



Wyong
Shire
Council
CENTRAL COAST

Planning Proposal

**East Wadalba Land Release
(Also known as Precincts 2A, 2B and 3B in the North Wyong Shire
Structure Plan)
File No. RZ/2/2013**

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Part 1 Objectives or Intended Outcomes

Objectives or Intended Outcomes

The Planning Proposal seeks to amend Wyong LEP 2013 by:

- Enabling low to medium density residential development except for floodprone and other lands required for conservation, recreation and infrastructure purposes
- Refining planning provisions and establishing guidelines for future urban development for land generally within Precincts 2A, 2B and 3B identified in the North Wyong Shire Structure Plan.
- Ensuring infrastructure and servicing arrangements are in place to ensure the land is serviced at no cost to the NSW Government and Council.

Introduction

A Planning Proposal has been developed based on information prepared from a discussion paper prepared by ADW Johnson on behalf of the Wadalba Landowners Lobby Group.

The land proposed to be rezoned is referred to as the East Wadalba Urban Land Release Area. The land is also known as Precincts 2A, 2B and 3B in the North Wyong Shire Structure Plan. The affected land is identified in the North Wyong Shire Structure Plan as future residential land with a medium term release priority (meaning that it is expected that the land will be released before 2027).

The site has been identified as being suitable for residential growth within the North Wyong Shire Structure Plan ("NWSSP") which was adopted by the NSW State Government in October 2012. This NWSSP provides the framework to accommodate the population and dwelling targets set within the Central Coast Regional Strategy. The NWSSP also highlights important linkages which will affect the future planning of new urban areas green corridor and habitat networks.

The proposed rezoning will need to accommodate these linkages in the final development footprint. A Concept Master Plan accompanies this proposal which provides for the protection of areas with conservation values and continues the urban structure with existing settled areas. The exact boundaries of environmental areas and the concept plan will be further refined by technical studies, feedback from Council and Government agencies through the rezoning process.

A first cut analysis has been undertaken by the ADW Johnson and suggests that there is approximately 182 Ha of constraint free land exists and will be suitable for residential development (See Figure 1).

Key features of the proposal are as follows:

- Expected yield of between 1710 to 2050 residential lots.
- Incorporate wildlife corridor linkage connecting Wadalba Wildlife Corridor to Tacoma/Tuggerawong Wetland.
- Mixture of lot sizes will be provided which will provide housing choice for local market.
- Opportunities will be explored to provide some small lot developments (<200m²) in locations with suitable topography. This will deliver to a large market base and will provide opportunities for the lower and very price sensitive market segment.
- Development is proposed to be staged from Pollock Avenue and land will be released in stages from west to east.

The applicant has prepared a preliminary Concept Plan showing indicative road layouts and development pattern (see Enclosure). It is recognised that the Concept Plan will change as it is informed by further technical studies and liaison with Council staff as the Planning Proposal is progressed.

This Planning Proposal has been prepared having regard to the requirements of Section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and associated guidelines to demonstrate the strategic merit of the proposed LEP proceeding to a Gateway determination. In accordance with the guidelines, it is considered to be sufficient for initial referral to Gateway. The proposal will need to be supported by further specialist studies and agreement reached on infrastructure funding arrangements prior to placing the plans on public exhibition.

Accordingly, this planning proposal is submitted to the Minister or his delegate for a Gateway determination under Section 56 of the EP&A Act.

Site Location

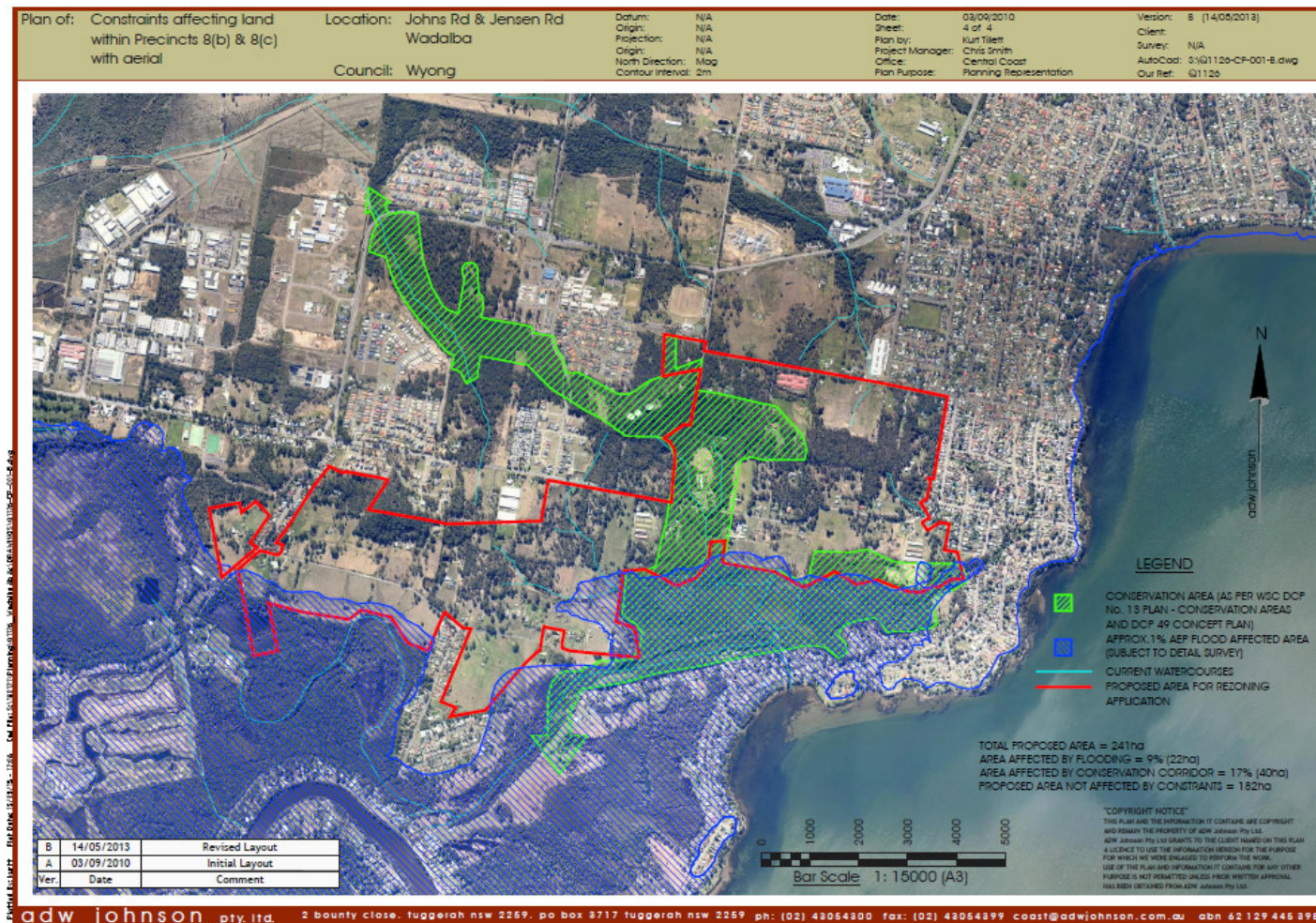
The site comprises approximately 241 hectares covering over 85 different parcels of land under different ownership (See Attachment 1A). The land is predominantly zoned 10(a) (Investigation Precinct Zone) under Wyong Local Environmental Plan 1991 (See Attachment 1B). Under the Draft Local Environmental Plan 2013, the study area is predominantly zoned RU6 Transition and E2 Environmental Conservation (See Attachment B).

The study area is generally characterised by large rural holdings and hobby farms in the south east corner of the study area. The study area is also bisected by habitat corridors linking Wadalba Wildlife Corridor to the Tacoma/Tuggerawong Wetlands (See Attachment 1C).

A constraints map has been prepared by ADW Johnson which provides a first cut analysis of areas affected by flooding, conservation corridors and steep slopes in excess of 20% (see Figure 1). The constraints analysis will be refined with further input from specialist reports (e.g. ecological, flooding, archaeological etc).

Planning Proposal

Figure 1: First cut analysis of constraints (prepared by ADW Johnson)



Background

In an attempt to positively influence the production of housing, particularly within identified growth areas, the NSW State Government created a new program called the "Potential Home Sites Program". The aim of the program is to fast track the production and delivery of housing, particularly within identified growth areas of the state.

On 12 August 2011 the NSW Minister for Planning and Infrastructure created the "Potential Home Sites Program" and asked for landowners to nominate large sites (>100 Hectares) which could be developed for housing within 3 years. Of a total of 43 landowner submissions received by DP&I, one submission was lodged within the Wyong Shire by the Wadalba Landowners Group.

The Wadalba East area was subsequently brought to the attention of the Minister and DP&I with a formal submission made by 29 November 2011 on behalf of the Wadalba Land Owners Group. In April 2012, DP&I released a short list of nominated Potential Housing sites, which included the Wadalba East Site.

Following a review of these potential sites the DP&I advised Council on 20 March 2013 that 29 large sites had been reviewed in the Sydney Region under the program. Through this program, the Government has supported the immediate action to progress 7 nominated sites (which included the Wadalba East site) and to investigate a further 13 sites through upcoming strategic plans.

The Wadalba Land Owners Group has been encouraged to continue discussions with Council to implement the release of the land in accordance with the North Wyong Shire Structure Plan, including the option for accelerated release. A key principle for accelerated release is the "principle of no cost to government". Through this program, landowners will be required to enter into an agreement to pay for infrastructure. The DP&I has indicated that new development through the "Potential Home Sites Program" will need to establish the necessary supporting infrastructure before the sites are allowed to be subdivided.

ADW Johnson on behalf of the Wadalba Land Owners Group lodged a Planning Proposal with Council to commence the rezoning process. Assessment of this rezoning application commenced when the rezoning fee was paid on 14 June 2013. Council resolved to commence the rezoning process for this area on 28 August 2013.

On 28 August 2013 Council resolved the following:

1. That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan, 1991, (or pending timing, Wyong Standard Instrument Local Environmental Plan) pursuant to Section 55 of the Environmental Planning and Assessment (EP & A) Act, 1979.
2. That Council forward the Planning Proposal (generally based on the information in Enclosure 1) to the Department of Planning and Infrastructure (DP&I) accompanied by a request for a "Gateway Determination", pursuant to Section 56 of the EP & A Act, 1979.
3. That Council require, subject to the "Gateway Determination," the applicant/landowner consortium enter into a Funding Agreement with Council in accordance with Council's Planning Proposal Procedure to recover the costs involved in further progressing the proposal.
4. That Council authorise the General Manager (or delegate) to sign the Funding Agreement for the rezoning.

5. That Council undertake community and government agency consultation, in accordance with the requirements attached to the "Gateway Determination".
6. That Council authorise the General Manager (or delegate) to sign any infrastructure and servicing agreement to support the rezoning. This agreement shall:
 - a. Address the cost, timing, staging and responsibilities for funding and provision of infrastructure to service the development.
 - b. Ensure that Council is not responsible for the cost of any public infrastructure required to support the development such as hard infrastructure (including, roads water and sewer and drainage) and soft infrastructure (which includes open space, community facilities and environmental corridors).
7. That Council reach an "in principle" agreement on Item 6 be reached between the Applicant (on behalf of the Wadalba Landowners Lobby Group), Council and State Government prior to the public exhibition of the Planning Proposal.
8. That Council advise the applicant that the Planning Proposal will not proceed beyond public exhibition until agreement is reached on the provision of Council and State Government infrastructure to service new development (This agreement shall be based on the "principle of no cost to government").
9. That Council prepare appropriate Development Control Plan provisions to support the development of Precincts 2A, 2B and 3B – East Wadalba.

A further report was also considered by Council on 28 August 2013 for a site specific rezoning proposal for 145 Johns Road within the study area and the following was resolved:

1. That Council incorporate Planning Proposal RZ/1/2013 with the broader East Wadalba Precinct rezoning (RZ/2/2013) to ensure an improved strategic outcome for urban development in the Wadalba area which will occur at no cost to Council.

Copies of both of these Council reports are included in Attachment 2.

Part 2 Explanation of Provisions

The proposed outcome will be achieved through an amendment to Council's Standard Instrument LEP (draft WLEP 2013) which is expected to be gazetted before the end of 2013.

The principle provisions will include:

- Land Zoning Map by rezoning the land from R2 Low Density Residential, E2 Environmental Conservation, B2 Local Centre (possible future location) and possible recreational zones (yet to be defined and located).
- Relevant planning controls in the form of minimum lot size.
- Maps depicting land application, land acquisition and Urban Release Area maps.
- Removal of lot amalgamation provisions within future development zones.
- Specific planning provisions which address servicing and infrastructure issues (however further discussions on different funding models are required before the exact nature of these provisions is known).

It is expected that the boundaries of proposed zones will be refined as technical studies are completed and a Structure Plan is developed to support the rezoning proposal in the lead up to public exhibition.

Part 3 Justification

Section A – Need for the Planning Proposal

1. *Is the Planning Proposal a result of any Strategic Study or report?*

Is the planning proposal a result of any strategic study or report?

Yes – See below.

Potential Homes Sites Program

The proposal is directly related to the NSW Government's Potential Homes Sites Program where the subject site has been selected by the State Government for "immediate action" to simulate growth and affordable housing opportunities within the Shire.

Following a review of these potential sites the DP&I advised Council on 20 March 2013 that 29 large sites had been reviewed in the Sydney Region under the program. Through this program, the Government has supported the immediate action to progress 7 nominated sites (which included the Wadalba East site) and to investigate a further 13 sites through upcoming strategic plans.

The Wadalba Landowners Lobby Group have been encouraged by DP&I to continue discussions with Council to rezone Precincts 2A, 2B and 3B which are identified in the North Wyong Shire Structure Plan, including the option for accelerated release. A key principle for accelerated release is the "principle of no cost to government". Through this program, landowners will be required to enter into an agreement to pay for infrastructure. The DP&I has indicated that new development through the "Potential Home Sites Program" will need to establish the necessary supporting infrastructure before the sites are allowed to be subdivided.

Central Coast Regional Strategy

The Central Coast Regional Strategy (CCRS), released in June 2008, provides the base planning framework for the growth of the Central Coast Region over the next 25 years (2006-2031).

The CCRS identifies that an additional 39,500 dwellings will be required to accommodate an anticipated population growth of 71,100 persons. 16,000 of these new dwellings will be required to be accommodated within new release or 'Greenfield' areas.

To date the focus of Council and State Government has been on the release of new development precincts in close proximity to the Warnervale Town Centre (WTC) in an effort to stimulate development of the town centre precinct. Existing state and local planning strategies including the Central Coast Regional Strategy (CCRS), North Wyong Shire Structure Plan, draft Wyong Shire Settlement Strategy and Wyong Shire Residential Development Strategy all reflect this objective.

The CCRS in particular, states that the majority of future greenfield development is to be concentrated around WTC and the Wyong Employment Zone (WEZ). Whilst these plans also support the future development of the Wadalba East precinct, it is perhaps now less of an issue given the imminent rezoning of a large urban land release in Precincts 4, 5 and 7 (Precinct 7A).

North Wyong Shire Structure Plan

The NWSSP was adopted in October 2012 and provides the framework to accommodate the growth targets set within the CCRS.

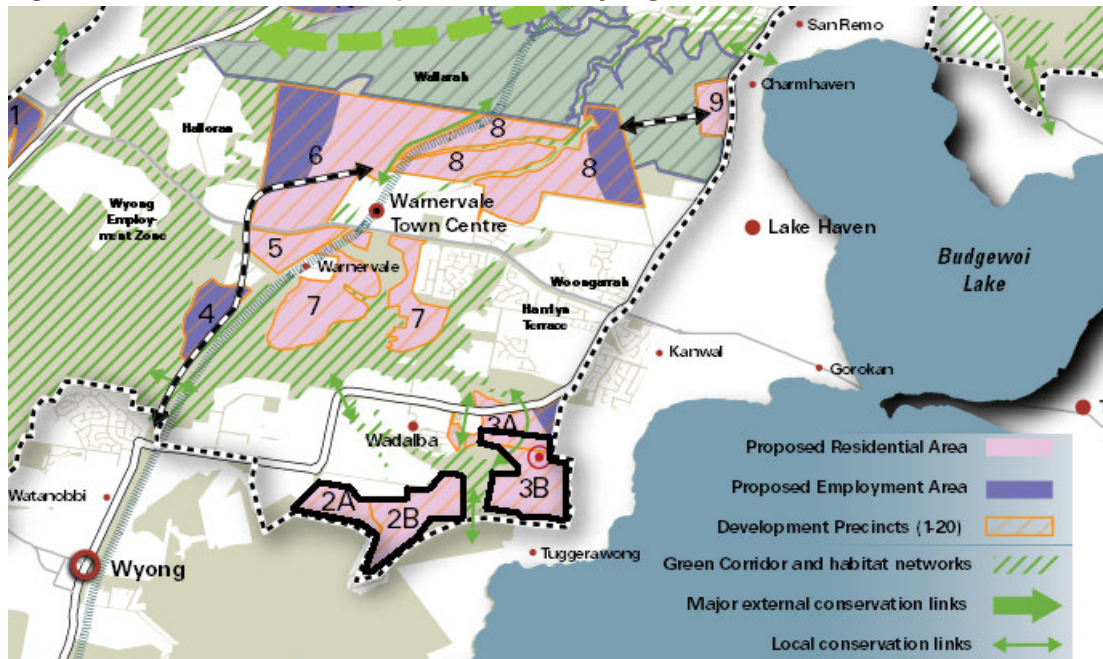
The North Wyong Shire Structure Plan (NWSSP) shows the area subject to the rezoning proposal as Precincts 2A, 2B and 3B. Under this plan the area is identified as having a 'medium term' release priority. All land in the 'medium term' under the NWSSP is scheduled to be rezoned before 2027.

The NWSSP establishes a residential density target of 15 dwellings per Ha which equates to 1,591 dwellings in total which should easily be met or exceeded by the proposed rezoning.

To protect important environmental land, the NWSSP green corridor and habitat networks. As illustrated within Figure 2, the site has been identified as being suitable for residential growth with the inclusion of a north/south conservation link. The boundaries of this wildlife corridor linkage will need to be closely examined to provide some equity in terms of conservation and development outcomes. A wildlife corridor linkage will also need to be planned and incorporated into the development to provide a link through the northern part of the precinct into adjoining Precinct 3A (to the north of the study area) to be consistent with the NWSSP.

The NWSSP shows a potential new Village Centre as being placed within close proximity to the study area (See Figure 2). The location of this proposed centre is only indicative on the NWSSP Map and the exact location will need to be confirmed. The NWSSP seeks to provide a variety of medium density housing types within 400-600 m of this proposed new village centre. The location of the new centre will need to be confirmed through the study process and if it is decided to place the new centre within the rezoning area, appropriate development objectives/principles will need to be established.

Figure 2 – Site context with respect to North Wyong Shire Structure Plan



Despite proclaiming the site for “immediate action” under the Potential Home Sites Program, the NWSSP has identified the site as being suitable for growth in the medium term (next 15 years). On 14 March 2013, the Minister for Planning and Infrastructure provided correspondence supporting the site for accelerated release under the NSW Government’s “Potential Home Sites Program”. A key principle for accelerated release is the “principle of no cost to government”.

Wyong Residential Development Strategy

The Wyong Residential Development Strategy was adopted in 2002 and identifies the need to identify additional suitable land for urban release so as to provide greater flexibility in the provision and the range of housing into the future.

The Strategy guides residential development which will increase the quality and diversity of development in Wyong Shire and plans for residential development which is environmentally, economically and socially sustainable in both the local and regional context. In this regard, the subject site is generally located within the former Precincts 8B and 8C – areas which are identified as being suitable to accommodate future residential growth.

Settlement Strategy

The Wyong Settlement Strategy was conditionally endorsed by the Department of Planning and Infrastructure on 17 September 2013.

Council's Settlement Strategy and the NSW State Government's North Wyong Shire Structure (NWSSP) incorporates the development staging of land within the medium and long term categories. This is particularly important for land in the 'medium term' category in the NWSSP. There is a considerable amount of land falling into this category and it is not practicable that all land is released and serviced at the same time. Therefore Council's Settlement Strategy proposes that development precincts identified as 'medium term' be divided into five priority categories.

In accordance with existing state government policies, Council's staging strategy in the Settlement Strategy seeks to prioritise the release of land in the 'medium' term by releasing land which is in close proximity to WTC before releasing land in fringe locations which require significant infrastructure provision to service new development. This was done to ensure consistency with the CCRS which states the majority of future greenfield development is to be concentrated around WTC and the WEZ.

The NSW Government has also supported the inclusion of the Wadalba East Precinct under the "Potential Home Sites Program", so some re-alignment of priorities may need to occur to reflect this decision of the NSW Government which was made after the exhibition of the draft Settlement Strategy. In any case, the Wadalba East Precinct is located within close proximity to Wyong Township and existing residential areas at Wadalba and is therefore logical from an urban expansion point of view.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Option 1 Discontinue the Proposal (Not Recommended)

Various levels of Government have acknowledged the increasing challenges facing potential home owners and renters in securing suitable accommodation in the areas they work and want to live. In this regard, the planning proposal will result in additional land being available for approximately 1710 - 2050 residential allotments. The proposal will also create local employment opportunities, provide for additional open space and conservation areas. Discontinuing the process will prevent these outcomes from being achieved.

Option 2 Proceed with the Proposal as an Amendment to the Draft SI WLEP 2013 (Recommended)

It is expected that the draft SI WLEP 2013 will be gazetted before the end of 2013. Any zoning changes arising from the Planning Proposal will amend this document. Preparation of a Planning Proposal is the most effective and timely method to proceed with the State Government's desire to progress the site for future growth in the short term under its "Potential Home Sites Program". However it is recommended that agreement be reached on infrastructure and servicing arrangements prior to the public exhibition of the final Planning Proposal.

Section B – Relationship to strategic planning framework

3. (a) Where a sub-regional strategy is in place:

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Central Coast Regional Strategy (CCRS) 2006-2031 and North Wyong Shire Structure Plan, October 2012

As discussed above, the proposal has been assessed against and is generally consistent with the the residential dwelling targets and objectives of the CCRS and the NWSSP and is considered to be generally consistent with these documents. An assessment of Central Coast Regional Strategy Actions and Central Coast Regional Strategy Sustainability Assessment is detailed in Attachments 3 and 4.

Regional Economic Development and Employment Strategy (REDES) 2010

The Regional Economic Development and Employment Strategy (REDES) is a partnership between the NSW Government, Regional Development Australia Central Coast (RDACC), Gosford City Council and Wyong Shire Council.

Whilst the proposal will not directly supply long term employment opportunities, short term opportunities would be created through associated planning and construction work.

3. (b) Where there is no sub-regional strategy in place:

(i) Does the proposal have strategic merit and

- *Is consistent with a relevant local strategy endorsed by the Director General, or*
- *Is consistent with the relevant regional strategy or metropolitan plan, or*
- *Can it otherwise demonstrate strategic merit, giving consideration to the relevant Section 117 Directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc)*

(ii) Does the proposal have site specific merit and it is compatible with the surrounding land uses, having regard to the following:

- *the natural environment (including known significant environmental values, resources or hazards); and*
- *the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and*
- *the services and infrastructure that are or will be available to meet the demand arising from the proposal and any proposed financial arrangements for infrastructure provisions.*

Not applicable as there is a sub-regional strategy (see NWSSP) in place.

4. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The Wyong Shire Community Strategic Plan (2030) was adopted by Council in September 2009 and revised in 2013. This document establishes a strategic vision over the next twenty years. The document identifies 8 priority objectives which have been created to improve the area.

1. Communities will be vibrant, caring and connected.

Opportunities exist for new residents to participate in existing programs in the district, including community, business, sports, recreation, education and creative groups and to establish new programs/opportunities and build local social capital.

2. There will be ease of travel.

Bus services operate along the Pacific Highway and internal roads to service the new development will have planned bus routes to service new development. Pedestrian and cycleway links can readily be incorporated into the new development and provide links to surrounding developments.

3. Communities will have a range of facilities and services.

The proposed development will result in developer funded contributions/works to cultural and community facilities, open space, sports and recreation facilities, which can be accessed by new communities.

4. The community will be educated, innovative and creative.

A new school is proposed to be developed on land owned by Department of Education and Training in the study area. Other schools will expand and be embellished, in accordance with community need.

5. Areas of natural value will be enhanced and maintained.

Significant wildlife corridors and wetlands will be protected. Opportunities for the development to fund programs aimed at restoring natural areas are recommended to be investigated to assist in the achievement of this priority objective.

6. There will be a sense of community ownership of the natural environment.

Opportunities for the development to support this priority objective may need to be discussed and negotiated.

7. There will be a strong sustainable business sector.

There will be positive impacts arising from increased construction and possibly a new village/neighbourhood shopping centre.

8. Information and communication technology will be consistent with world's best practice.

It is recommended that future development of the land facilitate the provision of high speed broadband services.

5. *Is the planning proposal consistent with applicable state environmental planning policies?*

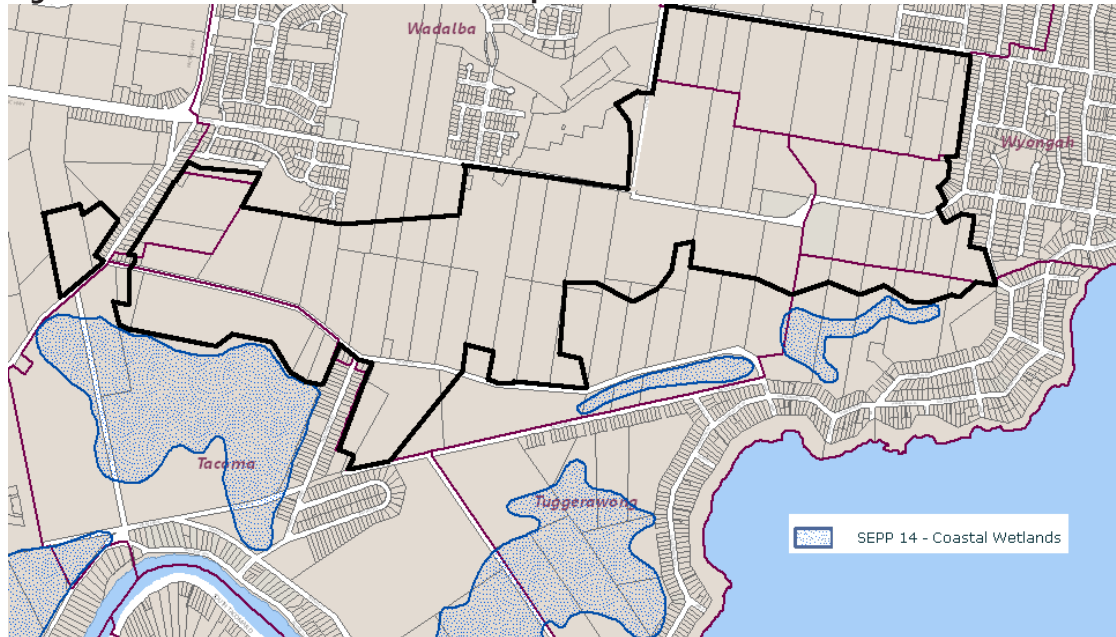
The proposal is consistent with the relevant State Environmental Planning Policies (SEPPs).

State Environmental Planning Policy No. 14 – Coastal Wetlands

The aim of SEPP 14 is to ensure coastal wetlands are preserved and protected for environmental and economic reasons. The SEPP requires the concurrence of the Director for any development which will clear land, construct a levee, drain or fill land within a coastal wetland.

The site does not contain any identified SEPP 14 Wetlands, however is located within close proximity to some areas to the south (see Figure 3). The impacts of upstream development will need to be carefully managed to ensure hydrological and water quality impacts are managed to protect downstream wetlands.

Figure 3 – SEPP 14 – Coastal Wetlands Map



State Environmental Planning Policy No. 26 – Littoral Rainforest

The site does not contain any identified Littoral Rainforest.

SEPP 44 – Koala Habitat

Subject to the findings of further investigative fauna studies, consideration of the proposal against SEPP 44 – Koala Habitat may be required.

SEPP 55 – Contaminated Land

It is considered that the proposal will be able to satisfy SEPP 55 – Contaminated Land. However further investigative studies will need to be undertaken to address these matters.

SEPP 71- Coastal Protection

The subject site is located within the “coastal zone” (i.e. one kilometre from the coast or a coastal estuary as indicated on the adopted maps) and is therefore subject to the provisions of SEPP 71- Coastal Protection. Council is required to have regard to the matters for consideration identified under Clause 8 when preparing a Draft Local Environmental Plan (See Attachment 5).

A full assessment of these SEPPs is contained within Attachment 5 of this report.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The proposal has been considered against the relevant Ministerial Section 117 Directions and is considered to be consistent with the relevant Directions as summarised below.

The proposal has been assessed on a preliminary basis against relevant Section 117 Ministerial Directions. Some of these assessments will need to be expanded upon once further studies have been undertaken by the proponent. The assessment is contained within Attachment 6 of this report.

A summary of consistency with all Section 117 Directions follows:

Number	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Possible	Possible
1.2	Rural Zones	Yes	Yes
1.3	Mining, Petroleum Production and Extractive Industries	Yes	Yes
1.4	Oyster Aquaculture	No	N/A
1.5	Rural Lands	No	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Yes	Yes
2.2	Coastal Protection	Yes	Yes
2.3	Heritage Conservation	Yes	Yes
2.4	Recreation Vehicle Areas	Yes	Yes
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Yes	Yes
3.2	Caravan Parks and Manufactured Home Estates	Yes	Yes
3.3	Home Occupations	Yes	Yes
3.4	Integrating Land Use & Transport	Yes	Yes
3.5	Development Near Licensed Aerodromes	Yes	Yes
3.6	Shooting Ranges	No	N/A

Number	Direction	Applicable	Consistent
Hazard & Risk			
4.1	Acid Sulfate Soils	Yes	Yes
4.2	Mine Subsidence and Unstable Land	Yes	Yes
4.3	Flood Prone Land	Yes	Yes
4.4	Planning for Bushfire Protection	Yes	Yes
Regional Planning			
5.1	Implementation of Regional Strategies	Yes	Yes
5.2	Sydney Drinking Water Catchments	No	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
5.8	Sydney Second Airport: Badgery's Creek	No	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Yes
6.2	Reserving Land for Public Purposes	Yes	Yes
6.3	Site Specific Provisions	No	N/A
Metropolitan Planning			
7.1	Implementation of the Metropolitan Strategy	N/A	N/A

Section C – Environmental, Social and Economic Impact**7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The main ecological issues with the proposal are discussed under the following sub-headings.

Threatened species, populations and Endangered Ecological Communities (EECs)

The site is not declared or partly declared critical habitat. Generally areas potentially supporting endangered ecological communities are proposed for within the draft E2 – Environmental Conservation Zone.

The presence or otherwise of threatened species and any environmental management requirements will need to be further explored following the Gateway determination by undertaking detailed ecological investigations. This will include an assessment of the extent of vegetation communities (including endangered ecological communities), the presence of threatened flora and fauna species, riparian areas and riparian management issues, and corridors. Possible open space/conservation areas, ecological management and biodiversity offset requirements will also be examined.

Wildlife Corridors

A major wildlife corridor runs through the study area which will provide a connection to the Wadalba Wildlife Corridor to Tacoma/Tuggerawong Wetlands. This wildlife linkage is shown in a number of documents e.g. NWSSP, Wyong Shire DCP 2005 - Chapter 13 – Interim Conservation Areas and Chapter 49 – Warnervale East and Wadalba North West Urban Land Release Area. The exact placement and dimensions of corridor areas will need to be refined through more detailed investigations undertaken through the rezoning process. (See Attachment 7)

Council is also in receipt of another Planning Proposal on 145 Johns Road, Wadalba (RZ/1/2013) which is located within a green corridor and conservation link as shown in the North Wyong Shire Structure Plan (this property is identified in a notation in Attachment 1 – Map D).

This rezoning proposal requires the resolution of a number of strategic issues, namely optimal provision of infrastructure, positioning boundaries of wildlife corridors on adjoining sites and development of precinct based environmental offset strategy (biodiversity certification) to provide development certainty in future urban zones. Council will attempt to find some way of achieving a partial development outcome on this site and adjoining sites in order to achieve an equitable development and conservation outcome for all landowners through the rezoning process.

Biodiversity Certification and Offsetting

Whilst most of the area proposed to be rezoned is cleared, there is likely to be some areas of native vegetation which will require removal in certain locations. These impacts will need to be carefully examined and offset with appropriate conservation measures.

Preliminary conversations with the proponent have indicated that they are interested in pursuing a Biocertification Application to support the rezoning. The area is considered to be a suitable location for this to be pursued. This will result in significant cost savings for Council and developers as threatened species assessments/Species Impact Statements will not be required to support future DAs once achieved.

More importantly, Biodiversity Certification will remove the risk of developable land being sterilised to protect threatened species habitat, as the number of threatened species and the impact of future listings will continue to be a risk going forward in Council's Urban Land Release Program. Biocertification removes this risk.

Future ownership of conservation land

The current proposal seeks to zone a large portion of the subject site for residential purposes, having regard to environmental and physical attributes. The preliminary boundaries of environmental land are shown in Attachment 1 – Map D. The boundaries of conservation zones will be refined as the Planning Proposal is developed and informed by technical studies.

In the past, Council has identified that land with significant conservation values should be transferred into Council ownership for ultimate management. This practice however has resulted in a significant financial maintenance burden. Further discussions will need to occur with the applicant concerning the future ownership of conservation land which forms part of this rezoning proposal.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Flooding and Stormwater

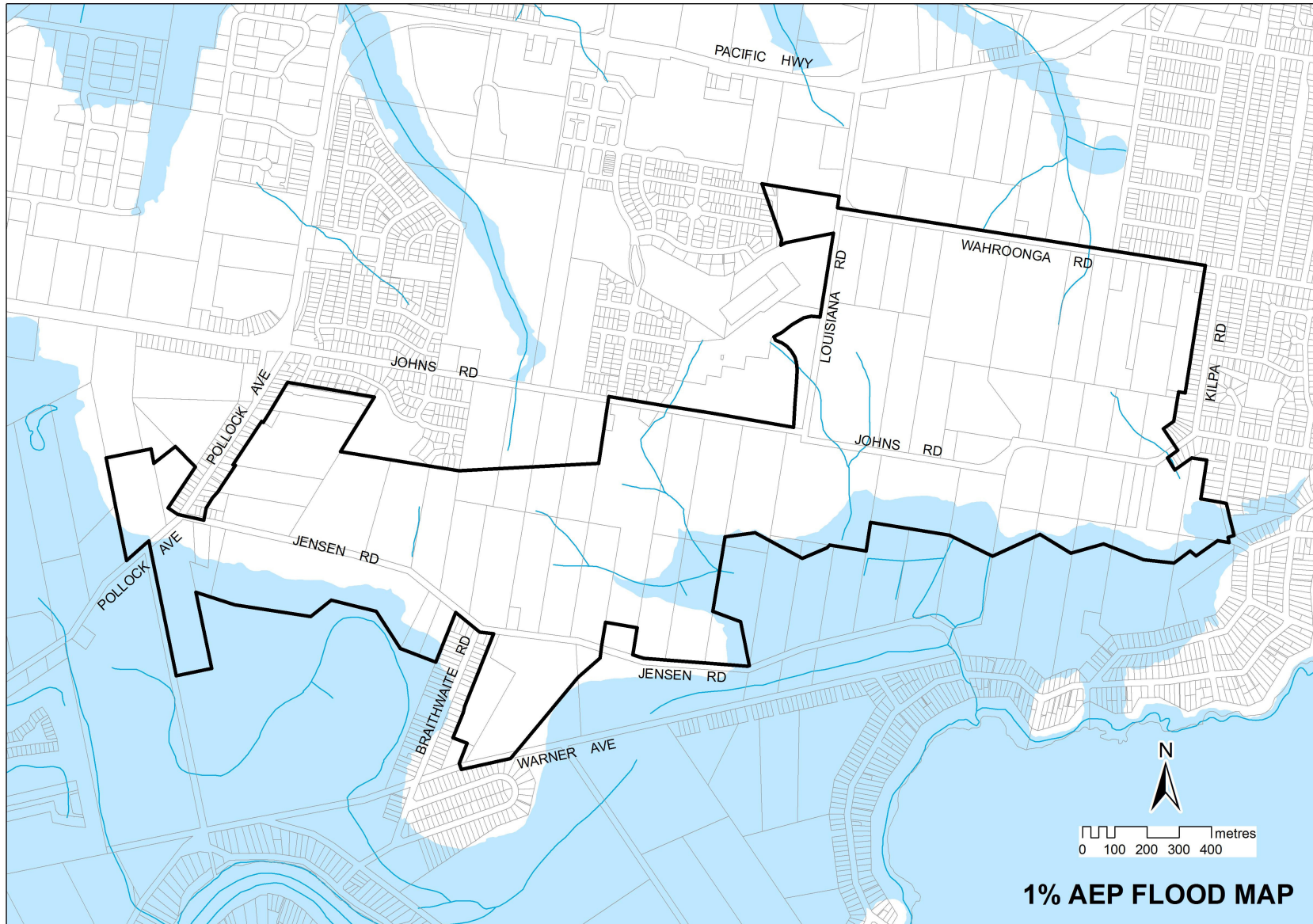
The existing 1 year AEP Flood boundaries and riparian zones (blue lines) are shown in Figure 4. A Flood and Drainage Study will be required to support the proposal. This will need to examine overland flooding impacts and drainage corridors will need to be identified to a 1% Annual Exceedence Probability (AEP) (with appropriate freeboard buffer). These areas will need to be zoned appropriately to ensure that drainage flow paths are not blocked.

Suitable measures will also be required to prevent future residents driving west along Pollock Avenue during heavy rains (ensuring flood free access).

Stormwater management investigations will be undertaken and should include a review of existing creeks and watercourses on the site and potential land loss due to riparian zone setbacks. Trunk drainage corridors would be identified and modelling undertaken to provide indicative drainage corridor dimensions.

Due to the proximity of the site to Tuggerah Lake and sensitive wetlands, water quality and management of downstream wetland hydrology will be of critical importance, especially due to the presence of SEPP 14 – Coastal Wetlands downstream. Stormwater modelling and water quality treatment requirements will also need to be undertaken.

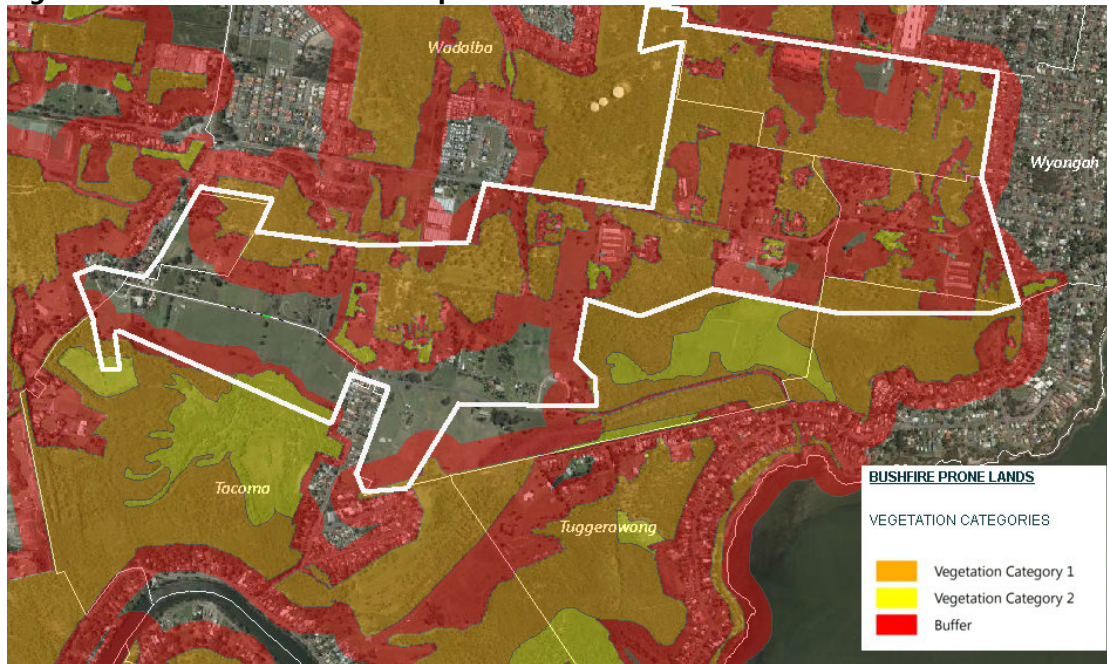
Planning Proposal



Bushfire

Large areas of the study area are classified as “bushfire prone land” (See figure 5). Future development would need to adopt appropriate Asset Protection Zones (APZ’s) and incorporate these requirements into future street layouts and likely setbacks. An assessment of the proposal against Planning for Bushfire Protection 2006, and other relevant guidelines will be required as master plans of the site are developed.

Figure 5 – Bushfire Prone Land Map



Noise and Vibration

A noise and vibration assessment will explore potential noise or vibration sources within the locality which may impact on the amenity of future residents. The assessment will also look at potential impacts to existing residents during construction and for the life of the development.

Acid Sulfate Soils and Contaminated Land Assessment

Geological and geotechnical investigations will be undertaken to investigate the extent of acid sulphate soils in the area and the potential effect of these on future residential development and supporting infrastructure. A preliminary contaminated land assessment will also be required addressing the requirements of SEPP 55 Contaminated Land.

Mine Subsidence

Part of the study area is located within a Mine Subsidence District. Preliminary advice from the Mine Subsidence Board (MSB) indicates that they are likely to apply similar surface development controls as set for current residential development at Wadalba (See Enclosure 1 – Appendix 5). If any further concerns are raised by the Mine Subsidence Board (MSB) they will be addressed as the Planning Proposal is developed.

9. *Has the planning proposal adequately addressed any social and economic effects?***Social Effects****Social Impact Assessment**

The Planning Proposal identifies the need to undertake a specialist study to examine Social Impact/Human Services Analysis. This study should identify the social issues and potential needs of current and future residents within the area. This assessment will enable Council to ensure the full extent of social impacts is identified as well as the identification of human service requirements for current and future residents.

Open Space and Recreation

The location of small parks and open space for future residents will need to be informed by an Open Space and Recreational Needs Analysis. The results of this report will inform where open space and parks will be located in the Concept Plan.

Visual Impact

The future development of the area would generally be in the form of low scale residential development similar to existing development at Wadalba. Appropriate urban design provisions will be developed which will be incorporated into a future DCP to support the rezoning of the land.

Street and Subdivision Layout

The proponent has prepared a preliminary Concept Plan showing indicative road layouts and development pattern (See Enclosure 1). This plan will change as it is informed by technical studies, urban design and stakeholder input.

A range of detailed engineering design comments have been provided by Council's – Design Engineering Unit which will be addressed at the Masterplanning Stage. These issues which will affect street patterns and layouts covering:

- Road safety planning
- Improvements in road layouts to assist garbage servicing
- Road geometry and sight distance
- Improvements in intersection planning and location
- Bushfire assessments will inform planning of Urban Interface Areas (UIAs)
- Odour, acoustic and visual treatment of future sewage pump stations shall be examined.
- Overland floodways will need to be identified and excluded from developable lands.

Aboriginal Archaeology and European Cultural Heritage

There are some locations within close proximity to the study area (within the existing Wadalba Wildlife Corridor) which contain sites identified on the Aboriginal Heritage Information Management System (AHIMS).

Aboriginal archaeological investigations will be undertaken including an assessment of the cultural significance of the site. This will involve a desktop review of relevant registers, community consultation and broad site assessments in accordance with *Aboriginal cultural heritage consultation requirements for proponents 2010*.

A separate assessment will also be undertaken to assess items within site which have European cultural significance. The study area is known to contain one item of local heritage significance on Lot B in DP33532.

Economic Effects**Job creation**

The site is ideally located to provide housing in areas with good access to existing urban areas and existing employment lands. The site is directly south of the North Wyong Industrial Estate and within close proximity to numerous centres and transport links. Additional jobs will also be created through construction and trade related services, both at subdivision stage and subsequent dwelling construction.

Increasing housing choice and affordable housing

Accelerated land release will provide diversity in the residential housing market. The proponent advises that the proposed rezoning will provide a variety of lot sizes, generally ranging from small lots (200m² - 350 m²), with a majority in the 400 m² - 550 m² range, with some larger lots and opportunity for appropriate medium density development. It is anticipated that selling prices will be comparable to existing Wadalba land stock, with a price of vacant land \$160,000- \$170,000 and house land packages in the low \$300,000's.

Residential Land Supply

The supply of greenfield residential land within Wyong Shire is considered sufficient (as reported in the government's Metropolitan Development Program) to meet market demands without releasing additional residential land at the present point in time, especially given the imminent gazettal of the rezoning of land to the south of the Warnervale Town Centre (Precincts 4, 5 and 7 which has the potential to provide 2,300 residential lots). It is acknowledged, however, that the issue the Government is attempting to resolve is not that of land supply, but rather the production and actual release of residential lots to the market. The Wadalba East rezoning will boost short term housing supply as per the NSW State Government's "Potential Home Sites Program" to provide needed lot production.

Potential new village centre

The NWSSP shows a potential new Village Centre will be placed within close proximity to the study area in the future. The location and role of the new centre will need to be confirmed through the study process and if it is decided to place the new centre within the rezoning area, appropriate development objectives/principles will need to be established. It may also be informed by new information as it becomes available through the Wyong Shire Retail Centres Review.

Section D – State and Commonwealth Interests**10. *Is there adequate public infrastructure for the planning proposal?*****Water and Sewer**

The Wadalba East area will require significant water and sewer infrastructure to service the new development. The Planning Proposal submission by ADW Johnson includes a preliminary water and sewer servicing strategy that would allow for the efficient servicing of future development in the area. (See Enclosure 1 – Appendix 6).

Water Supply

Provision has been made to service the site in Council's DSP No 1, with an extension of an existing 200mm water trunk main to the south of existing infrastructure. The rest of proposed infrastructure aligns with Council's servicing intentions for the area.

All reticulation mains (150mm and below) are to be constructed by the developer and donated to Council.

The design and construction of the water mains are to be in accordance with the WSAA Water Supply Code of Australia WSA-02 Sydney Water Edition.

Sewer

Overall, the preliminary sewer system proposed by the developer aligns with Council's servicing strategy.

Council's sewer servicing strategy for the Wadalba area involves the construction of gravity mains to transfer sewage to a sewer lift station (Wadalba 2) south of Johns Road. The Wadalba 2 station will lift the sewage to proposed trunk gravity main to allow gravity transfer to a new Sewage Pump Station (SPS) Wadalba 1 as described in Council's Development Servicing Plans (DSP). This enables servicing of the whole catchment in an efficient and planned manner. If the timing for development of this site is consistent with the surrounding area then the developers would be required to construct the infrastructure identified in the servicing strategy. All reticulation infrastructure (150mm gravity mains) are to be constructed by the developer and donated to Council.

The existing SPS CH26 will be decommissioned once the proposed development is in place. Therefore, provision needs to be made for the SPS CH26 catchment to drain into the new proposed sewer system.

The design and construction of the sewer mains and sewage pump stations are to be in accordance with the WSAA Sewerage and Pumping Station Code of Australia Sydney Water Edition. Council will specify required amendments to the SWC Pump Station Design Code at the detailed design stage.

Road Infrastructure and Traffic

The proposal is likely to generate up to 800 peak hour vehicle trips in the AM and PM.

A Traffic Impact Assessment will be required to determine the impact on the existing local and State road network as a result of the proposal. The report will include modelling of all key intersections including Pacific Highway and Johns Road, Louisiana Road, Craigie Avenue and Britannia Drive. The modelling should include 10 and 20 year traffic growth projections based on background growth of 1.5% per annum, but also including potential traffic generated by the other major land release areas such as the Warnervale Town Centre, Precinct 7A and WEZ.

The following intersections will most likely require upgrading; however improvements may be required at other intersections along the Pacific Highway.

- Pacific Highway and Johns Road – Traffic Signals
- Pacific Highway and Louisiana Road – Traffic Signals

Any proposals for the upgrading of intersections with Pacific Highway will require the concurrence of the Roads and Maritime Service (RMS). Early consultation with the RMS will be required to determine funding requirements to service major intersection upgrading works on the Pacific Highway.

Johns Road, Pollock Avenue and Jensen Road will also require upgrading to accommodate future traffic projections. The intersections of proposed internal roads within the existing road network will most likely require roundabouts.

Public transport routes will need to be investigated in order to adequately service the newly created development within TfNSW guidelines. This will need to identify the type of public transport needed to service the development and means of encouraging public transport use in lieu of the motor vehicles. A pedestrian and cycleway report identifying movement desire lines to and from schools, shops, recreational areas and identifying facilities will also be required.

A road hierarchy with similar road cross sections to those which were adopted by Council as part of the Warnervale Town Centre and Precinct 7A – Warnervale and Hamlyn Terrace rezoning, will be required.

Electricity

The proponent has had preliminary discussions with local energy provider, Ausgrid, regarding the potential for servicing the proposed development with electricity infrastructure. Ausgrid representatives confirmed that due to the rural nature of the current area and therefore sparse population, the existing electrical infrastructure is minimal. Substantial upgrades of the electricity system would be required (as with any residential development), however it is understood that the surrounding electricity grid can support the additional load from the proposed development with the upgrade to the new infrastructure.

Telecommunications

Telecommunications infrastructure relating to both Telstra and Optus is available locally and capable of ready supply, subject to Proponent commitment.

Stormwater and Drainage

The proposed development is in the upstream of extensive areas of wetland areas. Stormwater infrastructure is likely to be required to manage water quality and hydrology impacts. This is likely to take the form of modified drainage line treatments, constructed wetlands.

Infrastructure Funding

Council staff have met with the proponents, (Wadalba Landowners Lobby Group), on a number of occasions. Landowners within the rezoning area have been made aware that if they wish to proceed with rezoning in advance of the existing urban land release timeframes, they will be required to fund all infrastructure that is necessary to service the land.

To effectively manage the funding of infrastructure, the payment of funds for infrastructure will most likely need to be staged, such that those that wish to proceed first commit to providing necessary upfront infrastructure via a Voluntary Planning Agreement. As there are over 80 land holders in the study area, it is unlikely that all land owners will agree to be a party to a Voluntary Planning Agreement to fund infrastructure. To date potential funding models have not been discussed with the consortium of landowners and there is likely to be a significant amount of State Government infrastructure required to service the precinct as well. Agreement will need to be reached on these issues prior to public exhibition of the Planning Proposal as funding for infrastructure and services is critical to the project proceeding.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

State and Commonwealth public authorities will be consulted following the outcomes of the Gateway Determination. Consultation will be carried out in accordance with Section 57 of the *EP&A Act*.

Part 4 Mapping

The following maps are provided in Attachment 1 to support the Planning Proposal

Map No.	Map Title
A	Land Use Zoning - Wyong LEP 1991
B	Land Use Zoning - Draft Wyong SI LEP 2012
C	Aerial Locality Plan
D	Proposed Land Use Zoning Map
E	Lot Size Map
F	Urban Land Release Map

Part 5 Community Consultation

Future community and government agency consultation requirements will be outlined by the Gateway Determination, should a positive Gateway Determination be made. Preliminary discussions have been held by the proponent with Council, OEH and the RMS prior to consideration of the proposal by Council.

It is anticipated that community consultation will be undertaken in accordance with the relevant provisions of the EP&A Act and Regulation which includes newspaper advertisement, public exhibition at Council offices and on Council's website, and notification letters to adjoining property owners.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	n/a	1 October 2013	30 October 2013
Anticipated timeframe for the completion of technical reports and develop Structure Plan/Masterplan/DCP (an indicative list of technical studies required to support the rezoning is included in Attachment 8).	12 months	30 October 2013	30 October 2014
Timeframe for government agency consultation (pre exhibition as required by Gateway determination)	28 days	1 November 2013	1 December 2013
"In principle" Agreement on infrastructure and servicing arrangements – report to Council	Prior to exhibition	1 October 2013	30 October 2014
Commencement and completion dates for public exhibition (including government agency consultation during public exhibition)	28 days	1 November 2014	30 November 2014
Dates for public hearing (if required)	n/a	n/a	n/a
Timeframe for consideration of submissions, resolve issues with government agencies, make adjustments to Planning Proposal / DCP/ supporting documentation	6 weeks	30 November 2014	15 January 2015
Report to Council on results of public exhibition- request endorsement of Planning Proposal	4 weeks	15 January 2015	15 February 2015
Date of submission to the Department to Planning and Infrastructure to finalise LEP	n/a	n/a	22 February 2015
Anticipated date RPA will make the plan (if delegated)	n/a	n/a	n/a
Anticipated date RPA will forward to the Department for notification	n/a	n/a	n/a

NOTE: This is an indicative timeframe for the project.

Timeframes for the project will be dependent on agreement being reached on infrastructure and servicing requirements for the project. Failure to complete technical studies within timeframes will result in timeframes being expanded.

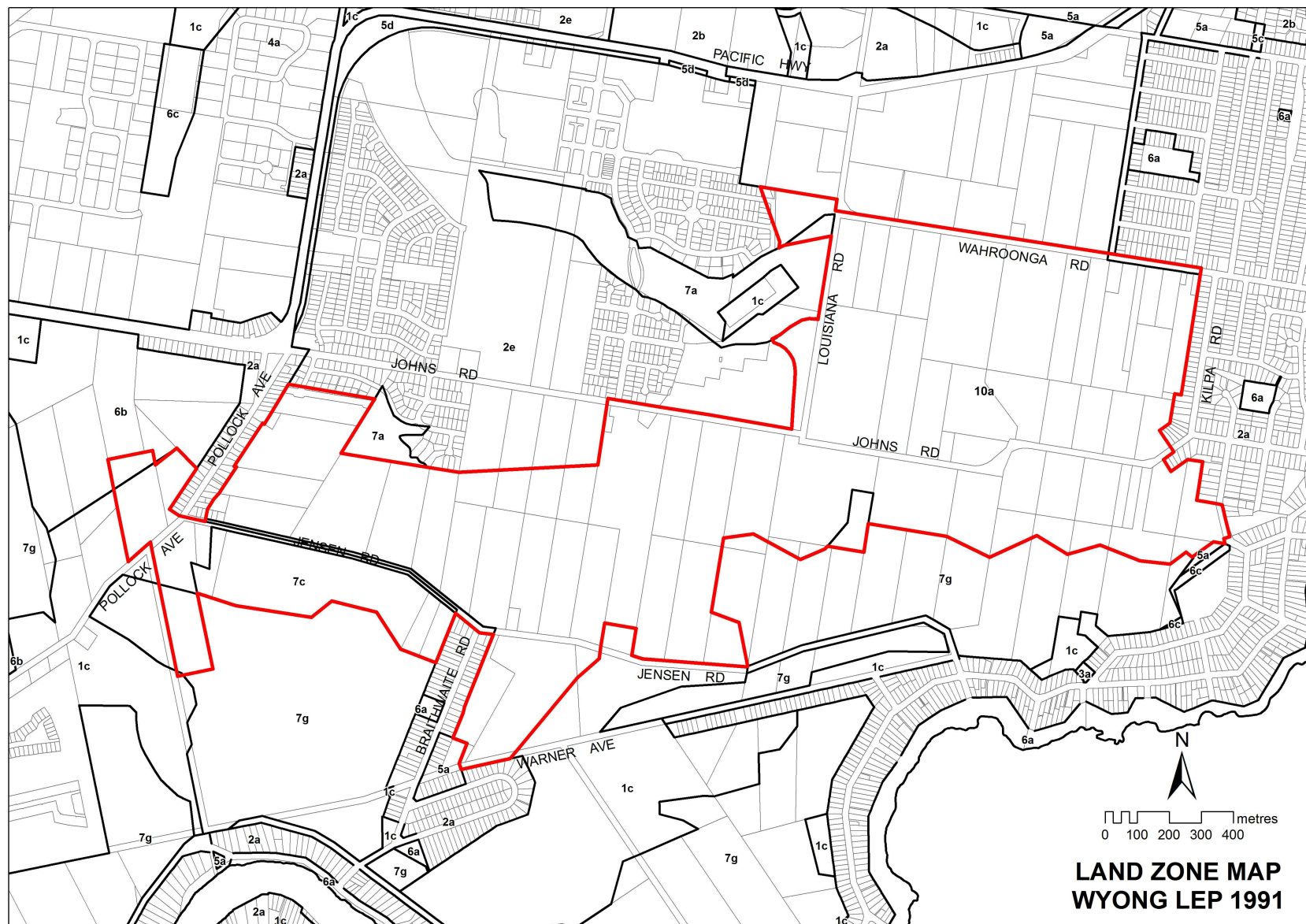
A more detailed schedule of times and tasks will be developed with the proponent once funding arrangements for the project have been agreed with Council.

Attachments and Supporting Documentation

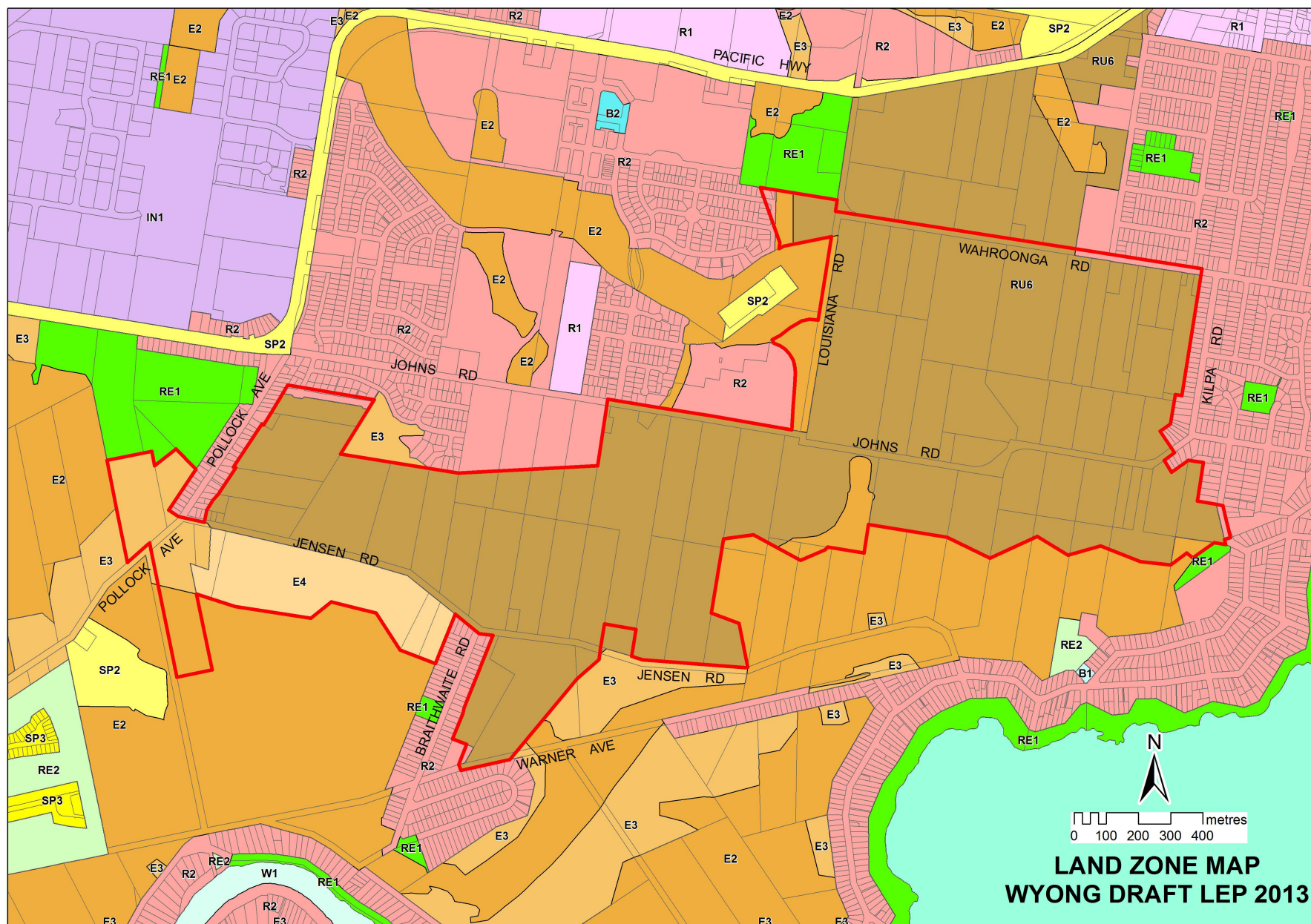
Document	Attached
1. Plans a) Land use Zoning – Wyong LEP 1991 b) Land use Zoning – Draft Wyong SI LEP 2013 c) Study area with aerial photograph and local context d) Proposed Land Use Zoning Map e) Lot size map f) Urban Land Release Map	Yes
2. Council reports a) Council report and minutes – 28 August 2013 – Wadalba East Urban Land Release Area b) Council report and minutes – 28 August 2013 – Rezone land at 145 Johns Road, Wadalba	Yes
3. Central Coast Regional Strategy Actions Assessment	Yes
4. Central Coast Regional Strategy Sustainability Assessment	Yes
5. State Environmental Planning Policy Assessment	Yes
6. Ministerial Section 117 Direction Assessment	Yes
7. Map showing existing native vegetation and position of wildlife corridors	Yes
8. List of future studies and technical report to support Planning Proposal	Yes
9. Discussion paper to inform preparation of Planning Proposal for Wadalba East Urban Land Release Area	Enclosure

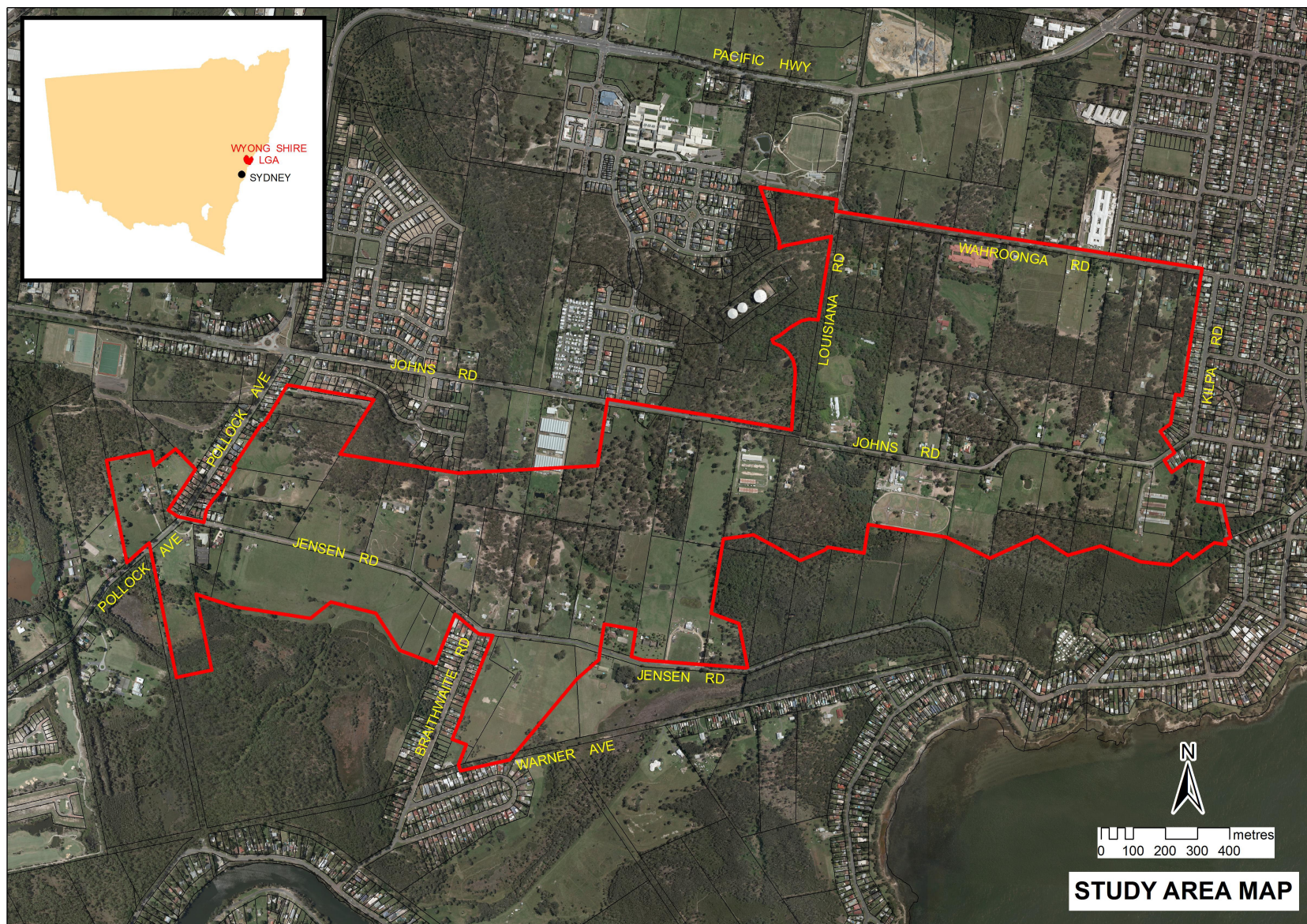
ATTACHMENT 1

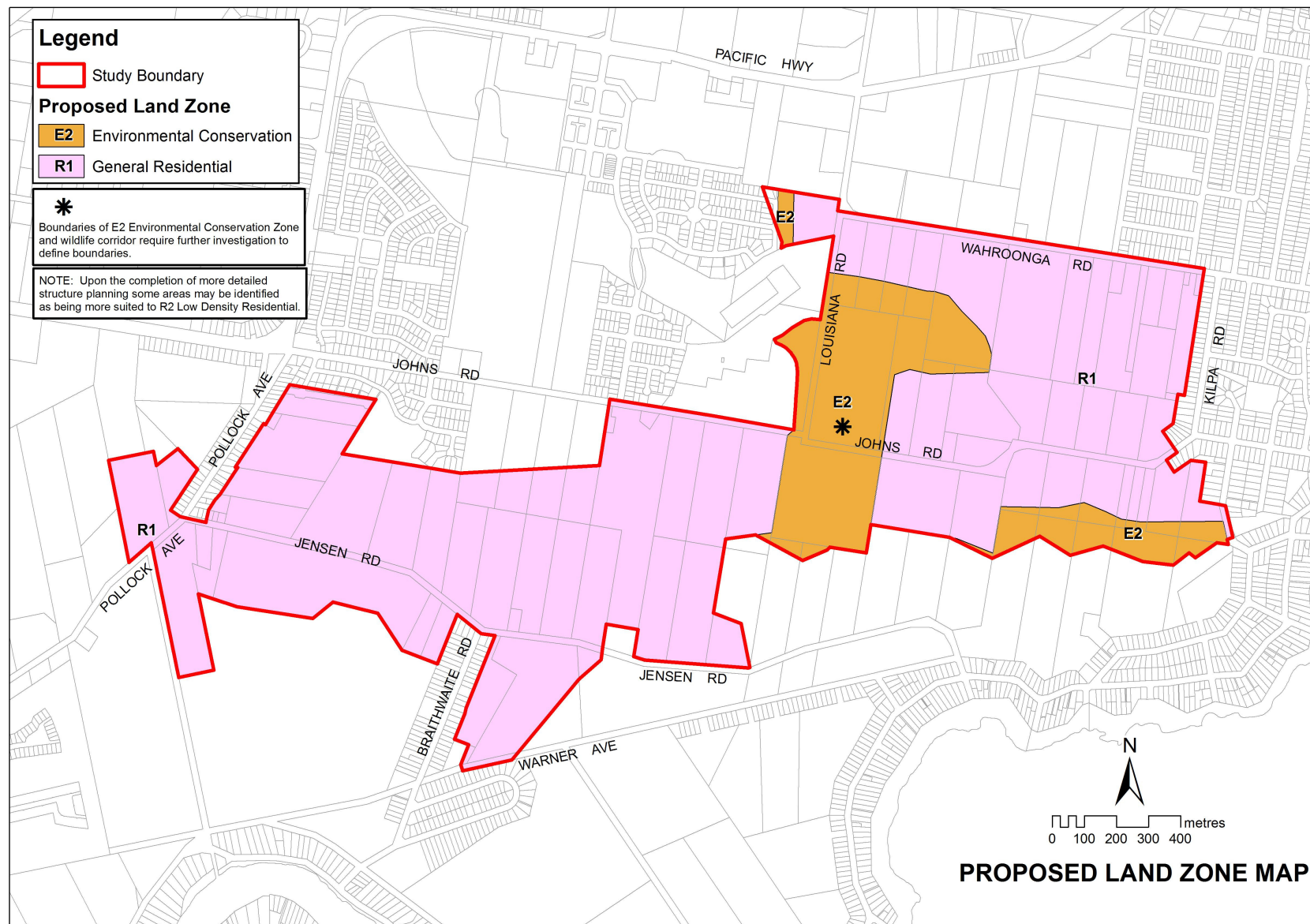
PLANS

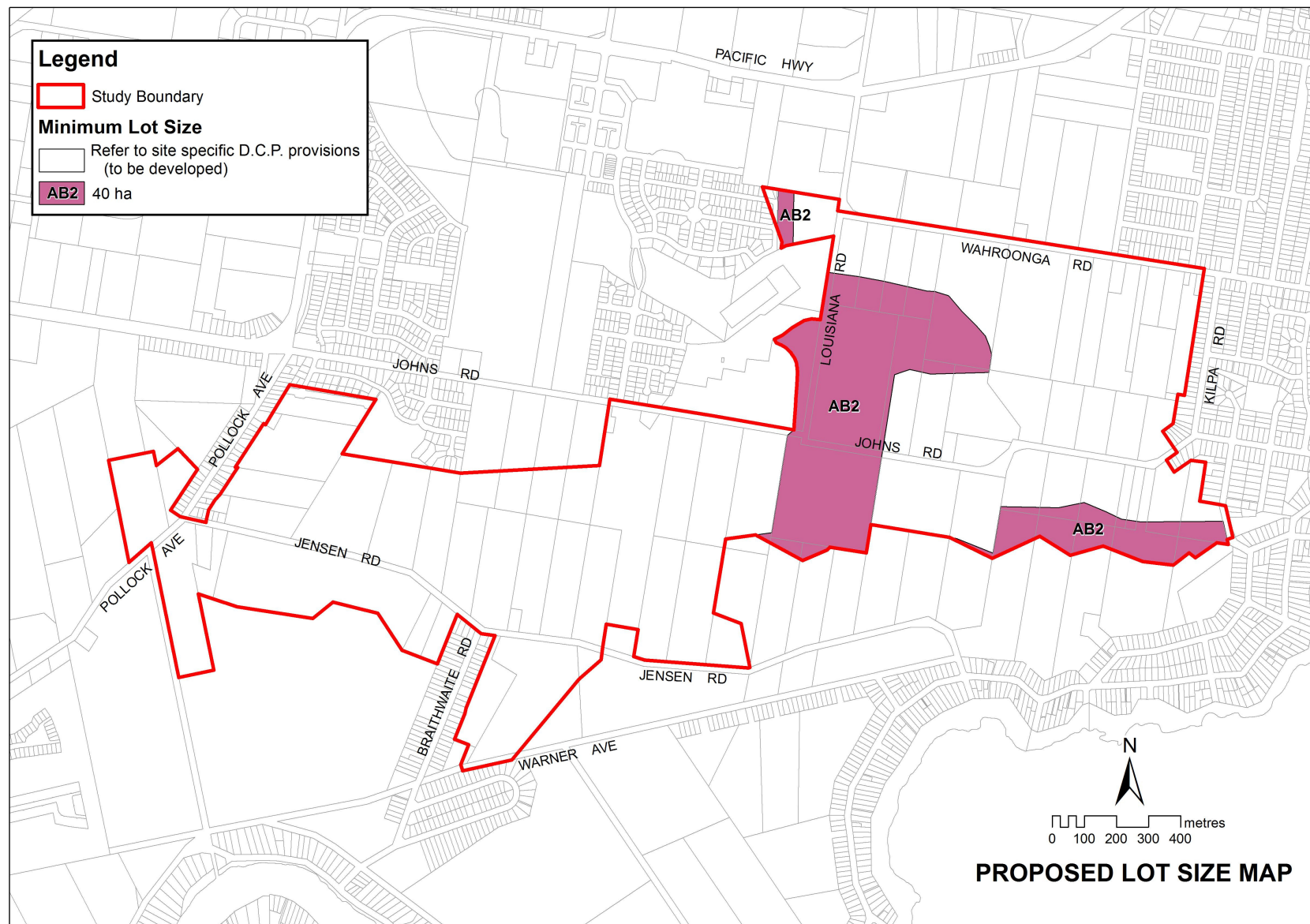


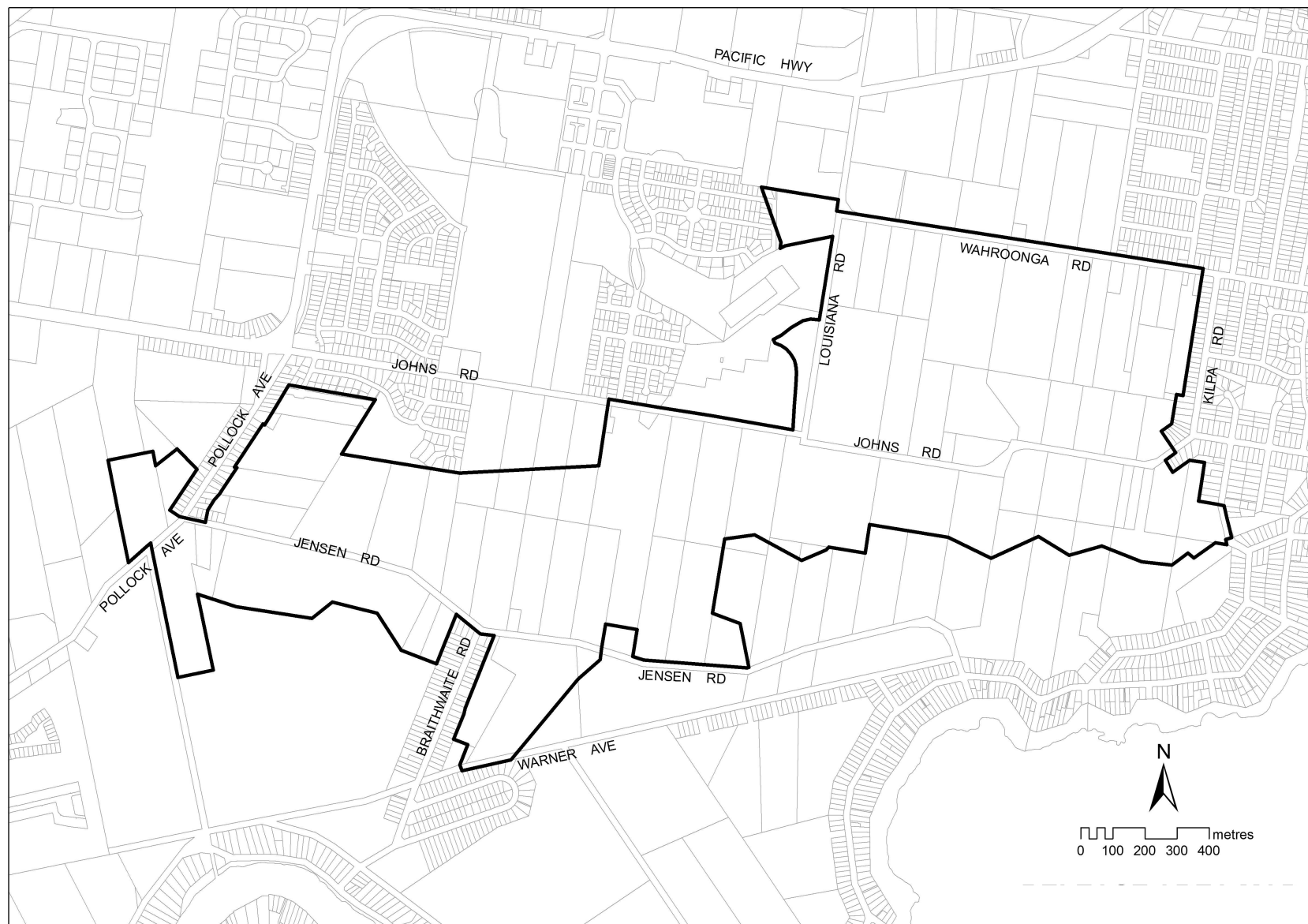
**LAND ZONE MAP
WYONG LEP 1991**











ATTACHMENT 2 (a)

**COUNCIL REPORT AND MINUTES - 28 AUGUST 2013 – WADALBA EAST URBAN LAND RELEASE
AREA**

ATTACHMENT 2 (b)

**COUNCIL REPORT AND MINUTES – 28 AUGUST 2013 – REZONE LAND AT 145 JOHNS ROAD,
WADALBA**

ATTACHMENT 3

CENTRAL COAST REGIONAL STRATEGY ACTIONS ASSESSMENT

Centres and Housing			
Action	Applicable	Consistent	Comment
4.1 The Cities Taskforce, established by the DoP, to continue work with local government and other stakeholders in planning Gosford Regional City	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.	Y	Y	The rezoning proposal will provide opportunities for a diverse range of housing products, including affordable housing, seniors living and the like.
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.	Y	Y	This proposal will facilitate in the order of 1,710-2,050 additional dwellings within Wyong Shire, contributing to the required 27,000 dwellings by 2031.
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).	Y	Y	This proposal will facilitate in the order of 1,710-2,050 additional dwellings within Wyong Shire, contributing to the required 27,000 by 2031. If a village/neighbourhood centre is incorporated within the rezoning area, higher residential densities will be applied around the radius of any such centre as per the CCRS action.
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.	Y	Y	Precincts 2A, 2B and 3B are identified in the North Wyong Shire Structure Plan as being suitable for future residential development. The proposed rezoning process will be based on a number of technical studies which will inform the position of future residential and conservation zones within the precinct.
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.	Y	Y	The proposal is located within identified future residential precincts identified in the North Wyong Structure Plan.

Centres and Housing			
Action	Applicable	Consistent	Comment
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.	Y	Y	The proposal is located within the North Wyong Shire Structure Plan and will provide an "infill" urban release between the existing residential areas of Warnervale, Hamlyn Terrace and Wadalba.
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: - 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.	Y	Y	Regional infrastructure will be addressed by the State Government and may be addressed in future Growth Infrastructure Plans which should be in place by the time the land is ready to be rezoned.

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. ▪ 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.	Y	Y	The future development of Structure Plan/Masterplan for the area will provide opportunities for a range of lot sizes and will include opportunities for affordable housing, adaptable housing, seniors living and the like.
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.	Y	Y	The planning process which will be undertaken will include the development of a Structure Plan/Masterplan. It will eventually be supported by a DCP amendment.
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.	Y	Y	The proposed DCP amendment will espouse the merit of adaptable housing, promoting housing choice and providing a diversity of lot sizes (including small lot housing in appropriate locations)

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.	Y	Y	A comprehensive open space and recreation strategy will be undertaken to support the Structure Plan/Masterplan. Sensitive ecological communities and flood prone land will be retained and provide for limited public access.
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: ▪ 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
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.	N	N/a	N/a
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.	Y	Y	The development of a Structure Plan/Masterplan will be informed by a Traffic and Transport Study.
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.'	Y	Y	The proposed residential land release will provide home business opportunities and will be located within 30 minutes of a number of major centres e.g. Warnervale Town Centre, Wyong/Tuggerah commercial complex etc.
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.	N	N/a	N/a

4.24 The Department of Planning is to assess proposed land release areas against sustainability criteria and implications on infrastructure funding.	Y	Y	A preliminary assessment has been undertaken as part of the Planning Proposal which will be expanded up as the project is developed and informed by technical studies.
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.	NA	NA	NA
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.	Y	Y	Potential "place making" will be central to the urban design philosophy and future community engagement.

ATTACHMENT 4

CENTRAL COAST REGIONAL STRATEGY SUSTAINABILITY ASSESSMENT

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. A Development Servicing Plan exists to provide Water and Sewer to the site. Infrastructure funding and servicing plans will need to be agreed with the proponent as the Planning Proposal is progressed.

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 accessible to the Pacific Highway and which is well serviced by the public services and is proximate to Wyong Township (which has a railway station). A traffic and transport study will be undertaken to support the rezoning proposal.
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 rezoning proposal will provide opportunities for affordable and aged housing. This proposal will facilitate in the order of 1,710 - 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	The rezoning proposal is essentially residential in nature and will provide opportunities for home occupations/businesses exist and will likely be pursued at a modest scale. A small neighbourhood village centre may be incorporated into the rezoning proposal which will 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 will be 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. Studies on constraints, e.g. flooding, contaminated land, acid sulfate soils and bushfire will be undertaken to further support the Planning Proposal.
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 production will be affected by the proposal.
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	Y	Thorough investigative studies will be undertaken to determine the extent of constrained land within the study area, in addition to land of high conservation value. This will include seasonal

	species, populations, ecological communities and their habitat. Maintains or improves 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.		flora and fauna surveys, Aboriginal Archaeology Assessment and European Heritage Study. A stormwater management strategy will also be developed to ensure downstream wetlands are not adversely impacted by future urban expansion.
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 – requires confirmation from future studies.	An assessment of the needs and requirements of the potential future population will be undertaken by the proponent post Gateway.

ATTACHMENT 5

STATE ENVIRONMENTAL PLANNING POLICY ASSESSMENT

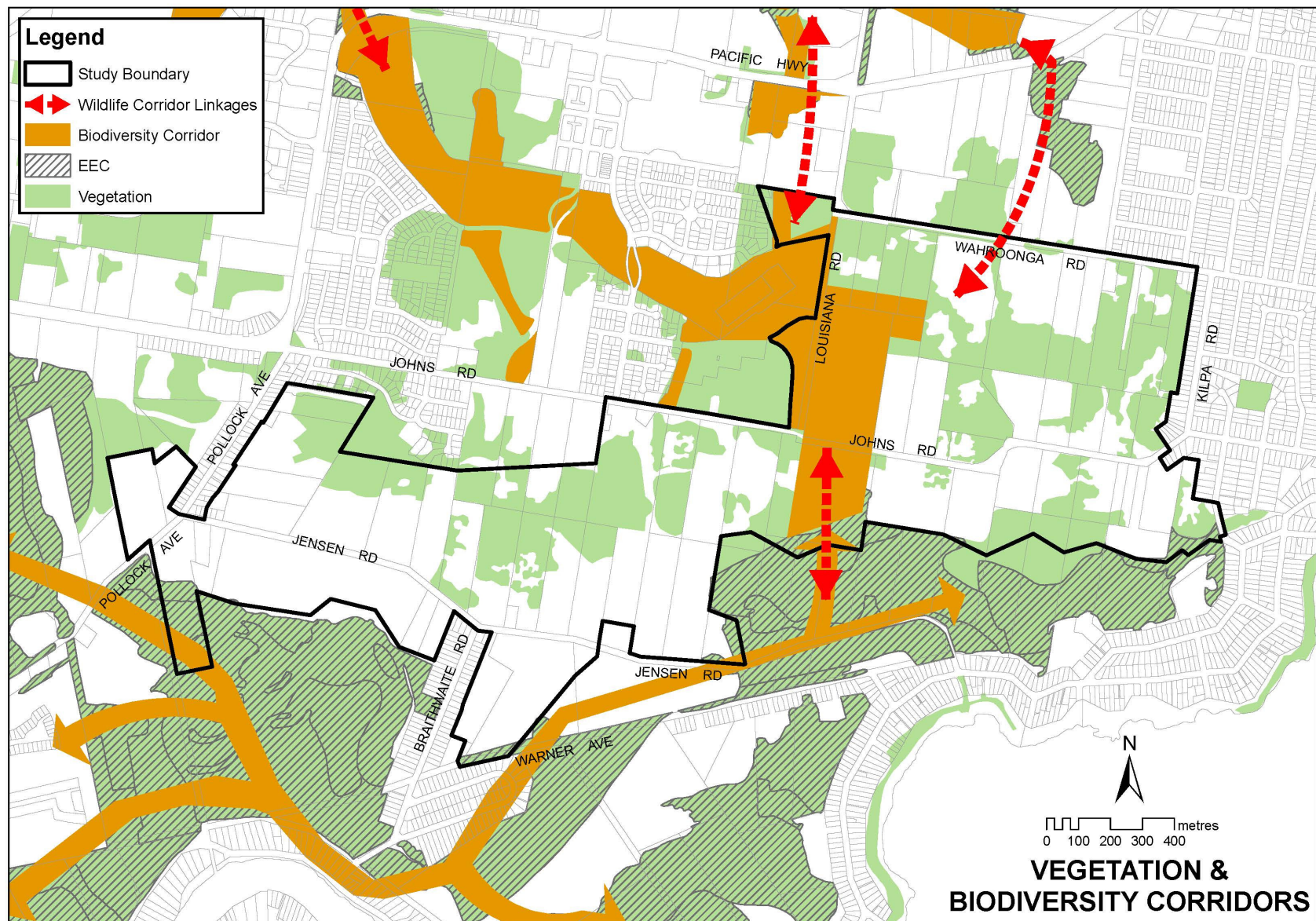
ATTACHMENT 6

MINISTERIAL SECTION 117 DIRECTION ASSESSMENT

ATTACHMENT 7

MAP SHOWING EXISTING NATIVE VEGETATION AND POSITION OF WILDLIFE CORRIDORS

Planning Proposal



ATTACHMENT 8**Indicative list of technical reports and documents which will be required to support the Planning Proposal**

A number of technical studies will need to be conducted to provide the required level of documentation to support the proposed rezoning of land.

An indicative list of reports to support the Planning Proposal is outlined below.

1. Funding agreement (including examination of different funding models) to enable landowners to fund Council and State Government infrastructure. This will be based on a *"principle of no cost to government"*.
2. Water and sewer servicing plan (which will include details on who will design and build infrastructure. Details will also be required on the timing of the provision of funds to provide these services)
3. Services Review (gas, telecommunications, electricity provision etc.)
4. Ecological investigations (seasonal flora and fauna surveys/vegetation mapping/conservation offset strategy)
5. Flood and drainage studies
6. Open space and recreation analysis
7. Visual impact analysis
8. Social Impact Assessment
9. Preliminary Contaminated Land Study
10. Acid sulphate soil risk analysis on low lying parts of the site
11. Noise assessment for main road frontages e.g. Pacific Highway
12. Aboriginal archaeological assessment
13. Integrated Water Cycle Management (IWCM) Strategy
14. Traffic Report (which will also examine public transport, pedestrian and cycleway planning issues)
15. Structure Plan, Urban Design principles and draft Development Control Plan
16. Draft VPA and possibly Section 94 Contribution Plan (dependent on type of infrastructure model adopted).
17. Updated Planning Proposal/Planning Controls (rezoning)

The detailed scope of works statements will be prepared by the applicant upon receipt of a Gateway Determination with input from Council staff and relevant Government agencies.

Council staff will provide a review role on all technical studies to ensure that all relevant issues and community concerns are addressed.

Council will require the applicant (who will work on behalf of the Wadalba Land Owners Group to enter into a Funding Agreement to ensure that Council staff costs are recovered as per Council's Planning Proposal Policy Procedure. Council will also develop a work program in consultation with the applicant with project milestones and timeframes which all parties will work towards.

ATTACHMENT 9

**DISCUSSION PAPER TO INFORM PREPARATION OF PLANNING PROPOSAL FOR WADALBA EAST
URBAN LAND RELEASE AREA**