

Our ref: SBI

Mr Gary Murphy,  
Chief Executive Officer  
Central Coast Council  
2 Hely St  
WYONG NSW 2259  
Attention: Chris Ferry  
By email to: [Chris.Ferry@centralcoast.nsw.gov.au](mailto:Chris.Ferry@centralcoast.nsw.gov.au)

Dear Mr Murphy

**RE: CENTRAL COAST PLANNING PROPOSAL – PRECINCT 7A WARNERVALE,  
SOUTH-WEST OF WARNERVALE RD AND VIRGINIA RD**

I refer to the NSW Department of Planning & Environment's Gateway approval for the exhibition of a Planning Proposal to rezone lands located to the south and west of Warnervale Road and Virginia Road, Warnervale for residential development.

The Department of Education appreciates the opportunity to comment on the proposed plans and advises that:

It is understood that Wyong LEP 2013 rezoned a significant area known as Precinct 7A or Precincts 4,5 and & 7 under the North Wyong Structure Plan 2012, and that the current Planning Proposal is a further stage of that planning process.

The Planning Proposal aims to provide 186 additional low-medium density dwellings for an estimated 540 new residents within the larger Precinct 7 area. The Department advises that the additional enrolment demand anticipated to result from that number of residents will be able to be accommodated in its planned education infrastructure for Warnervale including the development of a new primary school.

The Department owns the property at 75 Warnervale Road (Lot 71 DP 7091) shown below, which was formerly the site of a primary school, has more recently been in use for other special education purposes and is under active consideration for further education development. The demographic projections for the broader area covered by the North Wyong Structure Plan are also being factored into the Department's primary and secondary school assets planning.

The Department's site is located immediately adjacent to the north of the area that is the subject of the Planning Proposal. It is requested that future detailed planning for the area should take into consideration pedestrian/ cycling connectivity and traffic measures relating to the school site at 75 Warnervale Road.

It is also requested that Council contact the Department's Senior Asset Planner, Stephanie Bashford: [Stephanie.Bashford@det.nsw.edu.au](mailto:Stephanie.Bashford@det.nsw.edu.au) or 0437 371464 to discuss any aspects of bushfire planning arising in relation to the interface between the proposed rezoning area and the school site.

Yours sincerely

Andrew Roach  
**R/Director**  
**Planning & Strategy - North**

/ / 2018

*Department of Education site at 75 Warnervale Road*

