

ENCLOSURE 3

SUSTAINABILITY CRITERIA FOR NEW LAND RELEASES (CENTRAL COAST)

(Source PP Appendix 1)

<p>1. Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.</p>	<ul style="list-style-type: none"> * Consistent generally with Central Coast Strategy. * Area submitted for consideration in accordance with Council's rezoning policy and flagged for consideration in Draft Settlement Strategy. * Consistent with relevant 117 Directions * General infrastructure available in proximity and capable of economic augmentation/extension. * VPA likely to be critical to ensuring appropriate commitments.
<p>2. Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.</p>	<ul style="list-style-type: none"> * The proposal is relatively accessible to the local centre of Chittaway Bay. * Access is available to local bus services and the potential enhanced provision of the same. * Opportunities exist for linkages to the existing network and should be further explored as the subdivision template is revised.
<p>3. Housing Diversity Provide a range of housing choices to ensure a broad population can be housed.</p>	<ul style="list-style-type: none"> * Contributes to State Government residential housing targets for the Central Coast. <p style="margin-left: 40px;">Opportunities to provide diversity of housing choice.</p>
<p>4. Employment Lands Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.</p>	<ul style="list-style-type: none"> * Enhances short term employment prospects through subdivision, dwelling construction related activities, land sale and conveyancing related actions. * On-going small business opportunities in home maintenance, home improvements, cleaning, home

	occupations and the like.
<p>5. Avoidance of Risk Land use conflicts and risk to human health and life is avoided.</p>	<ul style="list-style-type: none"> * The only significant known risk to human health and life is the bushfire hazard. Such hazards can be managed appropriately in accordance with the provisions of Planning for Bush Fire Protection, 2006. * A preliminary contaminated land investigation needs to be undertaken. The prospects of contamination are considered to be low, but nevertheless must be addressed to comply with SEPP 55.
<p>6. Natural Resources Natural resource limits not exceeded/environmental footprint minimised.</p>	<ul style="list-style-type: none"> * Vegetation losses are proposed to be offset through the purchase of additional offsite vegetation offsets in accordance with the NSW Government's Biodiversity Certification Assessment Methodology – March 2011 to achieve an "maintain/improve outcome".
<p>7. Environmental Protection Protect and enhance biodiversity, air quality, heritage and waterway health.</p>	<ul style="list-style-type: none"> * The proposal will provide for the rehabilitation and long term conservation of bushland and enhanced access to such areas (subject to design modification) and off site conservation commitments. * It will also seek to facilitate protection of the existing SEPP 14 – Coastal Wetlands.
<p>8. Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible.</p>	<ul style="list-style-type: none"> * The site has reasonable and equitable access to such facilities. * It should be noted that in the case of local government facilities appropriate contributions to embellish existing facilities will be made as needed to support the additional population.