

OPTIMA DEVELOPMENTS PTY LTD

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TOWN PLANNING AND DEVELOPMENT CONSULTANTS
DEVELOPMENT INVESTIGATIONS & ENVIRONMENTAL STUDIES. DEVELOPMENT & SUBDIVISION APPLICATIONS.
LAND AND ENVIRONMENT COURT APPEALS

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29 January 2016

The Regional Director
Department of Planning & Infrastructure
PO Box 1148
Gosford
NSW 2250



Dear Sir,

SUBMISSION TO DRAFT CENTRAL COAST REGIONAL PLAN - ON BEHALF OF A CONSORTIUM OF LAND OWNERS AT 285 – 325 PACIFIC HIGHWAY LAKE MUNMORAH Our ref: ccl-dop09

Reference is made to the recent exhibition of the above Draft Plan for which Optima has been engaged to make representation on behalf of the above land owners.

BACKGROUND

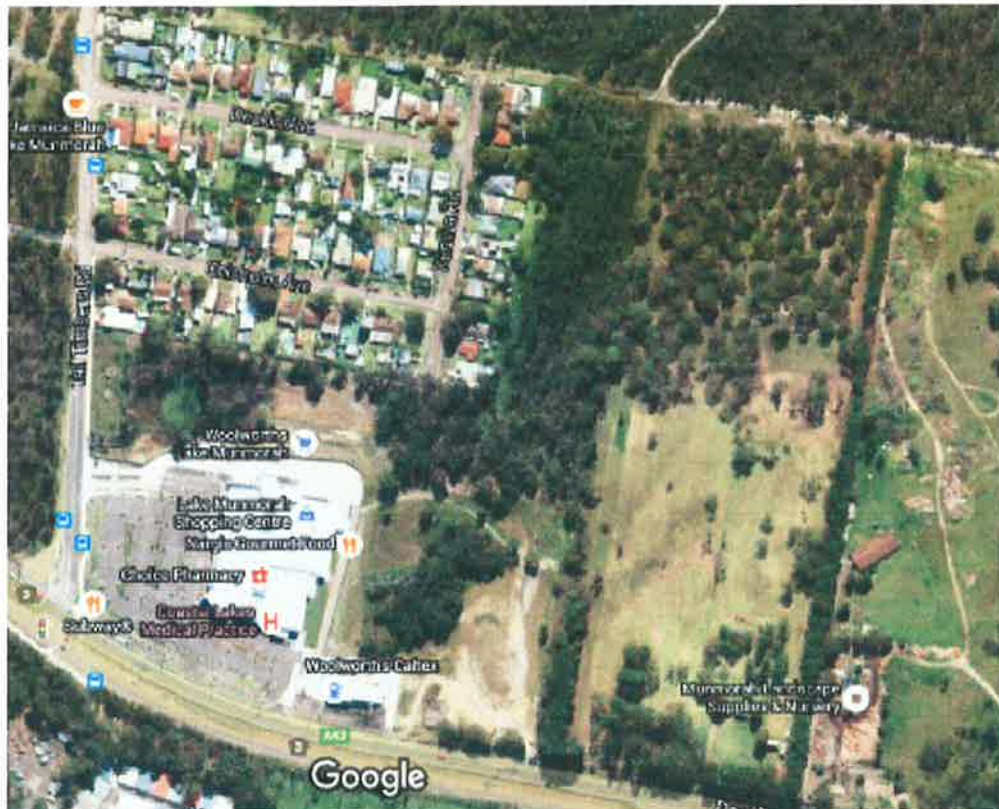
Optima has been pursuing the release and development of the above land holding which is within a physically clearly defined precinct immediately adjoining the Woolworths Lake Munmorah Village Shopping Centre and bound by existing residential precincts and crown land and the Pacific Highway (see **Figures 1**):

FIGURE 1 – EXTRACT OF LOCALITY AERIAL PHOTOGRAPH



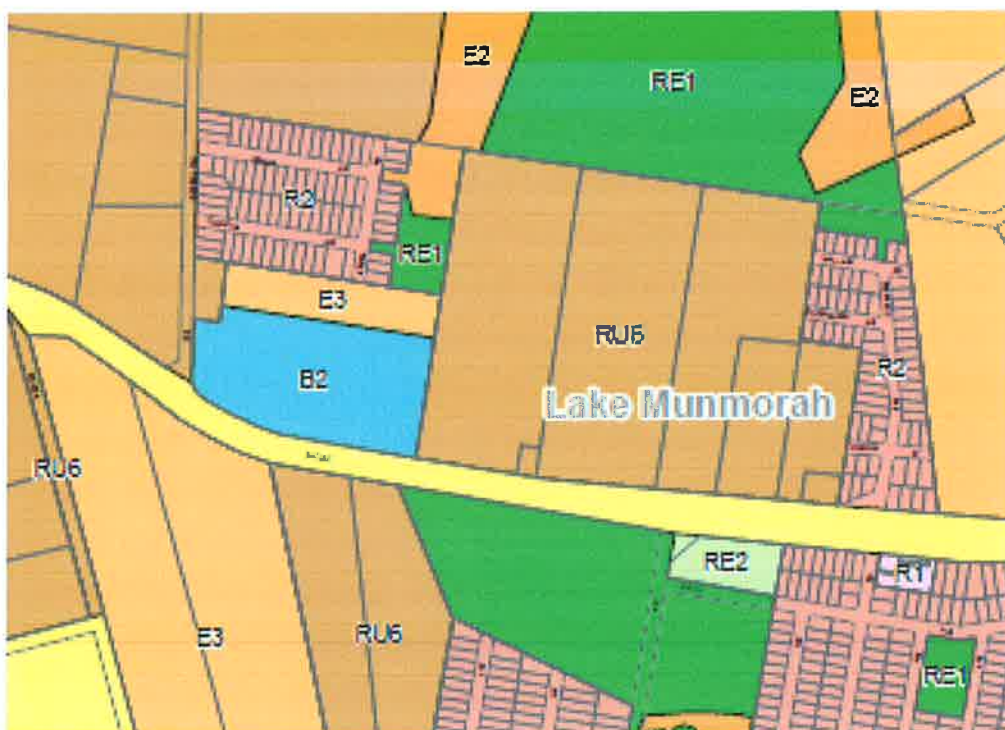
As can be appreciated by the most recent aerial photograph (**Figure 2**) the Woolworths Shopping Centre is a substantial and very successful development with plans for a Stage 2

FIGURE 2 – WOOLWORTHS LAKE MUNMORAH VILLAGE SHOPPING CENTRE



The land is currently wholly zoned RU 6 under the WSC LEP 2013 (see **Figure 3**) and is identified within the NWSSP as being within Precinct 16 which is referred to as a long term release area, which represents land designated not to be zoned before 2029. Historically (late 1980's, early 1990's), the subject precinct had been earmarked for urban development, however its release had continually been put back due to perceived mining constraints. It was only with the finalisation of the NWSSP (principal planning document for which other plans are required to be consistent) the WSC Settlement Strategy and the WLEP 2013 that the 2029 timeline became enshrined.

FIGURE 3 – EXTRACT OF WLEP 2013 ZONING MAP



As stated above under the NWSSP (October 2012) the subject land is mainly constrained from development due to the perceived underground mining constraints. However following representation by the above landowners to the MSB these constraints were reviewed by the DARZLE Committee and in December 2014, the Board agreed not to oppose subdivision and development (see copy of correspondence addressed to WSC attached). Therefore the principle foundation to the release of this precinct would appear to be no longer relevant under the NWSSP.

The Draft CCRP does not elude to any timeframe for review of the NWSSP although it does contain many motherhood statements that the government is committed to such a task as part of a package to support review of a realm of planning documents such as LEP's.

This uncertainty does little to provide confidence required in the development community and it is due to this uncommitted review that a remedy is sought including appropriate amendments and references to this centre and its associated immediate growth potential of the surrounding land in the final CCRP. This would be seen as positive interim step pending a full review of the NWSSP.

Furthermore, preliminary investigations of infrastructure services for the property immediately adjoining the centre has not revealed any obvious capacity or servicing constraints (see copy attached), but quite the opposite in that infrastructure is present and capable of servicing a residential release. The subject land is also well serviced by education facilities with the Carters Road education precinct providing both a choice of public and private education facilities.

DRAFT CCRP

The thrust behind the plan is to give priority to the sequencing of development around the concentration of government infrastructure spending to ensure an efficient use of those resources. To this end the draft Plan aims to concentrate economic growth within the Tuggerah to Warnervale Corridor and Wadalba/Warnervale release areas, with other releases subject to that currently identified sequencing of the NWSSP.

This approach fails to recognise that the NWSSP is in need of urgent review with several anomalies such as that identified for the subject precinct, where the carrying capacity of infrastructure and servicing is currently underutilised. Particularly, in this instance where past planning decisions have allowed a centre such as Lake Munmorah to be developed in somewhat isolation and without any true surrounding area plan strategies or normal supporting residential development. Such a decision would appear to have been contrary to other government policies aimed at reducing travel distances for services and amenities from residential areas.

It appears commercial market forces may have had too much influence in the past planning decisions. However appreciating this fact, the centre has proven to be a roaring success and the asset should be built upon from a rational planning perspective.

At present Warnervale or Wadalba may not be everyone's cup of tea as a housing choice. However at present there is very little, if any, vacant housing stock that exists in the northern region of Wyong Shire. Catherine Hill Bay by Rosecorp is now becoming overpriced and is aimed at a selected end of the market and Gwandalan release is yet to commence. The lack of supply eventually affects affordability, a noted theme throughout the draft CCRP.

It is our view that the Draft CCRP fails to truly recognise the importance of this centre as being able to constructively meet the Goals, Directions and Actions set out in the Plan to accelerate growth and better utilise existing services.

No timeframe is stated for a review of the NWSSP and final CCRP should recognise that there are areas no longer constrained by mining situated in strategic locations adjacent to this centre that would warrant early development and release whilst the NWSSP review is being undertaken. Such a recognition would not be inconsistent with the thrust behind the Plan.

Looking forward to consideration and acknowledgement of receipt of this submission.

Sincerely
Optima Developments Pty Ltd

A handwritten signature in black ink, appearing to read 'C. Oliver', written in a cursive style.

Chris Oliver
Director / Principal Consultant

cc John Challinor
cc Tony Solano
cc Scott Duncan WSC



The Mine Act 2004 (NSW) provides for the regulation of mining operations in New South Wales. The Act is administered by the Mine Act Board, which is responsible for issuing licences and monitoring compliance with the Act. The Board is composed of representatives from the mining industry, the government, and the community.



Legend
 REVIEW AREA BOUNDARY

MUNMORAH - PACIFIC HIGHWAY REVIEW AREA BOUNDARY ONLY
 1:25,000
 2011

Barry Hunt Associates

Registered Surveyors & Land Development Consultants
(Incorporating Rolls & Associates Surveyors)

Unit 4\ 1 Bounty Close, Tuggerah
PO Box 4144, Bay Village NSW 2261
Phone: (02) 4353 9644 Fax: (02) 4353 3855
Email: admin@surveyors.com.au
www.surveyors.com.au

Ref: 55028-9933

Monday, August 17, 2015

Mr. A Solano
285 Pacific Highway
LAKE MUNMORAH NSW 2259

Dear Sir,

RE: Lot 1 D626787
285 Pacific Highway, Lake Munmorah
Level Survey

Acting in accordance with your instructions, I have made a survey of the above land for the purpose of preparation of a plan showing levels at the corners of the above site.

In addition we identified potential points of access to existing infrastructure.

Connection to each authority's services will require separate approval from the relevant authority and land owner. This diagram does not imply access will be granted or obtained from the position shown on this sketch.

The capacity of the existing water supply and sewerage drainage systems should be further investigated to determine if the development will necessitate upgrading existing systems or construction of additional pumping stations. The development services plan (DSP) indicates that the existing 225 mm sewer main located at the rear of the property will be required to be upgraded at some stage in the future to greater than or equal to a 300 mm main.

In order to provide indicative estimate of the existing water and sewer main capacity to serve future development on the subject lot, I provide the following information:

1. Existing sewer main north of the site is a 225 mm diameter pipe laid at approximately 1%. This pipe, running full and not under head could service a 50 liters per second (L/S) discharge (approximately).
2. The capacity of this line will be subject to dry weather flows / wet weather flow peaks. Assuming wet weather flow conditions and one Equivalent Tenement (ET) equating to 0.044 L/S; the minimum service capacity of the existing pipe will be approximately 1100 ET's.
3. One household equates to one ET. Existing residential development to the west (Kemira Road) contains 78 ET's. Assume an allowance of 50 ET's for

Barry Hunt Associates

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development of the Woolworths site at the intersection of Tall Timbers Road and the Pacific Highway.

4. Allowing for loss of land for residential use occupied by roads, and stormwater detention areas and assuming a resultant yield of approximately 10 dwellings per hectare for R2 zoned land (low-density residential) and 20 dwellings per hectare for R1 zoned land (general residential), would result in the subject land (if zoned R1) having development potential for approximately 170 lots (170 ET's).
5. Adjoining lot 438 DP 755266, if zoned R2, would have a yield of approximately 85 lots (85 ET's) and require drainage to the existing 225 mm sewer main.
6. Contours indicate that land further to the east of lot 438 will flow in an easterly direction away from the existing sewer main north of the subject site.
7. Existing and potential ET's for the 225 mm main equate to 383 ET ($78 + 50 + 170 + 85$). This is under the estimated capacity of the existing line at 1100 ET's. Thus the existing sewer main has the capacity to service future development on lot 1 DP 626787 and adjoining land which slopes towards the existing 225 mm main.
8. There is a 380 mm AC water main along the Pacific Highway frontage. No individual connections will be permitted off this main.
9. There is a 100 mm AC water main terminating at the south-east corner of the subject land.
10. Servicing potential for a 100 mm water main is approximately 40 lots. If more than one connection point (to service the development) is utilised then the 100 mm main will service more lots. For example a new looped main with 2 connection points would service approximately 75 lots.
11. New mains could be connected to the 380 mm main and adequately service the whole of the development.

Access to future development on the site the likely to be restricted from the Pacific Highway. This will necessitate alternative access from Kemira Road, either along the northern boundary or from the extension of Chisholm Avenue. In both cases consent of the land owners will be required.

A plan has been prepared having reference 55028PAC and dated 2/06/15. A copy of this plan is herewith.

An account for this work is herewith.

Please do not hesitate to contact me if you require any further assistance in this matter.

Yours Faithfully,

BARRY HUNT ASSOCIATES



MARK ROLLS
REGISTERED SURVEYOR

NORTH

LEGEND

EXISTING SERVICES	
	DENOTES STORMWATER PIPE
	DENOTES OVERHEAD POWER IN VICINITY
	DENOTES SEWERMAN IN VICINITY
	DENOTES FIBRE OPTIC MAIN IN VICINITY
	DENOTES TELLERA MAIN IN VICINITY
	DENOTES WATERMAN IN VICINITY
PROPOSED SERVICES	
	DENOTES PROPOSED POWER CONNECTION
	DENOTES PROPOSED SEWER CONNECTION
	DENOTES PROPOSED WATER CONNECTION



ORIGIN OF LEVELS
 PR5736343690676 (WYONG CORSNET)
 Ht. 33.216m A.H.D.

<p><i>Mark Colles</i> REGISTERED SURVEYOR</p>		<p>LOCALITY: 285 PACIFIC HIGHWAY LAKE MUNMORAH L.G.A. WYONG</p>		<p>PLAN: LEVEL SURVEY</p>	
<p>DRAWN KDM</p>	<p>DATE 2/6/15</p>	<p>LOT 1</p>	<p>DP 626787</p>	<p>AREA 8.466ha</p>	<p>SHEET 1 OF 1</p>
<p>SURVEYED AD</p>	<p>DATE 7/5/15</p>	<p>DATUM AUSTRALIAN HEIGHT DATUM</p>	<p>SCALE 1:2000(A3)</p>	<p>CAD REF: 55028PAC</p>	<p>PROJECT: DEVELOPMENT SERVICING OPTIONS</p>
<p>Barmy Hunt Associates</p>		<p>CLIENT: SOLANO</p>		<p>PROJECT: DEVELOPMENT SERVICING OPTIONS</p>	
<p>REGISTERED SURVEYORS AND LAND DEVELOPMENT CONSULTANTS SUITE 4, 1 BOUNTY CL., TUGGERAH 2259 P.O. BOX 4144, BAY VILLAGE, 2261 PHONE (02) 43539644 FAX (02) 43533855 Email - admin@surveysarmy.com.au</p>					