

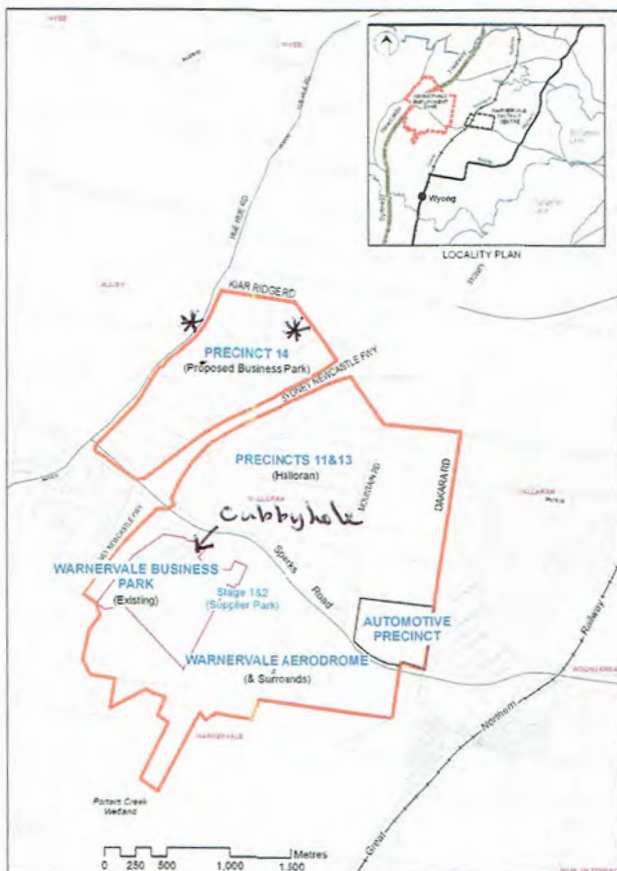
WYONG EMPLOYMENT ZONE

May 2010

Location

The Wyong Employment Zone (WEZ) is located adjacent to the Sydney-Newcastle Freeway at the Sparks Road interchange and totals 744ha in size. It is bounded by Porters Creek Wetland to the south, bisected by Sparks Road and bordered by Hue Hue Road to the west.

Of the 744ha of land, approximately 340ha is proposed for development, with the remainder identified and zoned for environmental conservation and water management purposes. This will enable treatment of stormwater and maintenance of wetting and drying cycles downstream in Porters Creek Wetland.



The area includes the existing Warnervale Business Park, Warnervale Aerodrome, Precinct 14, west of the Sydney to Newcastle Freeway (F3) and Precincts 11 and 13 between the F3 and the Sydney to Newcastle rail line.

Purpose

The State government predicts that an additional 100,000 people will move to the Central Coast over the next 25 years. In order to meet the employment requirements of this expanding population, an additional 45,000 jobs will be needed by 2031 as identified within the Central Coast Regional Strategy.

At present, there are few large areas of contiguous parcels of industrial land within the Central Coast available which can accommodate the needs of large firms and industries. The purpose of the WEZ is to provide such an area which promotes economic development within Wyong Shire. The rezoning of the site enables a wide range of employment generating industrial, manufacturing, warehousing, storage and research purposes.

It is anticipated that the area will facilitate approximately 6,000 local jobs and generate a minimum of \$1.5 billion of investment in the Central Coast economy.

Background

Initial investigations and commencement of the rezoning process for the WEZ began in late 2005.

On 3 July 2006, The Minister for Planning declared the WEZ a State Significant Site under Part 3A of the

Environmental Planning and Assessment Act, 1979. This was done in order to expedite the rezoning process for the area. The rezoning was gazetted on 7 November 2008.

Zoning and Development Control

The zones applied to the WEZ area are consistent with those zones within the NSW Government Standard Instrument. Wyong Council is required to adopt this format for its principal Local Environmental Plan by 2011.

The zones adopted for the WEZ include:

IN1 – General Industrial;

E2 – Environmental Conservation;

SP2 – Water Management;

SP2 – Utility (gas); &

SP2 – Drainage.

A draft site specific Chapter of Wyong Council's Development Control Plan (DCP) 2005 has been developed to guide development within the WEZ. Draft Chapter 88 – Wyong Employment Zone aims to promote the development of the site for employment generating purposes whilst minimising the environmental impact from industrial development.

Where to from here?

Precinct 14 *

Proposals for the development of Precinct 14 within the WEZ for the purposes of an Industrial Park (Warnervale Industrial Park) are currently being reviewed by the Department of Planning. This proposal is supported by a State Government DCP to guide development within this Precinct of the WEZ.

It is expected that approval for this proposal will be issued in the near future and development of the site will commence in mid 2009, providing for a range of large scale industrial uses.

Warnervale Airport:

The Warnervale Airport operates on land leased from Wyong Shire. It is a permissible land use in the new IN1 Zone and will continue for the time-being under the current lease and new zoning.

Water and sewer infrastructure:

It is expected that trunk water and sewer mains are to be provided within the WEZ by late 2009 (subject to easement acquisition).

Section 94 Contributions Plan and WEZ DCP:

A report will be finalized on the WEZ DCP and Section 94 Contribution Plan early in 2009. Council must

resolve to adopt these documents before development can proceed.

Acquisition of Lands:

Land zoned E2 (Environmental Conservation) and SP2 (Infrastructure) is proposed to be acquired either through direct purchase, legal agreement or in partial consideration of the contribution requirements when the land holding is developed. IN addition limited acquisitions may be needed for the purpose of providing roads and services.

Individuals with enquiries about the purchase of their land are encouraged to contact Wyong Council to discuss their specific circumstances.

Further Information

All development enquiries regarding the WEZ should be directed to Council's Duty Planner on 02 4350 5546.

Further information can be obtained from the following sources:

- ❖ State Department of Planning, Major Projects Branch, telephone on (02) 9228 6333.
- ❖ State Environmental Planning Policy Major Projects 2005 (Amendment No. 21)
<http://www.legislation.nsw.gov.au/maintop/scanact/sessional/NONE/0>
- ❖ NSW Government Standard Instrument
<http://www.legislation.nsw.gov.au/scanview/inforce/s/1/?EPITITLE=%22Standard%20Instrument%E2%80%9494Principal%20Local%20Environmental%20Plan%22&nohits=y>
- ❖ Central Coast Regional Strategy (2008) NSW Department of Planning
http://www.planning.nsw.gov.au/plansforaction/central_coast.asp
- ❖ Warnervale Industrial Park, Major Projects Register, NSW Department of Planning
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=2166
- ❖ State Infrastructure Contribution levy (SIC), Department of Planning, Major Projects Branch telephone on 02 9228 6333.

Figure 1 WEZ & Warnervale Town Centre Locality Plan

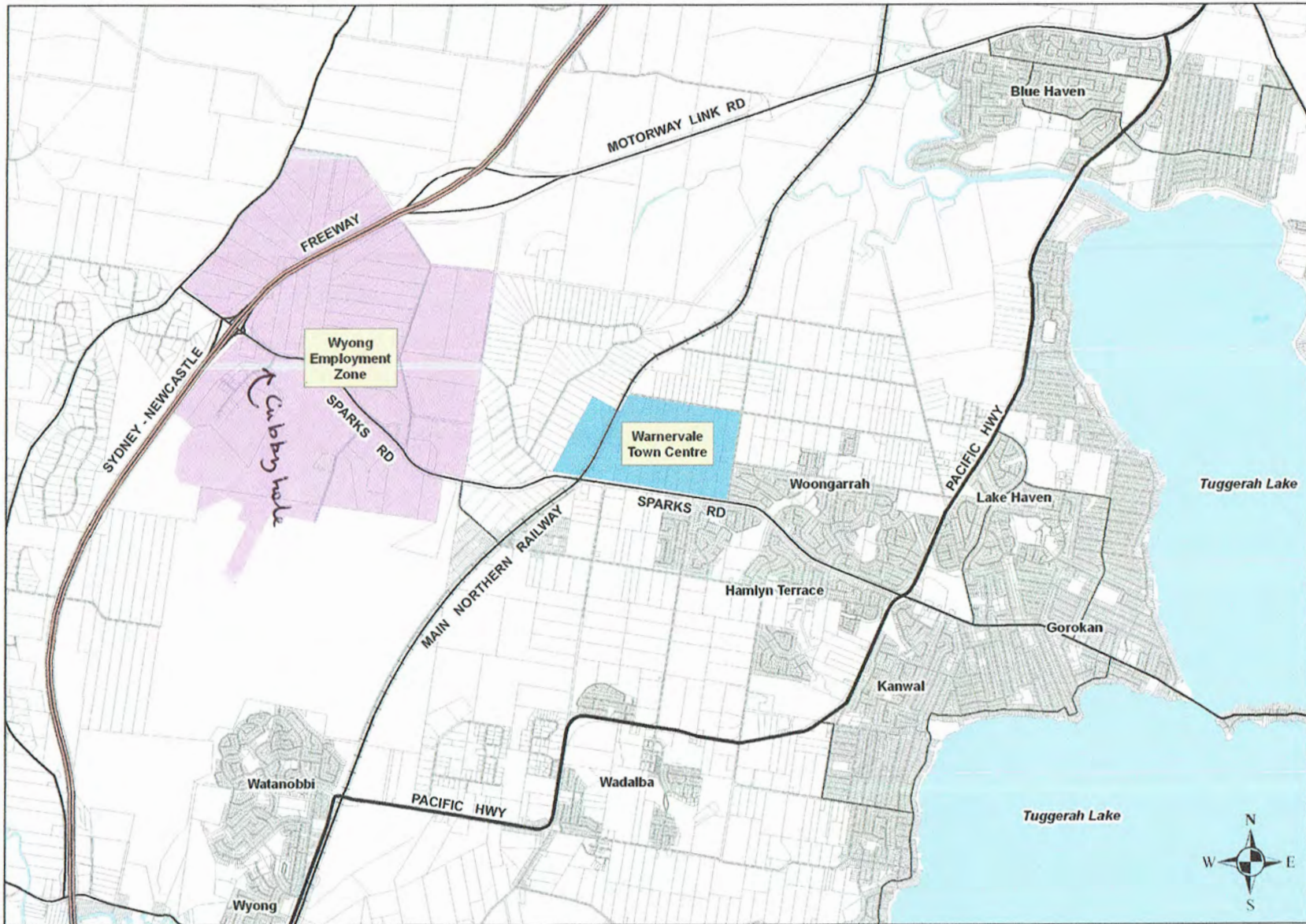


Figure 2 WEZ Zoning

