

## Department of Premier and Cabinet

The NSW Department of Premier and Cabinet regards Warnervale Town Centre as an important area to meet the state's growing population needs.

As the project is complex and involves many stakeholders, the Department has played a pivotal role in co-ordinating these interests and the overall planning of the Town Centre, by establishing the Warnervale Town Centre Project Steering Group in mid-2010.

The Steering Group manages issues and determines solutions affecting the development and each of the major stakeholders are represented.

The Department of Premier and Cabinet chairs the Steering Group and assists in facilitating progress on matters between meeting dates.

We are pleased that over the past 12 months considerable progress has been made, including resolution of funding for the main access road.

A number of other matters are also nearing completion including:

- Developer Contributions Plan (Section 94)
- Bio-diversity Certification of the Town Centre Site,
- Commonwealth approval for the Heath Wrinklewort (to enable RailCorp to complete necessary documentation necessary for the railway station development application).
- Review of the Development Control Plan to assist in overcoming some of the issues in the former plan that was not achievable.



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# Warnervale Update

Warnervale Town Centre is a major new land release area envisioned as the northern Central Coast's flagship location to live, grow, work and play.

The Town Centre will provide a variety of employment, transport, entertainment, housing, restaurants and cafés, retail and commercial outlets, environmental conservation areas, educational, medical and community facilities such as a new library/knowledge centre, youth and cultural centres and an attractive physical town centre.

## Wyong Shire Council

The development of Warnervale Town Centre continues to be a priority for Council.

Council's role has been dual - as a strategic land manager responsible for sustainable development to meet the needs of a growing Shire, and as a landholder itself keen to develop community facilities.

To the first end, we have prioritised Warnervale in strategic plans and appointed a dedicated development manager to steer the project through the maze of issues that surround it.

We have lobbied both state and Federal levels of government and negotiated solutions around the difficult issues of the railway station siting and protection of the vulnerable species - Heath Wrinklewort.

This species is listed as vulnerable under the Commonwealth Environmental Protection and Biodiversity Act & NSW Threatened Species Act.

This planning and advocacy is continuing with funds allocated this coming financial year to design the new community facilities.

## Steady progress

Local residents and landholders have been patient for many years while a series of logistical challenges have arisen and been overcome.

But now, with a medical centre about to commence construction and Woolworths and Yeramba Estate lodging major development applications, the Warnervale Town Centre is closer to reality than ever before.

With all major landholders committed to the development, there are now only two key pieces of infrastructure left to finalise before largescale development can commence:

- the main access road to the site of the proposed new railway station
- a vital intersection and road upgrade to join Sparks Road to the main access road.

The major landowners being Wyong Shire Council, Landcom and Woolworths agreed to fund the design and construction of the main access road. The landowners have secured partial grant funding from the previous State Government Local Infrastructure Support Fund. In spite of landowner's significant contribution and grant funding to start the development, Warnervale Town Centre remains stalled until the Sparks Rd (a state owned road) upgrade and intersection is funded.

Warnervale Town Centre





## Landcom

As a major landowner in Warnervale, Landcom is developing 13.8 hectares of land on Sparks Road, to provide a vibrant, new residential neighbourhood.

When complete it will offer 150 lots designed for contemporary homes and townhouses, and feature an ecologically sustainable wetland.

Landcom will then seek Registrations of Interest from builders and developers to cooperatively deliver the residential precinct, in the process creating around 100 construction jobs.

As part of its development, Landcom has been working with Wyong Shire Council, Woolworths, RailCorp the other key stakeholders on the provision of local road infrastructure.

Specifically, Landcom is involved in the works to design and construct the Town Centre's 850m main access road and the intersection with Sparks Road.

In 2010, part of the access road over Landcom's land was approved.

Landcom is a leader in innovative urban design.

It creates residential, commercial and industrial communities on behalf of the NSW Government.

It fosters relationships with the private sector, local councils, government agencies and private landowners to create places that provide a foundation to build better communities.

It creates communities with people in mind by focusing on design excellence, families, opportunity, the environment, consumer needs and sustainable growth.



Source: RailCorp 2011

## Rail Corp

RailCorp is progressing with designs and planning approval for the proposed North Warnervale Station, working closely with Wyong Shire Council, Woolworths and other stakeholders to ensure the station is integrated with the new town centre.

The station has been designed to:

- Improve transport access for those passengers residing in the northern part of the Wyong Shire;
- Integrate transport and land use through improved pedestrian links/movements, particularly to the new Warnervale Town Centre;
- Reflect the most recent station design considerations, including accessibility for persons with a mobility, visual or auditory impairment;
- Enhance rail capacity to accommodate future increases in patronage; and
- Provide clean, safe and reliable services that are efficient, sustainable and to the satisfaction of all CityRail customers.

### Protecting the Heath Wrinklewort

The station development considers the local population of the Heath Wrinklewort (*Rutidosis heterogama*) – a plant found in the vicinity of the proposed station and town centre which is listed at both state and national levels as a vulnerable species.

RailCorp is liaising with Federal, State and local governments to finalise a Plan of Management for the Heath Wrinklewort to ensure the station works do not have a significant negative impact on the plant population in the area.

A special habitat reserve is to be created which will offset expected impacts on populations of the plant on or immediately adjacent to the station site.

## Woolworths

Woolworths has developed its plans for the initial phase of the Retail Town Centre precinct, incorporating Main Street and Civic Square, and submitted them to the Department of Planning and Infrastructure for approval.

The proposal will create an attractive Town Centre precinct that, over time, will develop into much more than a shopping centre, embracing commercial, social and environmental elements which will integrate seamlessly with the new Warnervale Railway Station and Hill Top Park on Council land.

The initial phase of the Town Centre Precinct will include a new, latest design Woolworths supermarket, BIG W, Woolworths Liquor, Dick Smith Electronics and petrol station along with over 50 other national and local retailers.

The development provides flexibility for growth and enables the incorporation of a variety of uses including residential, retail, community, offices and entertainment.

A key aspect of the development is the separation of cars and trucks from pedestrians around the town centre and Main Street.



## Department of Planning

In 2008, the Department of Planning and Infrastructure rezoned the Warnervale Town Centre via an amendment to the State Environmental Planning Policy (Major Development). This saw the creation of approximately 15 hectares of land for retail and commercial uses, 64 hectares for residential uses, 8 hectares for conservation and more than 13 hectares of public open space.

The rezoning provides capacity for an estimated 2,200 new dwellings to house up to 5,000 people.

It provides for up to 1,200 new jobs and a range of facilities to service approximately 40,000 people in the broader Warnervale/Wadalba release areas.

The rezoning goes a long way towards meeting the housing and employment targets in the *Central Coast Regional Strategy* and provide more jobs closer to home for Central Coast residents.



At the heart of the Town Centre will be the Civic Square – a place that reflects pride and a sense of belonging to the people of Warnervale. The Civic Square will become the social hub and meeting place. It will be family friendly, with landscaping, light and shade and plenty of open space.

Main Street provides a strong pedestrian link connecting the future Railway Station to the Hill Top Park and beyond into the residential areas in the Warnervale Town Centre. As well as integrating with the railway station, the Town Centre will incorporate bus set down and pickup and "kiss and ride" spots, along with provision for bicycle paths and public car parking.

Recently, the Department has been working with Wyong Shire Council to review local development contributions to ensure they are affordable.

Environmental Assessment Requirements have been issued for a large retail and commercial development within the Town Centre on land owned by a subsidiary of Woolworths. Once an environmental assessment for the proposal has been submitted it will be publically exhibited by the Department.

The Department is also working with agencies major landowners and the Council to facilitate the development of key infrastructure projects for the Town Centre and review the adopted planning controls that apply to the site.

