

Assessment against the Central Coast Regional Strategy Sustainability Criteria

Criteria	Requirements	Consistency (Y/N)	Comments
Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.	Development is consistent with the CCRS, the relevant residential strategy, North Wyong Structure Plan (NWSSP), applicable regional infrastructure plan, Metropolitan Strategy and relevant section 117 directions. The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on government methodology for determining infrastructure contribution. Preparedness to enter into development agreement	Y	The proposal is consistent with the CCRS and relevant Section 117 Directions. Water and Sewer infrastructure is available to the site, with recent/current studies establishing the costs of additional roads and open space requirements which will be used to prepare a local contribution plan. Such will be ultimately used to inform preparation of a relevant Contribution Plan/Developer Agreement.

Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.	Accessibility of the area by public transport and appropriate road access in terms of: Location/land use: to existing networks and related activity centres. Network: the areas potential to be serviced by economically efficient public transport services. Catchment: the area's ability to contain or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals No net negative impact on performance of existing sub regional road, bus, rail, ferry and freight management.	Y	The precinct is well located with direct access available to the existing Warnervale train station, including the proposed employment generation land. Public transport services exist to and within the Precinct through provision by the local bus company. Further, the Sydney to Newcastle Rail Line (with a station located within Warnervale) services the locality. An accessible Neighbourhood Centre is proposed in the broader "Warnies" precinct. The accessibility framework and landuse configuration is consistent with the principles of integrated landuse and transport and are supported by the Traffic Study.
Housing Diversity Provide a range of housing choices to ensure a broad population can be housed.	Contributes to the geographic market spread of housing supply, including any government targets established for housing for the aged or disabled or affordable housing.	Y	The Structure Plan/ Masterplan provides a template for diverse housing products including affordable housing. This proposal will facilitate in the order of 2,050 additional dwellings within Wyong Shire, contributing to the required 23,000 by 2031.
Employment Lands Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.	Maintains or improves the existing level of subregional employment self containment. Meets subregional employment capacity targets.	Y	Approximately 37 hectares of the site is proposed for employment generating purposes which will assist in the region achieving the employment targets identified in the CCRS. Additionally, opportunities for home occupations/businesses exist and will likely be pursued at a modest scale. The small neighbourhood centre proposed will also

			provide limited employment opportunities.
Avoidance of Risk Land use conflicts and risk to human health and life is avoided.	Where relevant, available safe evacuation route (flood and bushfire). No residential development within the 1:100 floodplain. Avoidance of physically constrained land. High Slope Highly erodible Avoidance of land use conflicts with adjacent, existing or future land use and rural activities planned under the Regional Strategy.	Y	Thorough investigative studies are being undertaken to determine constrained land within the Precinct, in addition to land of high conservation value which is to remain unaffected by the development footprint. The Structure Plan/ Masterplan has been proposed having regard to a detailed understanding of constraints, and in particular flooding, contaminated land, acid sulfate soils and bushfire.
Natural Resources Natural resource limits are not exceeded/environmental footprint minimised.	Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and environmental flows. Demonstrates most efficient/suitable use of land Avoids identified significant agricultural land Avoids impacts on productive resource lands, extractive industries, coal, gas and other mining, fishing and aquaculture. Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy. Requires demonstration of efficient and sustainable supply solution.	Y	The land is identified within existing servicing plans, providing potable water for an increased population in this area. No significant agricultural or production lands will be affected by the proposal. As part of the Structure Plan/Masterplan development process, a sustainability assessment was undertaken to ensure that the overall subdivision design and building forms are sustainable.
Environment Protection Protect and enhance biodiversity, air quality, heritage and waterway health.	Consistent with the approved Regional Conservation Plan. Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity. This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitat. Maintains or improves	Y	Thorough investigative studies were undertaken to determine constrained land within the Precinct, in addition to land of high conservation value which will not be impacted by the development footprint, and will indeed be subject to conservation initiatives.

	existing environmental conditions for air quality. Maintains or improves existing environmental conditions for water quality and quantity. Consistent with community water quality objectives for recreational water use and river health. Consistent with catchment and stormwater management planning. Protects areas of Aboriginal cultural heritage values.		This includes a full seasonal flora and fauna survey and an Aboriginal Archaeology Assessment and European Heritage Study. Additionally, an IWCM scheme will be implemented on the site to ensure that the Porters Creek wetland System is not affected by stormwater flows.
Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible.	Available and accessible services.	Y	An assessment of the needs and requirements of the potential future population was undertaken. The requisite facilities and services are either in place or can be provided through relevant contributions or capital works programs. The template is importantly established for building sustainable communities.