



Our Ref: 140010 CS/BM

24<sup>th</sup> March 2016

General Manager  
Department of Planning and Environment  
Hunter and Central Coast  
PO Box 1226  
NEWCASTLE NSW 2300

Dear Sir,

**DRAFT CENTRAL COAST REGIONAL PLAN (CCRP)  
SUBMISISON ON BEHALF OF ERINA VALLEY LANDOWNERS**

ADW Johnson has been engaged by a number of landowners in "Erina Valley", to review and comment on the Draft Central Coast Regional Plan (CCRP).

In general, the Landowners welcome the recognition of Erina as a major growth Centre, being located within one (1) of two (2) regional economic corridors. Landowners also agree with the Department's assessment that there is further opportunity for Erina to continue to grow as a vibrant, mixed use Centre – providing a basis for employment, social and community services and retail and commercial opportunities.

Landowners also recognise the challenge of getting the right balance between delivering feasible urban areas, whilst protecting the natural environment and maintaining the scenic values which make this Region so desirable to live, work, play and retire.

**STUDY AREA**

The investigation area is generally bounded by the Central Coast Highway to the north and west, Terrigal Drive to the south and Serpentine Road to the east.

The Precinct has an area of approximately 213ha, some of which is already developed as low density residential, with the remaining area comprising a mix of rural-residential lifestyle lots, aged care facilities, churches, schools, and a variety of other mixed uses (pet boarding establishment, vet surgery, gallery/cafe, distillery/cafe and a variety of other micro-businesses).

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Erina Valley:

- Is serviced by major public transport routes;
- Is wholly within a 2km walking radius to Erina Fair, and secondary supermarket (IGA);
- Is walking distance to preschools, schools, churches and shops including Erina Fair;
- Was previously zoned 1(c) holding and was proposed by the Department of Planning in August 1982 as Residential 2(a6);
- Provided with or close to reticulated water, electricity and telecommunications, with reticulated sewer already provided to the western and southern portion of the investigation area;
- Located between two (2) major traffic routes, being the Central Coast Highway and Terrigal Drive – both of which are subject to significant upgrades and/or review;
- Close to Gosford Train Station;
- Existing active recreations areas (Duffy's Road Oval, Gosford Stadium, Tennis and BMX, Erina Oval) and passive areas (Kincumba Mountain Reserve, Katandra and Rumbalara Reserves, Terrigal and other beaches);
- The bulk of potential developable land is located within a valley and will not impinge visually on the landscape when viewed from outside the valley;
- Residential development adjacent to services reduces the need for motorised transport.

A locality plan, also detailing landowners who support rezoning is attached.

#### **FUTURE HOUSING SUPPLY/PROJECTED DEMAND**

In terms of future housing supply, and specifically what it might mean for existing residents of Erina Valley, many of whom have waited patiently for many years for some action to occur, Landowners are encouraged, but not surprised by comments on page 19 of the draft Plan which state:

*"...To meet the projected housing demand over the next 20 years, an average of 1,980 new homes will need to be constructed each year. This is 590 more homes than the average annual housing production of 1,390 dwellings over the 19 years to 2014-15..."*

Landowners are therefore disappointed that the draft Plan – a document intended to provide planning direction for the next 20 years – fails to recognise the undeveloped housing resource within Erina Valley.

The Department will be aware that this area has been under urban release consideration for over 35 years - nearly two (2) generations – firstly within the Departmental release of the *Draft Sydney Regional Environmental Plan (Gosford Coastal Areas)* in the early 1980's, and more recently by Gosford City Council as part of the Erina Town Centre Study. Yet, despite consistent recognition for the potential of Erina Valley to help with future land supply, the Valley fails to get recognition as a short-term (or any) urban opportunity in the current planning blueprint.

Figure 5 of the Draft Plan, titled *Somersby to Erina Regional Economic Corridor*, identifies 1km and 2km walking zones around Erina Fair, but fails to identify the potential of Erina Valley and shades this area as light green (non-urban area). Landowners feel this is an inappropriate recognition within a strategic document intended to be the *blueprint for growth for the next 20yrs*, and request that appropriate recognition be included in the final Plan to acknowledge Erina Valley as a future urban release area.

There have been a number of recent publications by various bodies, which support a position that the Central Coast needs an immediate response to the housing supply issue. Publications include;

- The Department's own comments on projected housing demand noted earlier in this submission (page 19 of the Draft Plan);
- A report released by the **NSW Valuer General** identified that land price on the Central Coast have by soared by over 25% for Wyong Shire and over 17% for the Gosford LGA for the 12 month period to July 2015;
- It should be noted that these prices rises are compounding from the previous year, and have continued growth from July 2015 to date (market based evidence);
- As an industry consultant, we are one (1) of many are seeing strong demand for vacant residential land, but with limited supply, there is continuing strong competition and further upward pressure on land prices;
- A recent report by the NSW Urban Development Institute of Australia (**UDIA**) "*State of land supply Central Coast 2015*" confirming a current shortfall of future housing stock with approximately four years of 'greenfield' (undeveloped) land in the pipeline. But, of major concern is that the bureaucratic process takes approximately 5 years from inception to delivery;
- **Gosford City Council's** concurrent submission to the draft Regional Plan, wherein, relevant Council comments and recommendations include:
  - that a medium and high growth scenarios should be considered;
  - *5. The current suite of planning controls and the planning framework currently applied to the region is inadequate to provide the necessary housing growth required. The CCRP needs to clearly require Council's to reconsider their planning tools to ensure that feasible and deliverable housing can be achieved in the plan period.*
  - *13. The CCRP has not responded to resilience and climate change as part of the urban strategies for development.*
  - *17. The Plan has not responded to the previous direction of the Department of Planning to review Environmental Lands and deliver a master plan for Erina Valley.*

All the indicators before us suggest that there is a housing supply and affordability issue at hand, which needs immediate and innovative solutions to resolve. The Central Coast Regional Plan, 2008, contained various goals and actions, but has failed to deliver the housing (and supply) needed.

The new 'blueprint' for the next 25 years cannot be more of the same.

## ECONOMIC BENEFIT

The rezoning of Erina Valley for residential purposes offers significant and sustained economic benefit to the local economy, exceeding \$600million in first round expenditure. A summary of potential investment is provided in the following table;

	Per lot	Total Values
<b>Consultants</b>	10,000	17,000,000
<b>Civil Construction</b>	55,000	93,500,000
<b>Services</b>	10,000	17,000,000
<b>Contributions</b>	30,000	51,000,000
<b>Improvements (Dwellings)</b>	300,000	<u>510,000,000</u>
	<b>Totals</b>	<b>\$688,500,000</b>
<b>Retail Lots Value</b>	450,000	\$765,000,000
	<b>Total Value</b>	<b><u>\$1,453,500,000</u></b>

The above estimate is based on a potential yield of 1,700 lots, over a net developable area of 125ha – approximately 13.6 dwellings/ha which is slightly less than general Government benchmarks for new release areas. There is potential for a marked increase on this if the Department moved to part medium density.

This direct investment would be a key driver for sustained local employment, both in the construction industry, and subsequent retail servicing.

This simple analysis does not include multiplier effects or contributions to State Infrastructure Charges, Stamp Duties, rates and taxes.

## CONCLUSION

The locality is well positioned to take advantage of existing services and facilities, and has been recognised in strategic documents since the 1980's.

The Landowners of Erina Valley are calling on the NSW Department of Planning and Environment to recognise the immediate need and potential within Erina Valley to meet housing supply and demand issues facing the Coast. We call on the Department to recognise the employment opportunities and potential injection into the local business community offered by this project.

Failure to take immediate action to commence rezoning of this land will place further constraints on housing access and affordability already affecting the community, not only for existing Coast residents, but for a growing Greater Sydney population.

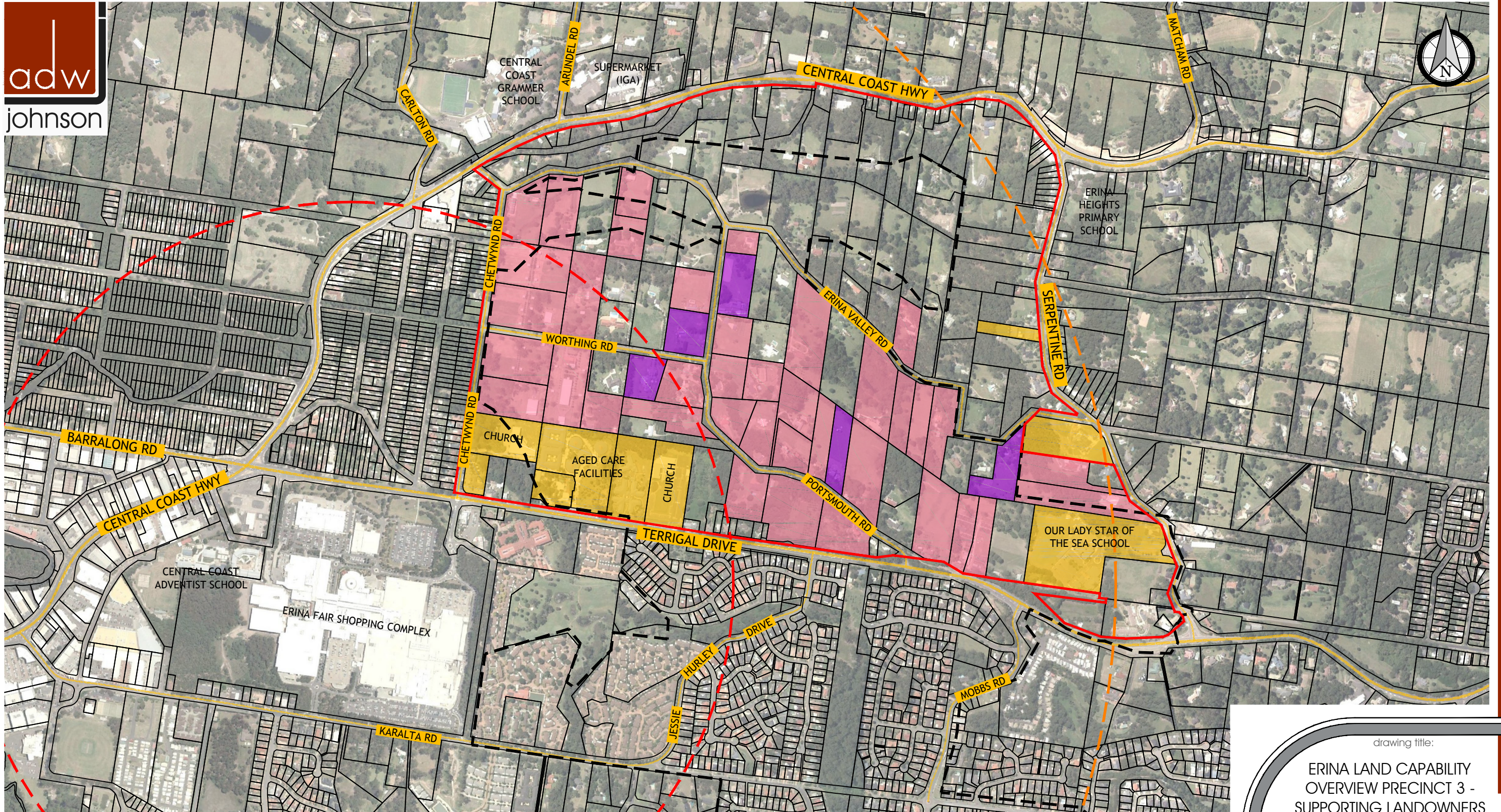
We thank you for the opportunity to provide comment on such an important matter and we look forward to suggestions in this submission appearing in the final Plan.

Should you wish to further discuss any aspect of this submission please do not hesitate to call on Ph 4305 4300.

Yours faithfully,

A handwritten signature in blue ink that reads 'C. N. Smith'.

Chris Smith  
**Senior Planner**  
**ADW JOHNSON**  
**Central Coast**



**LEGEND**

- ELC - PRECINCT 3 STUDY AREA
- - - 1km RADIUS
- - - 2km RADIUS
- DRAFT SYDNEY REGIONAL ENVIRONMENTAL PLAN (GOSFORD COASTAL AREAS) PROPOSED REZONING 2(a6) DEPARTMENT OF PLANNING 1982
- LANDOWNERS INDICATING SUPPORT (TO DATE)
- UNDECIDED LANDOWNERS
- OTHER USES

ver.	date	comment	drawn	pm	level information	scale (A3 original size)	notes
C	14.12.15	ADDITIONAL LANDS ADDED	KT	CS	DATUM: N/A CONTOUR INTERVAL: N/A	<div style="text-align: center;"> <p>SCALE: 1:10,000 (FULL)</p> </div>	

drawing title:

**ERINA LAND CAPABILITY OVERVIEW PRECINCT 3 - SUPPORTING LANDOWNERS**

location: CENTRAL COAST HWY  
ERINA HEIGHTS (ERINA VALLEY)

council: GOSFORD

dwg ref: 140010-SK-003

client:



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