Media release

Friday, 21 September 2012

Planning controls for Warnervale Town Centre returned to Wyong Shire Council

The NSW Government has returned planning controls for Warnervale Town Centre to Wyong Shire Council, giving the council greater control over the zoning, density and heights within the precinct.

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 railway 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. As the key strategic matters have now been resolved, Council had requested the department review the controls with a view to returning them to Council.

Department of Planning and Infrastructure Director-General Sam Haddad said that a State environmental planning policy (SEPP) had been amended today to return the statutory planning controls to the Wyong Shire local environmental plan following a detailed review process.

“This amendment reflects the important role which local government plays as our partners in the planning system and our focus on returning planning powers to councils,” Mr Haddad said.

“This includes returning control of State significant sites to councils after the key strategic matters have been addressed.

“The amendment also implements some changes to zoning to make it easier to build a wider range of housing types in some locations around the town centre.”

Meanwhile, a revised development control plan (DCP) approved for the site commenced on 7 September 2012, updating maps and refining the road layout to avoid a former landfill area, which would have made road construction more difficult and expensive.

Mr Haddad said the department had received nine submissions when the DCP and SEPP amendment were publicly exhibited in late 2011. In response to the feedback, the department has worked closely with the council to refine the planning controls and make a number of changes to the DCP, including:

- Revising the projected number of dwellings to reflect the zoning changes and limited demand for residential units in the short to medium term;
- Revising some of the zoning boundaries;
- Modifying the overall road layout;
- Amending the size and shape of Hill Top Park and the surrounding road layout.
“In response to the extensive consultation with the council, landowners and stakeholders, we have been able to adopt a revised DCP which better reflects the desired future character of development within the Warnervale Town Centre,” Mr Haddad said.

“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.”

The centre will provide up to 1,650 homes and offer jobs, retail, commercial and community facilities.

Meanwhile, the first major development proposed in the town centre, a retail centre by Woolworths, remains under assessment. The department is currently awaiting the proponent’s response to the submissions received when the proposal was publicly exhibited.

**Media contact:** Laurel-Lee Roderick, (02) 9228 6128 or 0429 153 139