

## Planning Proposal Attachment 5

Lots 24 – 25 DP 654119 & Lot 21 DP 25373, Tuggerah

Assessment against the Sustainability Criteria of the Central Coast Regional Strategy

Criteria	Requirements	Consistency (Y/N)	
<b>Infrastructure Provision</b> 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. Contribution fees for the proposal have been identified within the fees associated with DA 612/2009.

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<p><b>Access</b> Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.</p>	<p>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.</p>	Y	<p>The locality of the proposal is well positioned in close proximity to the existing Tuggerah Railway Station and existing public transport services. Assessment of the relevant DAs for this proposal have identified that the provision made for road upgrades for the proposal will not result in a negative impact on the performance of the associated road network.</p>
<p><b>Housing Diversity</b> Provide a range of housing choices to ensure a broad population can be housed.</p>	<p>Contributes to the geographic market spread of housing supply, including any government targets established for housing for the aged or disabled or affordable housing.</p>	N/A	<p>The proposal provides for additional employment generation however does not contribute to housing stock.</p>
<p><b>Employment Lands</b> Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.</p>	<p>Maintains or improves the existing level of subregional employment self containment. Meets subregional employment capacity targets.</p>	Y	<p>The proposal has the potential to provide for approximately 580 jobs for the local region during construction and operation of the facility.</p>

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<p><b>Avoidance of Risk</b> Land use conflicts and risk to human health and life is avoided.</p>	<p>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.</p>	Y	<p>Conditions of consent for DAs 612/2009 and 1114/2009 have included the requirement for the submission of emergency evacuation plans in the event of flooding and bushfire event.</p>
<p><b>Natural Resources</b> Natural resource limits are not exceeded/environmental footprint minimised.</p>	<p>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.</p>	Y	<p>Water servicing to the area for the building components are available from existing supply mains. Consent conditions for DAs 612/2009 and 1114/2009 require that mains water supply is not to be used for irrigation purposes. Furthermore, the applicants will be required to submit additional hydrological modelling and details regarding water reuse options for the site.</p>

Criteria	Requirements	Consistency (Y/N)	
<p><b>Environment Protection</b> Protect and enhance biodiversity, air quality, heritage and waterway health.</p>	<p>Consistent with the approved Regional Conservation Plan.</p> <p>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.</p> <p>Maintains or improves existing environmental conditions for air quality.</p> <p>Maintains or improves existing environmental conditions for water quality and quantity.</p> <p>Consistent with community water quality objectives for recreational water use and river health.</p> <p>Consistent with catchment and stormwater management planning.</p> <p>Protects areas of Aboriginal cultural heritage values.</p>	Y	<p>The Swamp Sclerophyll Forest Endangered Ecological Community located on the site is to be preserved through the development of the remainder of the site.</p> <p>Additional offset planting for those areas of the site that will be cleared is to occur on a portion of Council owned land adjoining the Wyong South Sewerage Treatment Plant.</p> <p>Conditions of consent for DAs 612/2009 and 1114/2009 have required the submission of additional details regarding the management of stormwater on site in terms of water quality and quantity.</p>
<p><b>Quality and Equity in Services</b> Quality health, education, legal, recreational, cultural and community development and other government services are accessible.</p>	<p>Available and accessible services.</p>	Y	<p>The proposal provides for available and accessible recreation services in addition to health facilities available to the general public.</p>