

## Sustainability Criteria for New Land Release – Central Coast

Criteria	Requirements	Consistency (Y/N)	Comment
<p><b>Infrastructure Provision</b></p> <p>Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.</p>	<p>Development is consistent with the CCRS, North Wyong Structure Plan (NWSSP), applicable regional infrastructure plans, Metropolitan Strategy and relevant section 117 directions.</p> <p>The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on government methodology for determining infrastructure contribution.</p> <p>Preparedness to enter into development agreement</p>	<p>TBD</p>	<p>The site is subject to the NWSSP.</p> <p>The proposal is well located on major road network and makes use of the existing Toohey's Road/Link Rd Interchange.</p> <p>Further assessment to ensure availability of alternative transport choices, cycleway planning and provision of bus routes/stops will be undertaken as part of traffic and transport investigations to support the rezoning.</p> <p>Water and sewer infrastructure will be required to be provided to service the development.</p> <p>Consistency with applicable Section 117 will be subject to the outcomes of additional investigative studies.</p> <p>The Proponent is willing to enter into a Voluntary Planning Agreement to ensure the provision of infrastructure will be costed and funded as development occurs.</p>
<p><b>Access</b></p> <p>Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation</p>	<p>Accessibility of the area by public transport and appropriate road access in terms of:</p> <p>Location/land use: to existing networks and related activity centres.</p> <p>Network: the areas potential to be serviced by economically</p>	<p>Y</p>	<p>The subject site is well situated to enable access for patronage of public transport.</p>

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to be existing or provided.	<p>efficient public transport services.</p> <p>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</p> <p>No net negative impact on performance of existing sub regional road, bus, rail, ferry and freight management.</p>		
<p><b>Housing Diversity</b></p> <p>Provide a range of housing choices to ensure a broad population can be housed.</p>	<p>Contributes to the geographic market spread of housing supply, including any government targets established for housing for the aged or disabled or affordable housing.</p>	Not Applicable	Not Applicable
<p><b>Employment Lands</b></p> <p>Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.</p>	<p>Maintains or improves the existing level of subregional employment self-containment.</p> <p>Meets subregional employment capacity targets.</p>	Y	<p>The Multi Site Planning Proposal will result in an increase in residential development opportunities. Employment land losses on Site 4 – Bushells Ridge will be compensated for by the creation of the new employment precinct on Site 5 – Wallarah which is the subject of this rezoning proposal.</p>
<p><b>Avoidance of Risk</b></p> <p>Land use conflicts and risk to human health and life is avoided.</p>	<p>Where relevant, available safe evacuation route (flood and bushfire).</p> <p>No residential development within the 1:100 floodplain.</p> <p>Avoidance of physically constrained land.</p>	Y	<p>Bushfire risks on the subject site will be managed through preparation of an appropriate Bushfire Management Plan which will be prepared by the Proponent as the Planning</p>

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	<p>High Slope</p> <p>Highly erodible</p> <p>Avoidance of land use conflicts with adjacent, existing or future land use and rural activities planned under the Regional Strategy.</p>		<p>Proposal progresses.</p> <p>The site is not located on flood prone land, significant watercourses are located adjacent to the site and protection of these waterways will be further investigated and incorporated into further development concepts.</p> <p>The sites are not located on steep land and are not physically constrained.</p>
<p><b>Natural Resources</b></p> <p>Natural resource limits are not exceeded/environmental footprint minimised.</p>	<p>Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and environmental flows.</p> <p>Demonstrates most efficient/suitable use of land</p> <p>Avoids identified significant agricultural land</p> <p>Avoids impacts on productive resource lands, extractive industries, coal, gas and other mining, fishing and aquaculture.</p> <p>Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy. Requires demonstration of efficient and sustainable supply solution.</p>	<p>Y</p>	<p>The proposal will not place unacceptable pressure on the Water Supply.</p> <p>The proposed employment land use of the site appears to be the most efficient utilisation of the land.</p> <p>The proposal is not located on any land identified as significant agricultural land.</p> <p>The site is not located within a mine subsidence district therefore; consultation will be undertaken with the MSB on how the proposal will impact on resource extraction in the future.</p> <p>Timing for the delivery of future development on the site will be based on the outcomes of consultation.</p>

<p><b>Environment Protection</b></p> <p>Protect and enhance biodiversity, air quality, heritage and waterway health.</p>	<p>Consistent with the approved Regional Conservation Plan.</p> <p>Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity. This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitat.</p> <p>Maintains or improves existing environmental conditions for air quality.</p> <p>Maintains or improves existing environmental conditions for water quality and quantity.</p> <p>Consistent with community water quality objectives for recreational water use and river health.</p> <p>Consistent with catchment and stormwater management planning.</p> <p>Protects areas of Aboriginal cultural heritage values.</p>	<p>TBD</p>	<p>An approved RCP does not exist for Wyong Shire or the Central Coast.</p> <p>Consultation will be required with the Office of Environment and Heritage to discuss biodiversity, threatened species and regional wildlife corridor planning considerations.</p> <p>Impacts of the proposal on biodiversity may be alleviated by the proposed conservation offsets of approximately 800 hectares which will be managed by the proponent which should reduce the impact on environmental protection areas.</p>
<p><b>Quality and Equity in Services</b></p> <p>Quality health, education, legal, recreational, cultural and community development and other government services are accessible.</p>	<p>Available and accessible services.</p>	<p>Y</p>	<p>Services such as health, education and recreation facilities are located within 2km of the site. Access to other government services is available within 5km of the subject site.</p>