

Planning Proposal Attachment 4

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

Assessment against the objectives/actions of the Central Coast Regional Strategy

Centres and Housing			
Action	Applicable	Consistent	Comment
4.1 Not relevant to Wyong LGA.	N	N/A	N/A
4.2 Councils are to provide for a mix of housing types, including housing that will accommodate an ageing population, and smaller household sizes, through the preparation of LEPs and strategies.	N	N/A	N/A
4.3 Councils are to facilitate competitive land releases in the Region, and to meet, as a minimum, the dwelling capacity targets and distribution by centres provided in this Regional Strategy. Work to be done in conjunction with the Department of Planning and delivered through the timely preparation of LEPs.	N	N/A	N/A
4.4 Councils are to investigate the potential for land located within and around centres for future housing opportunities, consistent with the centres hierarchy and the dwelling and employment capacity targets through the preparation of LEPs, and local planning strategies (i.e. generally within a radius of 1,000 metres of a regional city and major centre, 800 metres for towns, 400-600 metres for villages and 150 metres for neighbourhoods).	N	N/A	N/A
4.5 Councils are to review their current residential development strategies, including a review of the adequacy and accuracy of existing urban boundaries and zonings in fringe areas, through the preparation of LEPs.	N	N/A	N/A
4.6 Land to be rezoned for housing during the life of the Strategy is to be located within existing urban areas, existing MDP areas, areas identified through the preparation of LEPs, and Greenfield areas nominated in the North Wyong Shire Structure Plan.	N	N/A	N/A
4.7 The majority of future Greenfield development is to be concentrated around the Warnervale Town Centre and Wyong Employment Zone, via the Structure Plan and associated infrastructure plans for the North Wyong Shire Structure Plan Area. This work will be undertaken by the Department of Planning in conjunction with Wyong Shire Council.	N	N/A	N/A
4.8 The Department of Planning is to continue to assist Wyong Council in the planning of the Warnervale Town Centre and Wyong Employment Zone.	N	N/A	N/A

4.9 Ensure planning for the Lower Hunter Region informs the more detailed planning that will be done as part of the North Wyong Shire Structure Plan.	N	N/A	N/A
4.10 Provide around 70% of new housing in existing urban areas and the new Warnervale Town Centre by: <ul style="list-style-type: none"> ▪ Focusing new development in key centres to take advantage of services, shops and public transport as well as identifying and preserving the character of the Central coast's smaller neighbourhoods and suburbs. ▪ Ensuring that existing centres will be developed consistent with the Centres Hierarchy. 	N	N/A	N/A
4.11 Urban land releases to contribute to additional regional infrastructure costs in line with adopted government policy regarding infrastructure contributions.	N	N/A	N/A
4.12 Implement expansion of the NSW Government's new Land Supply Program for the Central Coast to: Monitor housing supply and demand in both Greenfield areas and existing areas. <ul style="list-style-type: none"> ▪ Include the new Employment Lands Development Program. ▪ Be the principal tool for the coordination and staging of land release for both residential and employment lands. ▪ Report the Central Coast separately from Sydney. 	N	N/A	N/A
4.13 Consider a range of affordable housing strategies, including forms of low-cost housing, suitable zonings and development controls to improve housing choice, and specific schemes. These strategies must be consistent with State policies.	N	N/A	N/A
4.14 State Government will develop options for improving housing affordability, with a focus on affordable housing for particular groups in the community. The Department of Housing and Department of Planning to identify how these initiatives can be applied to the Central Coast.	N	N/A	N/A
4.15 Councils are to consider the appropriateness of the locations in which residential parks or caravan parks are permissible during the preparation of principal LEPs, including their access to services. This review is also to have regard for the protection of existing affordable housing stock.	N	N/A	N/A
4.16 Councils to prepare locally responsive design guidelines for the urban areas and include provisions to ensure that new development is consistent with these guidelines.	N	N/A	N/A
4.17 Councils to incorporate provisions into their development control plans that require new buildings to be designed to be able to adapt to meet the needs of a change demographic, and where appropriate, to alternative future uses.	N	N/A	N/A

<p>4.18 In planning for development and redevelopment of urban areas, councils are to consider the need for civic open space and access to a variety of open space and recreational opportunities (e.g. coastal foreshore and riparian land), in a manner which is consistent with the maintenance of ecological values.</p>	N	N/A	N/A
<p>4.19 Recognise the regional and state significance of the Warnervale Town Centre in providing a new community, government and business focus over the next 25 years. To ensure this, the NSW Government will:</p> <ul style="list-style-type: none"> ▪ Lead the major strategic planning for this area. ▪ Ensure that ministerial consent is required for major developments and infrastructure in that area, where appropriate 	N	N/A	N/A
<p>4.20 The Department of Planning, as part of future reviews, is to review population and employment capacity targets contained within this Strategy and will work with councils to determine the take up of land for residential and employment purposes.</p>	N	N/A	N/A
<p>4.21 Councils and the NSW Government are to undertake integrated land use and transport planning to ensure that opportunities to benefit from infrastructure investment are required.</p>	N	N/A	N/A
<p>4.22 Councils are to ensure the location of new dwellings improves the Region's performance against the target for State Plan priority E5 – Jobs Closer to Home – increase the proportion of people living within 30 minutes of a city or major centre by public transport in metropolitan Sydney.'</p>	N	N/A	N/A
<p>4.23 The Department of Planning is to prepare Centre Design Guidelines to encourage improvement and appropriate renewal of local centres and exchange of practices between Councils.</p>	N	N/A	N/A
<p>4.24 The Department of Planning is to assess proposed land release areas against sustainability criteria and implications on infrastructure funding.</p>	N	N/A	N/A
<p>4.25 Prior to the preparation of LEPs and centres planning strategies, councils need to establish whether development or redevelopment of any significant government landholdings could assist in achieving the overall objectives for that centre.</p>	N	N/A	N/A
<p>4.26 Councils are to implement their cultural plans and investigate opportunities to encourage clusters of entertainment and cultural facilities, including activities based around the night economy when preparing centre planning strategies.</p>	N	N/A	N/A

Economy and Employment			
Action	Applicable	Consistent	Comment
5.1 Promote economic and employment growth in the Region to increase the level of employment self-containment and achieve the capacity for more than 45,000 new jobs on the Central Coast over the next 25 years.	Y	Y	The proposal will facilitate approximately 600 jobs during the construction and operation of the associated development and will result in approximately to \$45 million capital investment for the local economy.
5.2 LEPS are to be consistent with the CCRS, the related employment capacity targets and provide a distribution that reflects the centres hierarchy.	Y	Y	The proposal will facilitate approximately 600 jobs during the construction and operation of the associated development within the existing Tuggerah Town Centre
5.3 Councils are to investigate strategies to ensure sufficiently zoned land to enable the provision of comparatively low-cost premises for start-us business. Centre strategies should include provision of low-cost office and studio space to assist business start-ups for cultural activities.	N	N/A	N/A
5.4 The NSW Government is to prepare REDES for the Central Coast that will aim to: Examine possible employment types over the next 25 years. <ul style="list-style-type: none"> ▪ Identify strategies to improve employment opportunities in the Region and increase the level of regional employment self-containment. ▪ Determine where the jobs should be located. ▪ Establish a framework to monitor flood areas and floor space targets to help ensure an adequate supply of employment land over the next 25 years. ▪ Establish a framework for the establishment of business parks. ▪ Devise a Strategy to increase the level of regional employment self-containment. ▪ Identify other factors outside of land use planning that will assist employment growth. 	Y	Y	The Planning Proposal is considered to be consistent with the strategies identified by the REDES.
5.5 The NSW Government is to recognise and regional and state significance of the Wyong Employment Zone in providing appropriate employment lands over the next 25 years: Leading the major strategic planning for this areas. <ul style="list-style-type: none"> ▪ Ensuring that Ministerial Consent is required for major developments and infrastructure in that areas. ▪ Providing a framework to inform state and local infrastructure decisions. 	N	N/A	N/A
5.6 Ensure LEPS do not rezone employment lands to residential zonings or other uses across the Central Coast, unless supported by a Planning Strategy agreed to be DoP.	Y	Y	The Planning Proposal does not rezone existing employment land (industrial) for residential

			purposes.
5.7 Investigate, through the preparation of LEPs, options to expand existing employment land nodes and ensure future development occurring on employment land does not result in the inappropriate fragmentation of land.	Y	Y	The Planning Proposal will cater for additional commercial uses in close proximity to existing commercial nodes, such as the Tuggerah Business Park and Tuggerah Town Centre.
5.8 Ensure that development of residential and mixed-use buildings in business zones do not result in a weakening of a centres retail and commercial functions.	N	N/A	N/A
5.9 Ensure that bulky goods retailing is not located on industrial land is located in centres and nominated nodes.	N	N/A	N/A
5.10 The Department of Planning will prepare guidelines to apply to business development and enterprise corridor zones.	N	N/A	N/A
5.11 Ensure new retail and commercial development is located in centres. Some local convenience retailing may be required out of a centre, however the presence of a convenience shops can initiate a neighbourhood centres, around which other activities such as child care facilities can be located.	Y	Y	The Planning Proposal in located within the existing Tuggerah Town Centre Area.
5.12 The Department of Primary Industries, Department of Water and Energy, Department of Planning, in conjunction with Department of Environment and Climate change, is to review planning for the Central Coast plateaus and Wyong Valleys to consider agriculture, extractive resources, water supply values and tourism uses and address any conflict between these uses.	N	N/A	N/A
5.13 The NSW Government and councils are to engage with industry regarding employment land stock to ensure a sufficient supply of employment land in correct locations.	N	N/A	N/A
5.14 The NSW Government and Councils are to utilise government assets and investments to support centres in accordance with the Centres Hierarchy	N	N/A	N/A
5.15 The Department of Planning is to protect and enhance strategic employment lands through the development of an employment lands SEPP.	N	N/A	N/A
5.16 The Department of Planning is to establish an Employment Lands Development Program, in parallel with the Metropolitan Development Program, and under a Sydney land supply, to improve planning and delivery of employment lands; and monitor demand an supply of employment lands.	N	N/A	N/A
5.17 The Department of Planning is to work with Councils in identifying and implementing measures to manage interface issues between industrial and residential land uses.	N	N/A	N/A
5.18 Enterprise corridors to be investigated, and if appropriate, implemented through principal LEPs, possibilities, including Long Jetty. Detailed guidelines on enterprise corridors	N	N/A	N/A

will be issued by the Department of Planning.			
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Environment, Heritage, Recreation and Natural Resources			
Action	Applicable	Consistent	Comment
6.1 DPI, in partnership with DoP is to undertake mapping of regionally significant activities, including mining, extractive industry and special uses, to identify rural activities and resource lands for preservation.	N	N/A	N/A
6.2 DoP and Wyong Council are to work with the NSW Mine Subsidence Board and DPI to ensure future development in Wyong Shire takes account of current and potential future mining issues. The findings of the strategic inquiry into the potential coal mining impacts in Wyong LGA established by the Minister for Planning in Feb 2007 should also be considered.	N	N/A	N/A
6.3 LEPs are to appropriately zone land with high state or regional environmental, agricultural, resource, vegetation, habitat or waterways, wetland or coastline values.	Y	Y	The commercial premises proposed to be enabled will be confined to areas which are subject to existing approval under DAs 612/2009 and 1114/2009.
6.4 LEPs are to appropriately zone land of high landscape value (incl. scenic and cultural landscapes).	N	N/A	N/A
6.5 Councils, through the preparation of LEPS, are to incorporate land use buffers around environmentally sensitive rural and resource lands.	Y	Y	The commercial premises proposed to be enabled will be confined to areas which are subject to existing approval under DAs 612/2009 and 1114/2009.
6.6 DECCW working with DoP, other relevant agencies and councils, is to prepare a Regional Conservation Plan, that: <ul style="list-style-type: none"> ▪ Identifies the key conservation values of the Region and regionally significant corridors. ▪ Outlines how the RCP relates to the CCRS and the relevant catchment action plans. ▪ Establishes a biodiversity investment guide that identifies which landscapes and habitats, at a regional level, are to be targeted for investment to achieve improved conservation outcomes. ▪ Establishes a biodiversity offset package for Greenfield development within the NWSSP and a framework for an offset strategy to be established for development outside of this area until such time as detailed strategies are prepared. ▪ Identifies mechanisms that will be used to fund biodiversity investment. 	N	N/A	N/A

<ul style="list-style-type: none"> ▪ Establish monitoring and review mechanisms. 			
6.7 DoP, DPI and DECCW and councils are to work towards biocertification of LEPS, where appropriate.	N	N/A	N/A
6.8 Ensure LEPS facilitate the conservation of Aboriginal and non-Aboriginal heritage.	Y	Y	There are no known items of Aboriginal Archaeological or European Cultural Heritage Significance.
6.9 Ensure LEPs do not rezone rural and resource lands for urban purposes or rural-residential uses unless agreement from DoP is first reached regarding the value of these resources.	N	N/A	N/A
6.10 Incorporate provisions to control the offsite impacts of development – in particular the export of pollutants and high flows- in development standards and policies.	N	N/A	N/A
6.11 Ensure LEPS and other strategies implement the NSW Coastal Policy, the NSW Flood Prone Land Policy and plans prepared in accordance with these documents.	N	N/A	N/A
6.12 Protect the health of the Central Coast waterways, including the coastline, estuaries and lakes by integrating relevant objectives and targets from the Hunter-Central Rivers and Hawkesbury Nepean CAPs, Stormwater Management Plans, and Estuary Management Plans.	N	N/A	N/A
6.13 Implement the key NSW Government initiatives and guidelines, including Action for Air, NSW Industrial Noise Policy, Noise and Vibration Guidelines and Environmental Criteria for Road Traffic Noise,	N	N/A	N/A
6.14 Integrate the aims and objectives of the NSW Waste Avoidance and Recovery Strategy (DECC, 2007) through local development standards and policies.	N	N/A	N/A
6.15 Councils and DoP are to ensure that Aboriginal cultural and community values are considered in the future planning and management of the LGA.	N	N/A	N/A
6.16 Councils are to ensure LEPs have high regard for SEPP No 71 – Coastal Protection	Y	Y	DAs 612/2009 and 1114/2009 have been assessed and approved having regard for the provisions of SEPP 71.
6.17 DoP is to continue to expand the NSW Government’s Metropolitan Greenspace Program and further investigate opportunities to expand regional facilities for families, such as picnic areas and walking trails within the Central Coast Region.	N	N/A	N/A
6.18 Councils are to continue to maintain or improve the provision of local open space, particularly in centres along strategic bus routes and around centres where urban growth is located.	N	N/A	N/A
6.19 Councils and the NSW Government are to ensure that development in the NWSSP area and in existing urban areas is designed to encourage the use of sustainable forms of	N	N/A	The Planning Proposal is located within the existing Tuggerah Town Centre Area with good

transport, including walking and cycling.			access to existing public transport and pedestrian linkages.
6.20 Councils are to review and protect the cultural heritage values of centres, if these centres are identified to be the focus of urban renewal projects.	N	N/A	N/A
6.21 Councils and the NSW Government are to ensure that development pressure of tourist activities are managed to minimise the loss of natural resources, potential land use conflict and impact on the environment.	N	N/A	N/A
6.22 Councils are to refer to the Design in Context – Guidelines for infill development in the historic environment (NSW Heritage Office and Royal Australian Institute of Architects NSW Chapter Infill Guidelines Working Part, 2006) in preparing DCPS and making decisions relating to development in existing areas so it is compatible with conservation areas and heritage items.	N	N/A	N/A
6.23 Councils are to refer to the principles and guidelines for the <i>Groundwater Management Handbook – A guide for Local Government</i> – (Sydney Coast Councils Group, 2006) when undertaking groundwater resource management and broader planning.	N	N/A	N/A

Natural Hazards			
Action	Applicable	Consistent	Comment
7.1 Councils are to prepare (or update) floodplain, estuary and coastal zone management plans in order to reduce risks from natural hazards. These plans must be completed and considered in planning decisions made within the areas that they apply to.	N	N/A	N/A
7.2 LEPs will zone areas subject to high hazard to reflect the capabilities of the land.	N	N/A	N/A
7.3 In order to manage the risks associated with climate change, councils will undertake investigations of lands with the potential to be affected by sea-level rise and inundation to ensure that risks to public and private assets are maintained.	N	N/A	N/A
7.4 LEPs will zone waterways to reflect their environmental, recreational or cultural values.	N	N/A	N/A
7.5 LEPs will make provision for adequate setbacks in areas at risk from coastal erosion and/or ocean-based inundation in accordance with Coastal Management Plans. Until these plans are made by the Minister for Environment and Climate Change, councils cannot zone land or approve new development or redevelopment in potential hazards areas, unless assessed within a risk assessment framework adopted by the Council.	N	N/A	N/A

Water			
Action	Applicable	Consistent	Comment
8.1 The local water authority and councils are to implement WaterPlan2050, having regard to the dwelling and employment capacity targets in the Regional Strategy over the next 25 years, and take part in the future reviews of these capacity targets.	N	N/A	N/A
8.2 Councils must incorporate appropriate water efficiency, integrated water cycle management and water sensitive urban design initiatives in local planning, development standards, policies and LEPs.	Y	Y	Considerations for water efficient design and integrated water cycle management including WSUD has been considered in the approved DAs 612/2009 and 1114/2009 for the site.
8.3 Develop water sharing plans and implement environmental flows to improve waterway health, as outlined in the existing and proposed water sharing plans, and relevant catchment action plans, whilst providing water for forecast population growth.	N	N/A	N/A
8.4 Require new residential development to comply with BASIX targets to reduce water consumption and energy consumption.	N	N/A	N/A
8.5 Ensure that LEPs seek to improve existing land use conflicts within defined water catchment areas.	N	N/A	N/A
8.6 At each review of the Regional Strategy, an assessment is to be carried out on the capacity of the water supply system to adequately meet forecast housing and employment capacity targets.	N	N/A	N/A

Regional Infrastructure			
Action	Applicable	Consistent	Comment
9.1 The Department of Planning and relevant NSW Government Agencies are to undertake a number of strategies that will plan for the future growth to implement the Central Coast Regional Strategy, 2008.	N	N/A	N/A
9.2 The Department of Planning is to review the population and employment capacity targets contained within this Strategy, as part of five-yearly reviews.	N	N/A	N/A
9.3 Councils are to identify suitably-located and appropriately-zoned land for new water supply; wastewater treatment and recycling; and resource recovery infrastructure, to support growth in major regional centres and major towns.	N	N/A	N/A

Regional Transport

Action	Applicable	Consistent	Comment
10.1 The Ministry of Transport, the Roads and Traffic Authority and local councils are to implement strategic bus corridors with improved bus priority on all corridors.	N	N/A	N/A
10.2 The NSW Government is committed to planning and delivering a new Town Centre, including the station and interchange. Bus services that reflect the centre's important role as a Town Centre will be introduced.	N	N/A	N/A
10.3 For centres that are subject to redevelopment strategies, councils are to identify, in consultation with the Ministry of Transport, passenger interchanges that are centrally located, visible from public areas and well connected to both pedestrian and bicycle paths.	N	N/A	N/A
10.4 The Roads and Traffic Authority is to continue to plan and implement upgrades to the Pacific Highway, the Central Coast Highway Highway, Terrigal Drive, Avoca Drive and Sparks Road and to incorporate bus priority and cycleway initiatives where justified and feasible.	N	N/A	N/A
10.5 Not applicable to Wyong.	N	N/A	N/A
10.6 Assess and evaluate proposals to widen parts of the F3 Freeway. Progress investigations into the F3 Freeway and M2 Motorway connection. As a result of the Federal Government's review of the F3 Freeway and M7 Motorway corridor selection and the AusLink corridor strategies – <i>Sydney urban corridor strategy, 2007</i> and <i>Sydney-Brisbane Corridor Strategy, 2007</i> – undertake preliminary planning for a new connection from the M7 to north of the Hawkesbury River. The Ministry of Transport will also participate in these reviews.	N	N/A	N/A
10.7 The NSW Government is to continue to improve the reliability and increase the capacity of rail services by continuing to implement the Rail Clearways project, in accordance with the State Plan.	N	N/A	N/A
10.8 The NSW Government is to facilitate greater use of rail for freight movement and reduce the impact of road freight movement by promoting greater efficiency of road freight movements, and developing a series of strategies to reduce emissions from diesel vehicles, reduce noise impacts from freight movements, activities around the domestic intermodal terminals, as well as the movement of construction materials and bulk fuel.	N	N/A	N/A
10.9 Councils and the Department of Planning are to ensure there is sufficient zoned employment land near major transport nodes to meet targets set by the Regional Strategy, through the preparation of LEPs and the North Wyong Shire Structure Plan.	N	N/A	The Planning Proposal is located within the existing Tuggerah Town Centre Area with good access to existing public transport and pedestrian linkages.
10.10 Concentrate employment in areas that allow for efficient public transport servicing, such as centres and specialised key nodes.	Y	Y	The Planning Proposal is located within the existing Tuggerah Town Centre Area with good access to existing public transport and pedestrian

			linkages. The proposal is also in close proximity to the Tuggerah Business Park.
10.11 Council and the NSW Government to investigate opportunities for additional or improved forms of regional public transport, subject to future funding.	N	N/A	N/A
10.12 Councils and the NSW Government to work together to align walking and cycling networks with public transport routes to improve accessibility to public transport. This will include the completion of the NSW Coastal Cycleway network.	N	N/A	N/A
10.13 Councils in conjunction with State Government will develop strategies that identify future improvements to the capacity of road, rail, bus services to cater for population growth, and to identify infrastructure investment priorities in conjunction with future review of the Regional Strategy.	N	N/A	N/A
10.14 The NSW Government, in partnership, with councils and the community, to develop and implement TravelSmart and other travel demand management initiatives, including those focussed on major trip generating land uses.	N	N/A	N/A