

The NSW Government has approved the \$320 million Warner Industrial Park at Warnervale which will add to the Central Coast's declining stock of vacant industrial and commercial land.

Warner Industrial Park comprises a total site area of approximately 104.2 hectares with a net industrial development area of employment lands of approximately 69 hectares.

The Park's Masterplan allows for; 90 industrial lots for a broad range of industrial and associated land uses such as warehousing, distribution centres, transport depots and manufacturing. Lot sizes will range from 0.43 hectares to 2 hectares.

Warner Industrial Park will attract significant investment to the region providing much needed employment opportunities and be a catalyst for continued development of a major employment hub as part of the Wyong Employment Zone.

Warner Industrial Park is a key part of the Wyong Employment Zone, which was approved in November 2008 by Premier in her then capacity as Minister for Planning.

Warner Industrial Park is a project of Warner Business Park Pty Ltd a subsidiary of Terrace Tower Group Pty Ltd, who developed Tuggerah Business Park. They are hoping to commence the approved subdivision, landscaping and infrastructure works as soon as they can.

Warner Industrial Park is part of what is known as Precinct 14 Wyong Employment Zone which covers about 750 hectares most of which is bogged down in environmental issues and multi-ownership constraints.

Minister for Planning, The Hon Tony Kelly, said "under the approval, the developer will contribute more than \$3.8 million to Wyong Council for a range of infrastructure, including intersection upgrades and a water pipeline. .

Its approval was in direct response to representations from Parliamentary Secretary for the Central Coast and Member for Wyong, David Harris.

Commenting on the approval Terrace Tower's General Manager Operations, Michael Dowling, said that he was very happy that at long last the Government

had approved the development. However, he added that there were still some negotiations to be finalised concerning State Infrastructure Levies and Section 94 Contributions.

“We have made it plain to Government that these levies and the contribution as they stand simply do not make this project sufficiently viable unless there is some discount. After all we are providing the entire infrastructure within the development and contributing almost four million dollars for other infrastructure including a water pipeline and intersection upgrades,” he said.

Mr Dowling said that the project has been in the planning stages for over ten years. In September 2007 the then Minister for Planning, The Hon Frank Sartor agreed that the project was of State Significance and the Department of Planning has been looking at it ever since.