors to promote amenity to future occupants.

The commercial zoned land will have quality urban forms and maximise pedestrian activity through active street frontages and rear-loaded lots.

Given the barrier to pedestrian movement created by Sparks Rd, an additional local centre will be developed around the existing train station.

The draft GWSP recognises long-term opportunities to diversify the land uses within the WLC by supporting restaurants and cafes with extended hours that complement Hilltop Park and the residential development. These opportunities include, extending hours of recreation, cultural and community facilities; and encouraging street activation and improvements to the public domain which will not only promote active travel, but also expand the night-time economy.

The precinct plan in the draft Strategy shows the subject site as proposed low-density residential.

The Planning Proposal is consistent with the draft GWSP. The proposed R1 General Residential zone will increase the population of the WLC, thereby housing more residents within the proximity to existing and proposed services and facilities, and supporting the concept of 15-minute neighbourhoods. The additional supply of residential housing adjoining the proposed Hilltop Park will foster good connections to open space.

The review of the role and function of WLC under the draft GWPS has been considered by a revised Retail Needs Analysis, which supports the reduction in commercial zoned land. The Retail Needs Analysis took into account the provision of an additional local centre around the Warnervale Railway Station; the additional commercial floor space associated with both the proposed Woolworths and Oasis developments.

In summary, the Retail Needs Analysis – Addendum confirms:

- 'The planned network of possible retail/commercial sites as presented in the draft GWSP is appropriate for the current and future population and will provide a high-level of convenience. This is the key need of the current and future population, rather than higher order non-food floorspace that is catered for at Lake Haven and Westfield Tuggerah;
- The implication for the balance of E1 Local Centre and MU1 Mixed Use land as part of the Warnervale Town Centre is that this land will be surplus to the current and future retail/commercial needs.

The network of planned local centres and the existing higher order centres will cater for the current and future demand of the growing population;' and

8.4 Precinct 4 - Warnervale Centre

AREA	125 hectares
ESTIMATED DWELLING YIELD*	858
ESTIMATED POPULATION	2,564 @ 2.99 per dwelling
ESTIMATED JOBS	242 @ 20 jobs/ha

* Dwelling yield based on approved subdivision data, and NDA calculated at 15 dwgs/ha

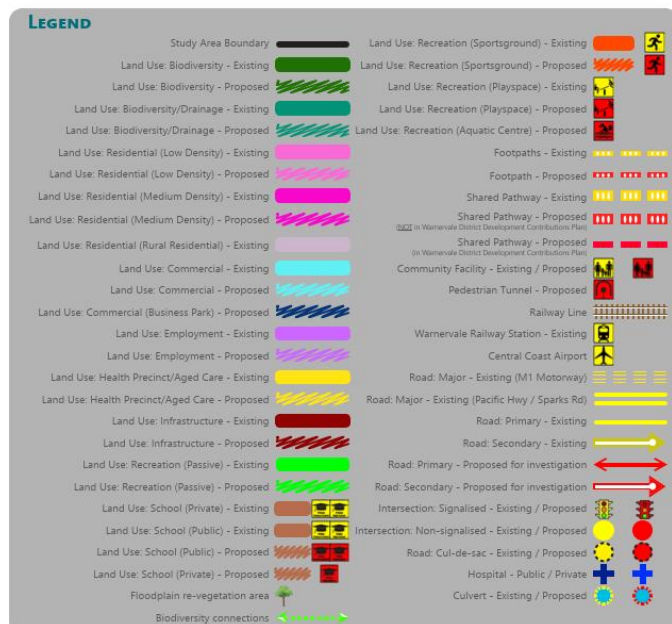


Figure 7: Precinct 4 – Warnervale Centre

- Rezoning the subject site from E1 Local Centre and MU1 Mixed Use Zone to R1 General Residential to facilitate a 54-lot residential subdivision would not be detrimental to the current and future provision of facilities required to service current and future residents.

The proposed rezoning is consistent with the draft Greater Warnervale Structure Plan, specifically with Precinct 4 Warnervale Centre. The proposed concept subdivision layout submitted with the PP is consistent with a general residential subdivision.

Settlement Strategy

The Central Coast's population is expected to grow over the coming years, creating several planning challenges. A key objective of the CSP, Council and the communities' plan, is that communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood. To achieve this goal a Settlement Strategy has been implemented.

The Settlement Strategy provides an analysis of demand, supply and nature of land and identifies where additional land may need to be set aside for residential, business, and commercial development while retaining the LGA's enviable natural environment. It clarifies how the balance can be reached between constructed development and the natural environment. It is important to identify opportunities for the location of new urban release areas and other development opportunities to give landowners and investors greater certainty about the future. A Settlement Strategy also acts to mitigate the inherent speculation when it comes to any land use planning and future settlement. It also identifies how and where infrastructure and services will be needed and should be provided. The Strategy should decrease conflict over land use decisions in the future and increase the good decisions made at the local environmental planning or development stages.

6. Is the planning proposal consistent with applicable SEPPs?

The Warnervale Town Centre – Stage 10 PP is consistent with applicable State Environmental Planning Policies. Should the PP be adopted, and the site is subject to the development application process, additional SEPPs will become more relevant. For example, should the land be rezoned R1 General Residential, State Environmental Planning Policy (Housing) 2021 will be relevant for certain development applications. However, it must be noted that while these SEPPs are not considered relevant at this stage, the PP does not contain provisions that contradict or hinder the application of these SEPPs.

A full assessment of the Warnervale Town Centre – Stage 10 PP against NSW State Environmental Planning Policies is provided at **Appendix E**.

7. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

Section 9.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides for the Minister for Planning to issue directions to Council specifying principles, aims, objectives and policies that must be considered when preparing a local environmental plan.

A full assessment of the Warnervale Town Centre – Stage 10 PP against applicable Ministerial Directions is provided at **Appendix D**.

2.3.3 Section C – environmental, social, and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The site is Biodiversity Certified with the Minister for the Environment conferring Biodiversity Certification on the WTC on 30 January 2014. The certification remains in force for a period of 25 years. As the land is bio-certified, consideration of the likely impact of the development on biodiversity values listed under the TSC Act is not required. The certification in effect switches off the need to assess impacts on matters protected under the NSW Threatened Species Conservation Act. However, the biodiversity certification does not cover threatened species or ecological communities listed under the EPBC Act.

An EPBC Ecological Assessment prepared by Travers Ecology and Bushfire for previous DA/1273/2017 concluded “that the proposed subdivision is unlikely to result in a significant impact on any Commonwealth listed threatened or migratory species, population to threatened ecological communities. The proposed action will not have any significant impact on any matters of National Environmental Significance (NES). As such no further assessments or referrals are required under the Environment Protection and Biodiversity Conservation Act 1999” (Travers Bushfire and Ecology 2018, page 13). The Ecological Assessment is included as **Appendix F**.

A portion of the site, specifically the Hakone Road Reserve is not covered by the Biodiversity Certification conferred by the Minister for the Environment. Council's Pre-Lodgement Advice dated 29 June 2022 advised that the Hakone Road Reserve was included in the NSW Biodiversity Values Map. The Biodiversity Values map was updated in September 2022, which removed the Hakone Road Reserve and negated the requirement for a Biodiversity Development Assessment Report (BDAR).

A Flora and Fauna Report was prepared by Evolve Ecology which reviewed the road reserve. The assessment found that regarding the matters required to be considered under the EP&A Act and the Biodiversity Conservation Act, five threatened fauna species, no threatened flora species, and no threatened ecological communities (TECs) were recorded within the study area during recent ecological surveys.

Regarding matters for consideration under the EPBC Act no threatened fauna species, no protected migratory bird species, no threatened flora species and no threatened ecological communities listed under this Act were recorded within the study area during recent ecological surveys.

The proposal will require the removal of about 588.97m² of native vegetation. The direct and indirect ecological impacts of the proposal have been considered. An assessment of significance test was undertaken which found the proposal will not have a significant effect on any state listed threatened species, or endangered communities or their habitat. A species impact statement or offsetting under the BOS are not required for this activity.

The site also does not provide any likely important habitat for threatened species, communities, or other Matters of National Significance (MNES) listed under the EPBC Act 1989.

A copy of the EPBC Assessment and the Flora and Fauna Assessment Report are attached as **Appendix F**.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Matters pertinent to the site and requiring further consideration include:

Traffic: A Traffic Impact Assessment for the Warnervale Town Centre – Stage 10 PP, incorporating a Road and Transport Plan was prepared by Auswide Consulting (November 2022). The assessment holistically considered the traffic implications of Stages 9 and 10, once the site is fully developed and the existing road network.

The assessment found the proposed road network consistent with Council's DCP. The 4-way intersection between Road 1 and Road 7 was analysed to assess future performances if the intersection with the proposed developments of both Stage 9 and 10. The adequacy of an intersection is determined by whether it can physically and operationally cater for the traffic using it. The traffic analysis was carried out with a worst-case scenario for traffic i.e., maximum flow and considered the subdivision of the area accessing the intersection.

The modelling done for the intersection found that once the two stages are developed the intersection will function with a level of service which is good with no queue lengths. The analysis found that the future traffic impacts on the intersection doesn't require a need for it to be signalised.

The assessment found the existing bus routes and road hierarchy of interconnected streets detailed in the DCP, the road layouts will provide a safe, convenient, functional, and well-connected neighbourhood both within and beyond the WTC. The existing bus routes are capable of being expanded in the future to include areas of future residential subdivision.

The Traffic Assessment concluded that there were no traffic engineering related matters that should preclude approval of the PP. The Traffic Assessment Report supports the PP and is attached as **Appendix J**.

Bushfire Risk: The site is identified as bushfire prone and can be developed in accordance with Planning for Bushfire Protection 2019.

A Bushfire Hazard Assessment has been undertaken by BEMC Pty Ltd, which concluded the site is suitable for residential development.

The Strategic Bushfire Assessment Report supports the PP and is attached as **Appendix G**.

Contaminated Land: The subject site is located within an area identified by Council as land requiring a contamination investigation (Central Coast DCP 2022). Works previously undertaken by Council and confirmed with the issuing of a Site Audit Report and Environmental Management Plan for the site negates the need for a Contaminated Lands Assessment (Ramboll Australia Pty Ltd dated 4 November 2021)

Geotechnical Investigation: The site is identified as land that requires further geotechnical investigation within Central Coast DCP 2022). A Geotechnical Investigation prepared by Douglas Partners was undertaken and found that there were no notable geotechnical issues identified within Stage 10 during the preliminary investigation that would constrain any future development. The Preliminary Site Investigation supports the PP and is attached as **Appendix I**.

Stormwater Management: The stormwater will be conveyed to the Hakone Road with the western side travelling down the pedestrian pathway connecting the proposed cul-de-sac and Hakone Road.

Serviceability: A servicing plan showing water and sewer connections has been prepared and shows the western half of the future residential subdivision will be conveyed to the future sewer pump station identified at the north-western corner of the WTC. The eastern side will go to the sewer main to the east.

The water main loops around the future Road 7 on the southern side. It is considered more practical to implement another water service along the northern side of the road.

An Infrastructure and Servicing Report incorporating a Servicing Plan is attached to this report at **Appendix M**.

10. Has the planning proposal adequately addressed any social and economic effect?

According to the LSPS healthy built environments and liveable places are places that can support an active lifestyle and that provide opportunities for “social connectedness, particularly opportunities for unplanned social interaction”.

The greater Warnervale area is an emerging area with several parks and open space already implemented. The Hilltop Park has been earmarked and will be embellished with playground and recreational hardware by Council. Council advise this place will create a district-level play space. The greater area includes Woongarra's Sports Fields and Hamlyn Terrace Sports Field which provide open space and playgrounds.

With the railway station no longer going ahead, the once planned commercial area around this location will not be realised as planned. The Retail Needs Analysis submitted with the PP found there is limited demand from the current and future population for a large scale sub-regional shopping centre in WLC. A smaller local shopping centre can still exist to support the residential catchment. Once developed the shopping centre will provide social connectedness and interaction, along with the Hilltop Park and nearby sport and open space facilities.

The street network was found to be well connected and can facilitate pedestrian activity and independent child mobility for example to and from MacKillop Catholic College and the Hilltop Park. The subject site is within about 450m to both the school and the park which is considered a walkable distance. The larger sporting facilities are within 2km and a short bicycle ride.

The proposed residential subdivision was considered against the principles of Safer by Design. The assessment found the concept layout to deliver a neighbourhood that has good passive surveillance and good space management and access control. There are three approaches to managing the physical environment to reduce the opportunity for crime which include the natural approach, mechanical approach, and the organised approach.

Natural approaches involve crime prevention as part of the design of a built environment. Natural approaches affect the behaviour of people so that crime is less likely to occur. For example, if there are good lines of sight in public spaces it is less likely to become a target area for assaults and robbery. Organised approaches involve things like security guards and Police who can act as guardians of a business or a public space and mechanical approaches include the use of items like closed circuit television (CCTV), fences and alarms – things that many people associate with crime prevention.

The proposed concept residential subdivision includes natural methods such as good lines of sight and mechanical methods such as fences and street lighting. Incorporating measures that negate opportunity for crime creates a safe environment which builds community connections when people are not afraid to come out of their homes. The simple street lines provide access control which guides people to where they should be. The review of the existing population found that mostly families with younger children reside in the Woongarra area. It is considered very likely the future residents will be the same and the trend will continue.

The additional residential land will provide much needed additional housing stock in an area sought by homeowner occupiers with families.

The Retail Needs Analysis and Addendum, and Crime Prevention Through Environmental Design Report are found attached to this report in **Appendices K & N**.

2.3.4 Section D – Infrastructure (Local, State and Commonwealth)

11. *Is there adequate public infrastructure for the planning proposal?*

The subject site is within a 400m walk to bus stops and Warnervale Train Station is about 2km to the southwest. The road network within the WTC connects to Sparks Road which is the connecting road west to the M1 Motorway and east to shopping centres, coastal suburbs and many recreational locations including the lakes, beaches, national parks, and state forests.

Warnervale Airport is accessed from Jack Grant Drive off Sparks Road where light aircraft can land and is about 2.8km to the west between the WTC and the M1 Motorway.

The greater Warnervale area includes several high schools, primary schools, and early childhood centres. It is in proximity to the public Wyong Hospital and privately owned Tuggerah Lakes Private Hospital.

The local area has adequate stormwater, water and sewer services to support the proposed rezoning and a servicing plan is submitted with the PP. The site can also be serviced by electricity and NBN.

It is noted that the eastern side of the subject site can access the sewer rising main constructed in the recently completed subdivision to the east. The western side of the site would rely on the sewer infrastructure shown on the western corner of the WTC which is yet to be constructed. This infrastructure was to be constructed with the commercial development approved back in the mid 2000's. Although the consent has been activated it is unlikely that the approved Woolworths will go ahead and alternative locations within the WTC have been considered. The decision to not relocate Warnervale Train Station has led to the need to reconsider commercial development in this location which is evident by the lack of uptake for commercial/retail development. As previously mentioned, it is understood that Council is currently reviewing the WTC zonings and it is likely that a reduction in the extent of commercially zoned land will occur.

The draft Warnervale Structure Plan shows the subject site as low density residential, and the PP is consistent with this direction. The available public infrastructure is considered adequate to support the small amount of land for rezoning.

12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

The subject views of the State and Commonwealth will emerge following consultation with applicable State and Public Authorities identified in the "Gateway" determination and will be addressed accordingly in the advancement of the PP.

2.4 Part 4 – Maps

If the PP is supported several maps will need to be amended including the Land Use Zones Map and Height of Building Maps.

Following Council's support, mapping will be updated which would be consistent with the department's GIS standards.

2.5 Part 5 – Community consultation

We understand that the document Local Environmental Plan Making Guidelines (2021) outlines the consultation required for different types of Planning Proposals. Council has advised that the Warnervale Town Centre – Stage 10 PP is classified as a 'Standard' Planning Proposal and would be publicly exhibited for a period of 28 days.

We understand a notice of the PP would be placed in the local newspaper and on the Council web site and that written notification will be provided to all potentially directly affected landowners and landowners directly adjacent to the site.

It is not considered necessary that a Public Hearing be required for the Planning Proposal unless specifically requested by a submission based on an issue of particular significance and considered to be justified by Council. Nonetheless, we await Council's advice in this regard.

2.6 Part 6 – Project timeline

The Warnervale Town Centre – Stage 10 PP project timeline is to some extent dependent upon planning programmes at both local and state government levels. Table 5 below assumes a typical planning proposal process and provides an indication of the anticipated timeline for the Warnervale Town Centre PP.

Table 8: Possible Project Timeline

STAGE	ANTICIPATED TIMING
Stage 1 - Pre-lodgement	January 2023
Stage 2 – Planning Proposal	March 2023
Stage 2a – Planning Proposal Resubmission	March 2024
Stage 3 – Gateway Determination	Mid-June 2024
Stage 4 – Post Gateway	Mid-July 2024
Stage 5 – Public Exhibition	Mid-October 2024
Stage 6 – Finalisation	Mid-December 2024

An estimated timeframe from lodgement to gazettal having consideration for the Department's Benchmark Timeframes is approximately 320 days. Upon gazettal, the timing for the delivery of the subdivision could be achieved within 3 years, having consideration for the development application process for the subdivision, subdivision works and the receipt of a subdivision certificate for the site.

3. CONCLUSION

In summary, the Stage 10 PP has strategic merit, is located within the Warnervale Local Centre, can be serviced, and is consistent with adjoining residential land. The proposal will contribute to the housing needs of the area.

The proposed zone changes from E1 Local Centre Zone and MU1 Mixed Use Zone to R1 General Residential Zone is suitable for the site and fits within the context of the area. As such, the requested zoning change is appropriate and warrants progressing to Gateway.

The proposed rezoning would result in development that is consistent with the State's housing shortage and strategic vision for the Warnervale precinct and the Central Coast. The WLC – Stage 10 PP is considered to have merit and appropriate to receive Council's support to progress to Gateway.

APPENDIX A: DEPOSITED PLAN - DP 1275060

APPENDIX B: COUNCIL PRE-LODGE MENT ADVICE

Council Pre-lodgement Comments

STAGE	COUNCIL ADVICE	COMMENTS
Scoping Proposal (29 June 2022)	Site Contamination: Site Contamination and suitability for residential development needs to be demonstrated in relation to the former land fill use, any illegal dumping or other activities on the site, consistent with the requirements of SEPP 55, as well as suitability of the RE1 land for recreational use.	The subject site is located within an area identified by Council as land requiring a contamination investigation (Central Coast DCP 2022). Works previously undertaken by Council and confirmed with the issuing of a Site Audit Report and Environmental Management Plan for the site negates the need for a Contaminated Lands Assessment (Ramboll Australia Pty Ltd dated 4 November 2021). Refer to Section 2.2.3 and Appendix H .
	Hilltop Park	The Hilltop Park is owned by Central Coast Council and will be developed by Council. It does not form part of this application.
	Chronology: A chronology relating to the site would assist.	A chronology of the site, including timing of the stages is provided in Section 1.3.
	MU1 Mixed Use Zone land: Clarify the subdivision of the MU1 land adjoining Stage 5 and how this will be accessed and developed.	The PP does not seek to rezone the MU1 Mixed Use zoned land adjoining Stage 5 and the proposed Hilltop Park. This area will be developed with land use activities permitted by the MU1 Mixed Use Zoning under Stage 8.
	There are concerns the lot sizes of the MU1 land adjoining Hakone Road appear to be contrary to the zone objectives and development potential of the land and would serve to fragment the MU1 land.	The PP will rezone the MU1 Mixed Use Zone land adjoining Hakone Road to R1 General Residential land. Lot sizes within the resultant subdivision will be in line with the zone objectives for the proposed zone. The proponent has discussed the MU1 Mixed Use zoned land with the adjoining neighbour. It is our understanding that the ecological constraints on the adjoining parcel will preclude development from occurring.
	Additionally, direct access from these lots to Hakone Road need to be assessed against DCP Requirements.	The proposed subdivision layout for Stage 10 has considered all applicable provisions within the DCP. There are no provisions that prohibit direct access to lots from Hakone Road.

<p>Development Control Plan: A comprehensive assessment is required against all DCP requirements;</p>	<p>The PP has been assessed against the Warnervale Town Centre DCP and a discussion of required changes to the DCP is provided in Section 2.2.4.</p> <p>Other applicable provisions not discussed can be addressed during the Development Application process for the resultant proposed subdivision.</p> <p>A comprehensive assessment against all DCP requirements is provided in Appendix C.</p>
<p>Bio-certification: Bio certification issues need to be confirmed, including any works in the Hakone Road reserve which may fall outside of the bio-certified area.</p>	<p>The Hakone Road Reserve is not covered by the Warnervale Town Centre Biodiversity Certification. The Hakone Road Reserve was removed from the Biodiversity Values Map in September 2022.</p> <p>The Flora and Fauna Report prepared by Evolve Ecology and provided in Appendix F addresses all ecological matters within the Road Reserve.</p>
<p>Servicing: Servicing requirements to be addressed.</p>	<p>A Servicing Plan is provided within the Infrastructure and Servicing Assessment by Beveridge Williams. Refer to Appendix M.</p>
<p>Safety, Security and Crime Prevention: The proposal is to provide information to address Crime Prevention Through Environmental Design (CPTED) principles identified under the 'Crime Prevention and the Assessment of Development Applications - Guidelines under section 79C of the Environmental Planning and Assessment Act 1979.'</p>	<p>A Crime Prevention Through Environmental Planning Report prepared by Beveridge Williams is provided as Appendix N.</p>
<p>Acid Sulfate Soils Assessment:</p>	<p>Acid Sulfate Soils are not present on the site. Council have since confirmed that an Acid Sulfate Soils Assessment is not required.</p>
<p>Bushfire Hazard Assessment Report:</p>	<p>A Bushfire Hazard Assessment prepared by BEMC Pty Ltd is provided in Appendix G.</p>
<p>Economic Impact/Feasibility Assessment:</p>	<p>A Retail Needs Strategy prepared by Location IQ Pty Ltd is provided in Appendix K.</p>
<p>Geotechnical Assessment:</p>	<p>A Geotechnical Assessment prepared by Douglas Partners is provided in Appendix I.</p>
<p>Servicing (water, sewer, waste, electricity) The Planning Proposal is to include:</p> <ul style="list-style-type: none"> • Site survey and concept plans • Stormwater Management Plan • Utility and Infrastructure Servicing Strategy 	<p>A Stormwater, Servicing and Civil Infrastructure Assessment and Utility and Infrastructure Servicing Assessment prepared by Beveridge Williams is provided in Appendix M.</p>

Pre-lodgement Review (14 February 2023)	Pre-lodgement Consultation: The Planning Proposal should include a section that summarises pre-lodgement consultation with Council. Please include a table with all of Council's comments and a response as to how the Applicant has responded to the matter in the Planning Proposal (include references to sections of PP and/or supporting studies where relevant).	The PP has been updated to address Council's Pre-lodgement Consultation Requirements. Refer to Appendix B .
	Staging and timing of Hilltop Park: The staging and timing of delivery for the RE1 land (Hilltop Park) needs to be clarified in the Planning Proposal, and there needs to be certainty when the Park will be delivered. Details also to be provided of any agreements between the applicant and Council in relation to the RE1 land. Whilst the PP states Hilltop Park has been created, please clarify when it will be embellished with playground and recreational equipment.	The Hilltop Park land is a separate parcel of land which is owned and managed by Central Coast Council. As responsibility for the timing and delivery of the park lies with Council; there are no agreements between the applicant and Council in relation to the RE1 land.
	Warnervale Town Centre DCP: Please identify any changes required to Warnervale Town Centre DCP	Changes required to Warnervale Town Centre DCP are provided in Section 2.2.4 .
	Zoning of Adjoining Lands: As discussed, Council's preference for rezoning of land within the precinct is to include the adjoining MU1 zoned land. Please advise if the Proponent has discussed the Planning Proposal with the adjoining landowner to determine their future development intentions and whether this site might be incorporated into the future Planning Proposal	<p>Prior to lodgement of the subject application, there was a discussion with the adjoining owner of the MU1 Mixed Use zoned land, regarding their view on a rezoning of the portion of MU1 land on their site.</p> <p>It is our understanding that the ecological constraints (as Council note in their related correspondence) and other constraints restrict development of that site, and that the adjoining owners programme does not seek to include such task.</p>
	Ministerial Directions: The proposal is rezoning land currently zoned for business purposes. Need to address why the MU1 zone is no longer required and to satisfy the Direction 7.1.	A more detailed assessment of the PP against the Ministerial Directions, including Direction 7.1 Business and Industrial Zones is provided in Appendix D .

	<p>Ecology: The EPBC Act assessment is satisfactory for submission with the PP, however the flora and fauna report by Evolve Ecology has a number of items that require amendments, as per comments below:</p> <ul style="list-style-type: none"> • Figure 1 of the report is incorrect as it depicts land proposed for biodiversity certification rather than what was actually certified. This figure needs to be updated to reflect the Bio certification order issued by the minister. • The report has acknowledged that habitat exists in the road reserve for the critically endangered orchid <i>Corunastylis</i> sp Charmhaven and states that the closest records are 615m away. This is incorrect as a population exists on the site next door (224-234 Hakone Rd) and this area was excluded from the Biocertification area. <p>Surveys by Evolve Ecology were undertaken on a single day on 12 September 2022 only.</p> <p>This is outside the detectable seasonal survey period for <i>Corunastylis</i> sp Charmhaven. Surveys need to be undertaken at the correct time of year for <i>Corunastylis</i> sp Charmhaven. Correspondence with Council's ecologist is recommended regarding reported flowering of the species to ensure surveys are conducted at the correct time.</p> <p>No mention if a reference population was checked to determine flowering status for surveys for <i>Thelymitra</i> adorata. This information needs to be mentioned in the report.</p>	<p>An amended Flora and Fauna Assessment is provided in Appendix F.</p> <p>Additional surveys have been undertaken by Evolve Ecology in attempt to locate critically endangered orchid <i>Corunastylis</i> sp. Charmhaven.</p> <p>The survey did not find <i>Corunastylis</i> sp. Charmhaven. The Flora and Fauna Assessment has been updated to account for both the results of the Survey and Council's comments.</p>
	<p>Traffic Impact Assessment As per the pre-lodgement minutes, a Transport Plan and Road Safety Assessment is required. Consideration will also need to be</p>	<p>The Traffic Impact Assessment Prepared by AusWide Consulting is an integrated report that includes Traffic Impact Assessment and a Transport Plan as required by Council.</p>

	given to the comments under "Roads and Traffic" provided in the pre-lodgement minutes as the detailed design progresses.	The report does not incorporate a Road Safety Audit as this is unable to be completed until more detailed engineering drawings are prepared. A Road Safety Audit will be submitted with the resultant Development Application for Stage 10.
	<p>Aboriginal Due Diligence: An Aboriginal Due Diligence assessment is required to be undertaken in accordance with the requirements outlined on the Heritage NSW website to satisfactorily consider potential impacts of the development on Aboriginal heritage.</p> <p>The Darkinjung Local Aboriginal Land Council should also be consulted.</p>	<p>An Aboriginal Due Diligence Assessment has been undertaken by Ecological Australia. The Due Diligence Assessment concludes that Aboriginal objects are unlikely to be present in the study area and the proposed works are unlikely to impact Aboriginal objects. As such, no further assessment is required. Please refer to Appendix J.</p> <p>Ecological Australia have further advised that the <i>Due Diligence Code of Practice</i> does not require Aboriginal participation or payment for a Due Diligence Assessment.</p>
	<p>Additional Information: The following reports are also required:</p> <ul style="list-style-type: none"> • Stormwater, Servicing and Civil Infrastructure Assessment • Utility and Infrastructure Servicing Assessment 	A Stormwater, Servicing and Civil Infrastructure Assessment and Utility and Infrastructure Servicing Assessment is provided in Appendix M .
December 2023	<p>Greater Warnervale Structure Plan The PP should be revised to consider the draft GWSP which reviews the role and function of the WLC.</p>	The PP has been updated to reflect the revised draft GWSP and is supported by an addendum to the Retail Needs Analysis. Refer to Appendix K .

APPENDIX C: CONSISTENCY WITH CENTRAL COAST DCP 2022

Summary of Central Coast DCP Provisions

		APPLICABILITY	CONSISTENCY
CHAPTER 2			
2.1	Dwelling Houses, Secondary Dwellings and Ancillary Development	No	
2.2	Dual Occupancy and Multi-Dwelling Housing	No	
2.3	Residential Flat Buildings	No	
2.4	Subdivision	No	
2.5	Commercial Development	No	
2.6	Commercial Hydroponics	No	
2.7	Tourism Development	No	
2.8	Caravan Parks	No	
2.9	Industrial Development	No	
2.10	Centre Based Child Care Facilities	No	
2.11	Restricted and Sex Services Premises	No	
2.12	Waterfront Structures	No	
2.13	Transport and Parking	No	
2.14	Site Waste Management	No	
2.15	Signage and Advertising	No	
2.16	Home Based Employment	No	
2.17	Character and Scenic Quality	No	
CHAPTER 3			
3.1	Floodplain Management and Water Cycle Management	No	
3.2	Coastal Hazard Management	No	
3.3	On-site Sewage Management	No	
3.4	Water Catchment Areas	No	
3.5	Tree and Vegetation Management	No	
3.6	Heritage Conservation	Yes	An Aboriginal Due Diligence Assessment has been prepared by Ecological Australia and is included as Appendix L .
3.7	Geotechnical Requirements	No	

CHAPTER 4

	Warnervale Town Centre	Yes	<p>Warnervale Town Centre</p> <p>CCDCP Chapter 4.1 Warnervale Town Centre specifically relates to land within the Warnervale Town Centre Urban Release Area and establishes a vision as 'a compact, well-connected, high quality urban area.' The key objectives for the site are to:</p> <ul style="list-style-type: none"> • Create a vibrant, pleasant safe town centre with housing, jobs, services, community facilities and entertainment for residents. • Achieve a high standard of public domain and architectural design quality. • Integrate community facilities within the town centre. • Encourage the use of walking, cycling and buses. • Provide comfortable access grades throughout the town centre to ensure equity in accessibility. • Provide a built form in a treed setting and reflect the topography and environmental and visual features. • Facilitate urban development that achieves highest environmental sustainability objectives. • Protect and enhance riparian corridors, nature conservation areas, significant trees, and local vegetation. <p>Section 2.3 Character Precincts</p> <p>The DCP identifies several character precincts for WTC. The land to which this PP applies is situated within the Character Precinct 7a – Northern Residential Fringe. The controls in this DCP provide specific measures to reinforce the character of each precinct. A map illustrating the location and extent of each of the Character Precincts is provided in Figure 8.</p> <p>The character objectives for the Residential Northern Fringe state that the precinct will have a natural landscape character with sensitively designed residential buildings. Buildings will step down the hill from narrow local streets. Driveways will be narrow and discreet and car parking will be located within building footprints.</p> <p>The PP will ensure that both the overall vision for the Town Centre and Character Precinct 7a is achieved. However, required amendments to Residential Density Development Targets and</p>
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			<p>Street Hierarchy and Design are discussed in Section 2.2.4.</p> <p>Section 3.9 Safety and Security The DCP aims to reduce opportunities for crime through environmental design and which will contribute to public domain safety.</p> <p>A CPTED Report has been prepared to support the PP and addresses Safer by Design Principles. Refer to Appendix N.</p> <p>Section 6.5 Bushfire Hazard Management The DCP aims to prevent the loss of life and property due to bushfires by discouraging the establishment of incompatible uses on bushfire prone land; to encourage sound management of bushfire prone land; and to implement fire management activities that reduce threats to life and property.</p> <p>A Bushfire Hazard Assessment Report addressing the provisions within the DCP is provided in Appendix G.</p> <p>Any further provisions identified by the DCP pertaining to Traffic and Movement; Public Open Space; Building Form; Environmental Management and Residential Development Controls will be addressed within the Development Application for the resultant subdivision.</p>
4.2	Peninsula Centres	No	
4.3	Terrigal Village Centre	No	
4.4	Gosford Waterfront	No	
4.5	Wyong Town Centre	No	
4.6	The Entrance Peninsula	No	
CHAPTER 5			
5.1	Bensville	No	
5.2	Erina 83-95 Karalta Road	No	
5.3	Kariong Mount Penang and Parklands	No	
5.4	Kincumber Avoca Drive Manassah Frost House	No	
5.5	Gwandalan Centre	No	
5.6	Lisarow Toomeys Road	No	
5.7	Terrigal – Beaufort Road	No	

5.8	Narara – Gosford Horticultural Institute	No	
5.9	Wadalba South – Urban Release Area	No	
5.10	Pearl Beach Residential Development	No	
5.11	Terrigal Corner Charles Kay Drive	No	
5.12	Terrigal Parkside Kings Avenue	No	
5.13	Terrigal Scenic Highway Georges Fruit Barn	No	
5.14	Various Suburbs	NO	
5.15	West Gosford Temporary Use of Racecourse	No	
5.16	Yattalunga	No	
5.17	Forresters Beach	No	
5.18	Erina 18 Ilya Avenue – Erina Leagues Club	No	
5.19	Maran Rd, Springfield	No	
5.20	Somersby – Wisemans Ferry Road Peats Ridge Road, Somersby Field Site	No	
5.21	East Somersby	No	
5.22	Hamlyn Terrace – Louisiana Rd Infill Precinct	No	
5.24	Berkely Vale – Kern Avenue Residential	No	
5.25	Warnervale South	No	
5.26	Buff Point Residential	No	
5.27	West Wyong Area	No	
5.28	Lake Munmorah Village Centre	No	
5.29	Mannering Park Residential	No	
5.30	Jilliby – Hue Hue Road	No	
5.31	North Wyong Industrial and Enterprise Precinct	No	
5.32	Ourimbah Commercial Area	No	
5.33	Tumby Valley Residential	No	
5.34	Tuggerah Precinct	No	
5.35	Kanwal – Craigie Avenue Precinct	No	
5.36	Warnervale M1 Pacific Hwy – Service Centres	No	
5.37	Warnervale East Wadalba Northwest	No	

5.38	Warnervale Business Park	No	
5.39	Charmhaven West Industrial Area	No	
5.40	The Entrance Key Site Development	No	
5.41	Glenning Valley	No	
5.42	Berkeley Vale - Anderson Road	No	
5.43	Chittaway Point	No	
5.44	Toukley - Rustrum Site	No	
5.45	Toukley Beachcomber Key Site	No	
5.46	Northern Wetlands Management	No	
5.47	Northern Conservation Areas	No	
5.48	Northern Areas Public Art	No	
5.49	Northern Areas Key Sites	No	
5.50	East Toukley Main Road Commercial	No	
5.51	Mardi - Rural Residential Development	No	
5.52	Chain Valley Bay - 15 Malloway Road	No	
5.53	Chain Valley Bay - 45 Malloway Road	No	
5.54	Lake Munmorah - 285-325 Pacific Highway	No	

APPENDIX D: CONSISTENCY WITH MINISTERIAL DIRECTIONS

Consistency with Ministerial Directions

FOCUS AREA 1: - PLANNING SYSTEMS

No.	Direction	Applicable	Consistent	Comments
1.1	Implementation of Regional Plans	Yes	Yes	<p>Objective:</p> <p>(1) The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>What a relevant planning authority must do:</p> <p>(4) Planning Proposals must be consistent with a Regional Plan released by the Minister for Planning.</p> <p>Warnervale Town Centre – Stage 10 – Planning Proposal The PP will give effect to the vision, land use strategy, goals, directions, and actions contained within CCRP 2041. Please refer to Section 2.3.2.</p> <p>The Warnervale Town Centre Stage 10 PP is consistent with Direction 1.1 Implementation of Regional Plans.</p>
1.2	Development of Aboriginal Land Council Land	No	N/A	<p>Land Application Map.</p> <p>NA/ The land is not owned the Local Aboriginal Land Council.</p>
1.3	Approval and Referral Requirements	Yes	Yes	<p>Objective:</p> <p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Clause (4) requires Planning Proposal to minimize the inclusion of concurrence/consultation provisions and not identify development as designated development.</p> <p>Warnervale Town Centre – Stage 10 Planning Proposal The PP does not include concurrence/consultation provisions and does not identify development as designated development.</p> <p>The PP is consistent with Direction 1.3 Approval and Referral Requirements.</p>
1.4	Site Specific Provisions	Yes	Yes	<p>Objective:</p> <p>(1) The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.</p> <p>What a relevant planning authority must do:</p> <p>(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p>

				<p>(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.</p> <p>Warnervale Town Centre – Stage 10 Planning Proposal The PP discourages unnecessarily restrictive site-specific planning controls by using existing zones; floor space ratios; height of building and lot size requirements as established by the Standard Instrument LEP.</p> <p>The PP is consistent with Direction 1.4 Site Specific Provisions.</p>
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1.4A	Exclusion of Development Standards from Variation	No	N/A	
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FOCUS AREA 1: PLANNING SYSTEMS – PLACED-BASED

1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A	N/A
1.6	Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure	No	N/A	N/A

	Implementation Plan			
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A	N/A
1.10	Implementation of the Western Sydney Aerotropolis Plan	No	N/A	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	No	N/A	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A	N/A
1.14	Implementation of Greater Macarthur 2040	No	N/A	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	No	N/A	N/A
1.16	North West Rail Link Corridor Strategy	No	N/A	N/A
1.17	Implementation of the Bays West Place Strategy	No	N/A	N/A
1.18	Implementation of the Macquarie Park Innovation Precinct	No	N/A	N/A
1.19	Implementation of the Westmead Place Strategy	No	N/A	N/A
1.20	Implementation of the Camellia-Rosehill Place Strategy	No	N/A	N/A
1.21	Implementation of the South-West Growth Area Structure Plan	No	N/A	N/A

1.22	Implementation of the Cherrybrook Station Place Strategy	No	N/A	N/A
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FOCUS AREA 2: DESIGN AND PLACE

FOCUS AREA 3: BIODIVERSITY AND CONSERVATION

No.	Direction	Applicable	Consistent	Comments
3.1	Conservation Zones	No	N/A	N/A
3.2	Heritage Conservation	No	N/A	N/A
3.3	Sydney Drinking Water Catchments	No	N/A	N/A
3.4	Application of C2 and c3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A	N/A
3.5	Recreation Vehicle Areas	No	N/A	N/A
3.6	Strategic Conservation Planning	No	N/A	N/A
3.7	Public Bushland	Yes	No	<p>Objective:</p> <p>(1) The objective is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by:</p> <p>(a) preserving</p> <ul style="list-style-type: none"> i. biodiversity and habitat corridors, ii. Links between public bushland and other nearby bushland, iii. Bushland as a natural stabiliser of the soil surface, iv. Existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores, v. the recreational, educational, scientific, aesthetic, environmental, ecological, and cultural values, and potential of the land, and <p>(b) mitigating disturbance caused by development,</p> <p>(c) giving priority to retaining public bushland.</p>

				<p>What a relevant planning authority must do:</p> <p>(a) Be satisfied that the planning proposal is consistent with the objectives of this direction; and gives priority to retaining public bushland,</p> <p>(b) Be satisfied that the planning proposal gives priority to retaining public bushland, unless the planning proposal authority is satisfied that significant environmental, economic or social benefits will arise that outweigh the value of the public bushland.</p> <p>Warnervale Town Centre Stage 10 - Planning Proposal</p> <p>A PP can be inconsistent with this direction if it is in accordance with any relevant strategic plan prepared under Division 3.1 of the EP&A Act, 1979 and is of minor significance.</p> <p>The Warnervale Town Centre Stage 10 – PP is considered to be of minor significance; as the Proposal is consistent with the Central Coast Regional Strategy, 2041</p>
3.8	Willandra Lakes Region	No	N/A	N/A
3.9	Sydney Harbour Foreshores and Waterways Area	No	N/A	N/A
3.10	Water Catchment Protection	No	N/A	N/A

FOCUS AREA 4: RESILIENCE AND HAZARDS

4.1	Flooding	No	N/A	N/A
4.2	Coastal Management	No	N/A	N/A
4.3	Planning for Bushfire Protection	Yes	Yes	<p>Objectives</p> <p>(1) The objectives of this direction are:</p> <p>(a) to protect life, property, and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p> <p>What a relevant planning authority must do:</p> <p>(4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of Schedule 1, clause 4 of the Act,</p>

				<p>and take into account any comments so made,</p> <p>(5) A planning proposal must:</p> <p>(a) have regard to <i>Planning for Bushfire Protection 2019</i>,</p> <p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the APZ.</p> <p>(6) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <p>(i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</p> <p>(ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the <i>Rural Fires Act 1997</i>), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area.</p> <p>Warnervale Town Centre Stage 10 - Planning Proposal</p> <p>The Warnervale Town Centre Stage 10 PP can provide adequate arrangements for bushfire protection and meeting the requirements of Direction 4.3 Planning for Bushfire Protection. This is supported by the Bushfire Assessment report prepared by BEMC Pty Ltd, attached as Appendix G to this report.</p> <p>The PP is consistent with Direction 4.3 Planning for Bushfire Protection.</p>
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4.4	Remediation of Contaminated Land	Yes	Yes	<p>Objective</p> <p>(1) The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>What a relevant planning authority must do:</p> <p>(4) A planning proposal authority must not include in</p> <p>(a) particular zone (within the meaning of the local environmental plan) any land specified in paragraph</p> <p>(2) if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p>(a) the planning proposal authority has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.</p> <p>In order to satisfy itself as to paragraph (4)(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(5) Before including any land specified in paragraph</p> <p>(2) in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p> <p>Warnervale Town Centre Stage 10 - Planning Proposal</p> <p>A Site Audit Statement prepared by Ramboll Australia Pty Ltd and dated 4 November 2021 confirms that remediation of contaminated lands has occurred over the Warnervale Town Centre Site.</p> <p>The PP is consistent with Direction No. 4.4 Remediation of Land.</p>
4.5	Acid Sulphate Soils	No	N/A	<p>A review of online mapping indicated that the site is located in an area mapped as no known occurrence. Further assessment of acid sulphate soils, in the context of this project is considered not warranted.</p>
4.6	Mine Subsidence and Unstable Land	No	N/A	

TRANSPORT AND INFRASTRUCTURE

5.1	Integrating Land Use and Transport	Yes	Yes	<p>Objectives:</p> <p>(1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p> <p>What a relevant planning authority must do:</p> <p>(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives, and principles of:</p> <p>(a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and</p> <p>(b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).</p> <p>Warnervale Town Centre – Stage 10 Planning Proposal</p> <p>The Warnervale Town Centre – Stage 10 PP will enable a well-located site to:</p> <ul style="list-style-type: none"> Make better use of the land as residential lots that is in proximity to shopping, services, employment, recreational opportunities, and the local bus network Provide an increase in population in a mix of new housing that supports the economic sustainability of the local area and Support the commercial opportunities in WTC. <p>This is supported by the Traffic Impact Assessment, incorporating a Road and Transport Plan, prepared by Auswide Consulting and attached as Appendix J.</p> <p>The PP is consistent with Direction 5.1 Integrating Land Use and Transport. Planning for Bushfire Protection.</p>
5.2	Reserving Land for Public Purposes	No	N/A	N/A
5.3	Development Near Regulated Airports and Defence Airfields	No	N/A	N/A

5.4	Shooting Ranges	No	N/A	N/A
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HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT

No.	Direction	Applicable	Consistent	Comments
6.1	Residential Zones	Yes	Yes	<p>Objectives:</p> <p>(1) The objectives of this direction are:</p> <p>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p> <p>What a relevant planning authority must do:</p> <p>(4) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p> <p>Warnervale Town Centre – Stage 10 Planning Proposal</p> <p>The Warnervale Town Centre Stage 10 PP is considered consistent with Direction 6.1 as it proposes to:</p> <ul style="list-style-type: none"> increase housing supply and broaden choice and locations of available building types in the local housing market make more efficient use of urban land optimising the use of existing infrastructure and services offer well connected housing in village location that reduces the consumption of land for housing in rural areas demonstrated good urban and environmental design

				<ul style="list-style-type: none"> be consistent with the structured growth and density targets defined in the Central Coast Regional Plan, 2041. <p>The Warnervale Town Centre – Stage 10 PP is considered consistent with Direction 6.1 for Residential Zones.</p>
6.2	Caravan Parks and Manufactured Homes Estates	No	N/A	N/A

INDUSTRY AND EMPLOYMENT

7.1	Employment Zones	Yes	No	<p>Objectives:</p> <p>(1) The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations.</p> <p>(b) protect employment land in business and industrial zones.</p> <p>(c) support the viability of identified centres.</p> <p>What a relevant planning authority must do:</p> <p>(1) A planning proposal must:</p> <p>(a) give effect to the objectives of this direction.</p> <p>(b) retain the areas and locations of existing business and industrial zones.</p> <p>(c) not reduce the total potential floor space area for employment uses and related public services in business zones.</p> <p>(d) not reduce the total potential floor space area for industrial uses in industrial zones; and</p> <p>(e) ensure that the proposed new employment areas in accordance with a strategy that is approved by the Planning Secretary.</p> <p>Warnervale Town Centre – Stage 10 Planning Proposal</p> <p>The Warnervale Town Centre Stage 10 PP seeks to rezone the E1 Local Centre and MU1 Mixed Use Zone to R1 General Residential Zone. The PP is inconsistent with Ministerial Direction 7.1 as it will not retain areas and locations of employment zones.</p> <p>A PP can be inconsistent with the Ministerial Direction, if justified by a study which gives consideration to the objectives of the direction.</p> <p>A Retail Needs Analysis prepared by Location IQ considered the impact of rezoning the E1 Local Centre Zone and MU1 Mixed Use Zone to R1 General Residential Zone and concluded that there is 'limited demand from the current and future population for a large scale-sub regional shopping precinct.'</p> <p>The analysis also noted the Warnervale Town Centre and railway station have not yet been developed and</p>
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				<p>combined with changes in the retail environment since the time of the rezoning in 2008, that the quantum of the E1 and MU1 zoned land is no longer required or justified.</p> <p>An addendum to the Retail Needs Analysis confirms: "The Planning Proposal lodged on behalf of Landcorp Pty Ltd to rezone a portion of a site controlled by Landcorp NSW Pty Ltd in the Warnervale Town Centre from E1 Local Centre and MU1 Mixed Use Zone to R1 General Residential to facilitate a 54-lot (approximate) residential subdivision would not be detriment to the current and future provision of facilities required to service current and future residents."</p> <p>The significant change of circumstances in the area has been the stimulus to fast-track additional housing supply to meet current and future demands.</p> <p>The Retail Need Assessment and Addendum is attached as Appendix K.</p> <p>The PP will not hinder the viability of the identified centre.</p>
7.2	Reduction in non-hosted short term rental accommodation period	No	N/A	<ul style="list-style-type: none"> N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	<ul style="list-style-type: none"> N/A

RESOURCES AND ENERGY

No.	Direction	Applicable	Consistent	Comments
8.1	Mining, Petroleum Production and Extractive Industries	No	N/A	<ul style="list-style-type: none"> N/A

PRIMARY PRODUCTION

No.	Direction	Applicable	Consistent	Comments
9.1	Rural Zones	No	N/A	▪ N/A
9.2	Rural Lands	No	N/A	▪ N/A
9.3	Oyster Aquaculture	No	N/A	▪ N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	▪ N/A

APPENDIX E: CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES

Consistency with State Environmental Planning Policies

SEPP	APPLICABLE	COMMENT
Planning Systems SEPP		
Housing SEPP	No	The PP will not contain provisions that will contradict or hinder the application of the SEPP.
Resilience and Hazards SEPP	Yes	Remediation of Land While this chapter refers to Development Applications, a Site Audit Statement prepared by Ramboll and Associates confirmed that the Warnervale Town Centre has been remediated.
Transport and Infrastructure SEPP	No	The PP will not contain provisions that will contradict or hinder the application of the SEPP.
Industry and Employment SEPP	No	The PP will not contain provisions that will contradict or hinder the application of the SEPP.
Biodiversity and Conservation SEPP	No	<p>The WTC was Biodiversity Certified on 30 January 2014. The Bio certification did not include the road reserve and a flora and fauna assessment has been undertaken to review the vegetation in this location.</p> <p>The proposal will require the removal of about 588.97m² of native vegetation. The direct and indirect ecological impacts of the proposal have been considered. An assessment of significance test was undertaken which found the proposal will not have a significant effect on any state listed threatened species, or endangered communities or their habitat. A species impact statement or offsetting under the BOS are not required for this activity.</p> <p>The site also does not provide any likely important habitat for threatened species, communities, or other Matters of National Significance (MNES) listed under the EPBC Act 1989.</p>
Resources and Energy SEPP	No	The PP will not contain provisions that will contradict or hinder the application of the SEPP.
PRECINT SEPPs		
Eastern Harbour City SEPP	No	
Western Parkland City SEPP	No	
Central River City SEPP	No	
Precincts – Regional SEPP	No	

APPENDIX F: ECOLOGY REPORT BY TRAVERS BUSHFIRE & ECOLOGY DATED APRIL 2018 AND FLORA AND FAUNA ASSESSMENT BY EVOLVE ECOLOGY DATED MARCH 2023

**APPENDIX G: STRATEGIC BUSHFIRE ASSESSMENT PREPARED BY BEMC PTY LTD DATED
FEBRUARY 2022**

**APPENDIX H: SITE AUDIT REPORT AND ENVIRONMENTAL MANAGEMENT PLAN
PREPARED BY RAMBOLL AUSTRALIA DATED NOVEMBER 2021**

**APPENDIX I: GEOTECHNICAL INVESTIGATION PREPARED BY DOUGLAS PARTNERS
DATED DECEMBER 2022**

**APPENDIX J: TRAFFIC IMPACT ASSESSMENT PREPARED BY AUSWIDE CONSULTING
DATED NOVEMBER 2022**

**APPENDIX K: RETAIL NEED ANALYSIS, WARNERVALE NSW PREPARED FOR LANDCORP
NSW PTY LTD BY LOCATION IQ DATED AUGUST 2022**

**APPENDIX L: WARNERVALE TOWN CENTRE STAGE 10 – ABORIGINAL HERITAGE DUE
DILIGENCE ASSESSMENT PREPARED BY ECOLOGICAL AUSTRALIA DATED
MARCH 2023**

**APPENDIX M: INFRASTRUCTURE AND SERVICING REPORT BY BEVERIDGE WILLIAMS
DATED MARCH 2023**

**APPENDIX N: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT
PREPARED BY BEVERIDGE WILLIAMS DATED DECEMBER 2022**