

Appendix 5 File Note - Wyong Shire Council

Peter Andrews & Associates Pty Ltd

June 2008



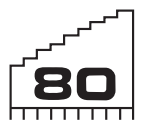
Warner Industrial Park Concept Plan and Project Application

Precinct 14 WEZ

Sparks Rd and Hue Hue Rd

Warnervale

June 2008



TERRACE
TOWER
GROUP

Warner Business Park Pty Ltd
Part of the Terrace Tower Group

FILENOTE

PROJECT	WARNER INDUSTRIAL PARK	JOB NO	02007
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Summary of Consultation with Wyong Shire Council between January and June 2008

Various meetings and discussions have taken place with staff from Wyong Shire Council since the issue of the Director General's requirements, including meetings variously attended by:

Ms Gina Vereker	Director Shire Planning, Wyong Shire Council (GV)
Mr Dan Smith	Manager Strategic Shire Vision, Wyong Shire Council (DS)
Mr Scott Duncan	Acting Team Coordinator Future Planning, Wyong Shire Council (SD)
Ms Santina Pennisi	Senior Planning Engineer – Hydrology, Wyong Shire Council (SP)
Mr Garry Kinney	Engineer – Contracts, Wyong Shire Council (GK)
Mr Bob Burch	Senior Transportation Engineer, Wyong Shire Council (BB)
Mr Adam Mularczyk	Coordinator Development Engineering, Wyong Shire Council (AM)
Mr Paul Bowditch	Section 94 Manager, Wyong Shire Council (PD)
Mr Bruce Wilson	Project Manager IWCMS (BW) (contracted by WSC)

Mr Mike Dowling	Warner Industrial Park P/L (MD)
Mr Peter Andrews	Peter Andrews + Associates P/L (PA)
Mr Matty Mathivanar	MM Consultants P/L (MM)
Mr Geoff Hunter	J Wyndham Prince P/L (GH)
Mr Phil Conacher	Conacher Environmental Group (PC)

A meeting was also held in late May between:

Mr Kerry Yates	General Manager (KY)
Ms Gina Vereker	Director Shire Planning
Mr Dan Smith	Manager Strategic Shire Vision
and	
Mr Mike Dowling	Warner Industrial Park P/L

This meeting discussed the relationship and timing of Council's IWCMS and stormwater pipeline in relation to the timing and pipeline alternative for Precinct 14. A further meeting was convened with other Council staff, the proponent and its planning consultant. This is dealt with in the summary points below.

KEY ISSUES

Traffic and Transport

BB, AM, MM, PA

- Council's DCP 66 was adopted after the concept plan for Warner Industrial Park was prepared. The DCP contains increased road width requirements, and provisions relating to bus stops and B Doubles.
- Kiar Ridge Road intersection is no longer needed to serve Precinct 14. At Council's request, a review of traffic distribution on the Hue Hue Rd and Sparks Road intersections has since been done by TAR Technologies.
- Council highlighted need to consult with RTA re services under F3 and proximity of Sparks Rd intersection to F3 ramps. This has since been done and additional traffic counts carried out at RTA request (see notes regarding RTA consultation).
- Proponent proposes that all roads will be dedicated as public roads.

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Biodiversity/ Ecology

DS, SD, PA, PC

- Discussed the proposal in the context of the Biodiversity Strategy and noted proposed amendments to the conservation boundary in the northeast corner.
- Noted that the proposal is based on the assessment carried out by Council's consultant for the WEZ and would provide additional information with regard to the northeast corner, substantiating the proposed zone boundary change.
- Council provided draft management guidelines for Buttonderry Creek, which are to be incorporated into the environmental management guidelines for the EA.

IWCM Pipeline and WSUD S 94

Meetings attended variously by GV, DS, SD, GK, SP, BW, MD, PA, GH

- Explained the rationale for developing a standalone approach to the surplus stormwater because of the potential delays in implementing Council's scheme to link to Precinct 14.
- The proponent will either build the pipeline or provide funds to Council. Proponent proposes to transfer the pipeline to Council/Joint Water Supply.
- Issues of concern to the proponent include the ability to provide the pipeline along the Link Road, acquisition of the brick pits, the cost of funding the whole scheme, and potential for delay to arise.
- Noted that the water quality objectives in the IWCM would be met for Precinct 14 under the proposed alternative.
- Council indicated that the IWCM objectives did not identify the discharge requirements into Wyong River. Council is still assessing these requirements and determining whether it will discharge above or below the weir. Most likely it will discharge below the weir because the discharge standards will be less onerous and it will still enable increased draw off of water to the town supply at Mardi Dam.
- Council is carrying out a risk management study to determine if Bailey's Wetland is required and determine discharge requirements into Wyong River.
- Noted the Proponent's original design for the Hue Hue pipeline has been amended to discharge below the weir based on Council's advice.
- Proponent foreshadowed Planning Agreement to deal with external infrastructure including pipeline (see below).

Voluntary Planning Agreement vs Section 94 contributions

DS, SD, PB, PA

- Proponent would like to enter into VPA in lieu of Section 94 approach to address infrastructure and works in kind.
- Key issues are:
 - Road intersections,
 - WSUD and pipeline,
 - Restoration and dedication of conservation lands.

A draft Heads of Consideration for the VPA are included in the Environmental Assessment.

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