Wednesday, 16 November 2011

**Feedback sought on revised development control plan for Warnervale Town Centre**

Feedback is being sought on a proposal to transfer the Warnervale Town Centre’s planning controls to Wyong Shire Council and encourage a wider range of residential development in the heart of the centre.

The 114 hectare town centre site, which comprises 21 separate land owners, is located on the northern side of Sparks Road, adjacent to a proposed new rail station and near the Wyong Employment Zone.

Planning controls for the town centre were finalised in 2008, when the area was listed as a State significant site.

The Department of Planning and Infrastructure is proposing to transfer statutory planning controls for the site – covering issues such as zoning, density and heights – from a State planning policy and into the Wyong Shire local environmental plan.

The department’s Deputy Director-General Tom Gellibrand said this action would mean that residents and businesses could find out what was proposed for the site within the council’s local plan.

“It is also consistent with the department’s objective to return control of State significant sites to local councils after key strategic matters have been addressed,” Mr Gellibrand said.

Other proposed zoning changes will make it easier to build a wider range of housing types in some locations around the town centre, thereby helping kick-start construction. This will be achieved without any increase in the centre’s total expected residential yield, nor undermining its commercial focus.

Additionally, the department will publicly exhibit amendments to a development control plan (DCP) which covers the site, following requests from the council and landowners.

The key proposed DCP changes include:

- Refining the road layout to avoid a former landfill area, which would have made road construction more difficult and expensive;
- Updates to the mapping and diagrams; and
- Proposing that the council become the responsible authority for administration of the DCP.

“Overall, we expect these changes will increase the feasibility and flexibility of development within the town centre, while still resulting in a range of residential, commercial and retail uses,” Mr Gellibrand said.
The centre will provide up to 1,900 homes and offer jobs, retail, commercial and community facilities.

Meanwhile, the assessment of the first major development proposed in the town centre, a retail centre by Woolworths, is progressing.

The Woolworths proposal was publicly exhibited until 4 October 2011 and Woolworths is currently preparing a response to the submissions, which will be made publicly available.

The revised DCP and other planning controls are on public exhibition from **Wednesday 16 November 2011** until **Friday 16 December 2011** at:

- **NSW Department of Planning and Infrastructure** – Information Centre, 23-33 Bridge Street, Sydney;
- **Wyong Shire Council Civic Centre** – 2 Hely Street, Wyong; and
- **Lake Haven Library and Council Services Centre** – Lake Haven Shopping Centre, Goobarabah Avenue, Lake Haven.

A copy of the proposal documentation may also be viewed on the “On Exhibition” page on the Department of Planning and Infrastructure’s website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Submissions can be:

- Posted to Director, Strategic Assessments, Department of Planning and Infrastructure, GPO Box 39, SYDNEY NSW 2001;
- Emailed to michelle.cramsie@planning.nsw.gov.au; or
- Faxed to (02) 9228 6466.

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