

Appendix 2. Sustainability Criteria assessment.

Sustainability Criteria

Measurable Threshold of Sustainability Criteria	Draft LEP
1. Infrastructure Provisions Development is consistent with the Central Coast Strategy, the relevant Residential Strategy, North Wyong Structure Plan, applicable regional infrastructure plan, Metropolitan Strategy and relevant section 117 directions; Provision of infrastructure is costed and economically feasible based on Government methodology for determining infrastructure contribution; and Preparedness to enter into a development agreement.	Presently, the primary driver behind the provision of infrastructure as contained within the CCS is the State Infrastructure Strategy (SIS). However, it is recognised that the SIS requires a number of regional plans to achieve its aims. Therefore the CCS requires that within five years of the final document being introduced, Gosford City Council is to develop and implement the following: • A Regional Economic Development and Employment Strategy; • Gosford Regional City by Cities Taskforce; and • Regional Conservation Plan The CCS directs that the Gosford Regional City by Cities document include specific infrastructure plans. As this has yet to be developed, consistency of infrastructure provisions in accordance with the CCS is impossible to establish. However, the servicing plan provided within the draft LES demonstrates the any development of the land arising from the draft LEP is able to be adequately serviced without major augmentation to the existing infrastructure. The government methodology for determining infrastructure contributions is yet to be made publicly available. The proponent is prepared to enter into a development agreement as discussed in the draft LES.
2. Access Accessibility of the area by public transport and appropriate road access in terms of: • Location/Landuse to existing networks and related activity centres; • Network: the areas potential to be serviced by economically efficient public transport services; • Catchment: the areas 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 subregional road, bus, rail, ferry and freight network.	The proposal has the potential to have a positive impact on the regional road network given the high likelihood of reduced travel times. Local traffic generation is expected to be similar to a traditional housing estate. Local bus services will provide public transport where required. The site is in close proximity to the Terrigal CBD and Erina Fair. Overall the proposal is anticipated to have a net positive impact on the subregional road network and likewise the rail, bus and ferry networks should not be negatively impacted.
3. Housing Diversity Contributes to the geographic market spread of housing supply, including any government targets	The draft LEP facilitates the development of the site for the purposes of a hi – tech home business estate. This is a completely new form of housing stock, adding to the housing diversity within the

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established for housing of the aged or disabled or affordable housing.	LGA. The draft LEP will not contribute to the meeting of any government targets established for housing of the aged or disabled or affordable housing.
4. Employment Lands	
Maintains or improves the existing level of subregional employment self containment;	The overall increased choice and number of employment opportunities that are likely to arise from the proposal will limit the amount of commuters who reside in the area yet work in the adjoining larger metropolitan areas of Sydney and Newcastle. The technological facilities that will be available within the proposal will allow people to live and work from the Terrigal area yet still be able to access and receive information from outside the region in a prompt and reliable fashion.
Meets subregional employment capacity targets.	
Employment related land is provided in appropriately zoned areas.	The CCS provides that 11,200 jobs are to be provided within the 25 year period outside of the specific subregional areas (Gosford, Tuggerah/Wyong and the North Wyong Structure Plan Area). The employment assessment undertaken as part of the draft LEP (see <i>Section 3.2.1</i>) estimates that the Hi – Tech Home Business estate will create a direct total of 220 full time equivalent (FTE) jobs, a further 220 national FTE jobs, as well as 1,105 FTE jobs during the construction phase. This provides a significant contribution to the attainment of the subregional employment capacity targets. Due to the complex nature of the hi –tech home business estate, there are no existing zonings within the IDO No. 122 which provides for an adequate array of land use types to be developed. The purpose of this LES is to identify the suitability of the site for the proposal, as well as providing an appropriate rezoning mechanism.
5. Avoidance of risk	A Bushfire Risk Assessment has been undertaken (<i>draft LES</i>) which demonstrates that development arising from the draft LEP is capable of fully complying with the provisions of Planning for Bushfire Protection 2006, this includes safe evacuation routes.
Where relevant, available safe excavation route (flood and bushfire)	
No residential development within the 1:100 floodplain.	Residential development on the site is not proposed in areas subject to inundation during a 1 in 100 year flood (see draft LES).
Avoidance of physically constrained land with high slope and erosion risk.	A site analysis has been undertaken which has identified areas of potentially physically constrained land. These areas are not proposed to be developed.
Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under the Regional Strategy.	Dedication of large areas of the site to Council's COSS also acts to provide a buffer to adjoining rural residential land uses, minimising the potential for the sterilization of potential rural activities on these lots. With regards to the adjoining residential uses, the relatively low key nature of the small home based businesses and the associated business hub is considered a compatible land use type.
6. Natural Resources	
Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and environmental flows;	The site analysis undertaken, and the investigation of potential site constraints and impacts arising from development of the site has indicated that a large lot, low impact home business estate is a

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Demonstrates most efficient / suitable land use.	suitable land use.
Avoids identified significant agricultural land;	The site is not included within any farmland mapping projects as being significant agricultural land.
Avoids impacts on productive resources lands, extractive industries, coal, gas and other mining, fishing and aquaculture;	The site does not contain any known productive resource lands.
Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy. Requirements demonstration of efficient and sustainable supply solution.	Any subsequent development of the site will have regard for the concepts of energy efficient urban design, with any dwellings needing to comply with the provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
7. Environmental Protection	A Regional Conservation Plan developed in accordance with the CCS has not yet been prepared.
Consistent with government approved Regional Conservation Plan;	
Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by the DECC and DPI). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats;	The Ecological Site Assessment (<i>draft LES</i>) undertook a consideration of improvement or maintenance of biodiversity values. It was concluded that with the implementation of the following mitigation measures, the biodiversity outcomes resulting from the site development would be maintained or improved:
Maintains or improves existing environmental condition for air quality;	• retention and restoration of riparian vegetation; • retention of areas of endangered ecological communities;
Maintains or improves existing environmental condition for water quality and quantity;	• retention and protection of areas of vegetation in good condition with high biodiversity values;
Consistent with community water quality objectives for recreational water use and river health (DECC and CMA);	• retention of habitat linkages to conservation reserves; • retention of habitat for threatened fauna species;
Consistent with catchment and stormwater management planning (CMA and Local Council);	• transfer of land to public reserve as part of the Coastal Open Space System;
Protects areas of Aboriginal cultural heritage value (as agreed by DECC).	• preparation and implantation of an Ecological Site Management Plan and Vegetation Management Plans for areas of retained vegetation, including riparian vegetation; • preparation and implementation of an integrated water quality management system; and • implementation of habitat enhancement measures as identified in the Ecological Site Management Plan.
	The hi – tech home business estate does not contain land uses that will degrade air quality. Additionally, the provision of jobs within the Gosford LGA will lessen the amount of out commuting that takes place out of the region, thus reducing air quality impacts associated with vehicle usage.
	A water cycle management plan has been prepared which aims to improve the environmental condition for water quality and quantity consistent with community water quality objectives and catchment and stormwater management planning;.

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	See <i>draft LES</i>
	No protected areas of Aboriginal cultural heritage are likely to be significantly impacted on the site. See <i>draft LES</i>
8. Quality and Equity in Services	
Available and accessible services;	The water cycle management plan assesses the availability of essential services. It concluded that with some minor augmentation of existing infrastructure the site can be adequately serviced.
Do adequate services exist;	See <i>draft LES</i>
Are they at capacity or is some capacity available;	
Has government planned and budgeted to further service provision;	The funding of any required service upgrade works will be provided as part of the proposed development.
Development funding for required service upgrade/access is available.	