



Our Ref: 190124P CS/BM

24th 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 MR R & MRS G HARVEY**

ADW Johnson has been engaged by landowners Mr. R. & G. Harvey to review and comment on the Draft Central Coast Regional Plan (CCRP).

THE SITE

The subject land ("the site") is located off Wisemans Ferry Road approximately 1km south of Peats Ridge Road and 5km (5min by car) north of the Somersby Industrial Estate.

The site has a total area of approximately 93ha and is bounded by Elwins Road to the south, Silvesters Road to the north and divided by Wisemans Ferry Road. Title particulars and characteristics are as follows;

Title	Area (ha)	Characteristic
Lot 1 DP135540	59.69	Mostly clear land located to the west of Wisemans Ferry Road, between Elwins & Silvesters Road. Improvements include main dwelling and associated rural outbuildings and infrastructure.
Lot 1 DP574292	10.12	Mostly vegetated land located to the east of Wisemans Ferry Road.
Lot 2 DP574292	17.88	
Lot B DP409546	5.26	
	92.95ha	

A locality plan is provided as Figure 1 over page, with a site aerial plan provided as Attachment 1.

ADW JOHNSON PTY LIMITED
ABN 62 129 445 398

Central Coast

5 Pioneer Avenue, Tuggerah NSW 2259
PO Box 3717, Tuggerah NSW 2259
Ph. 02 4305 4300
Fax. 02 4305 4399
Video. 02 43054374
Email. coast@adwjohnson.com.au

Hunter Region

7/335 Hillsborough Road, Warners Bay NSW 2282
Ph. 02 4978 5100
Fax. 02 4978 5199
Video. 02 4954 3948
Email. hunter@adwjohnson.com.au

www.adwjohnson.com.au

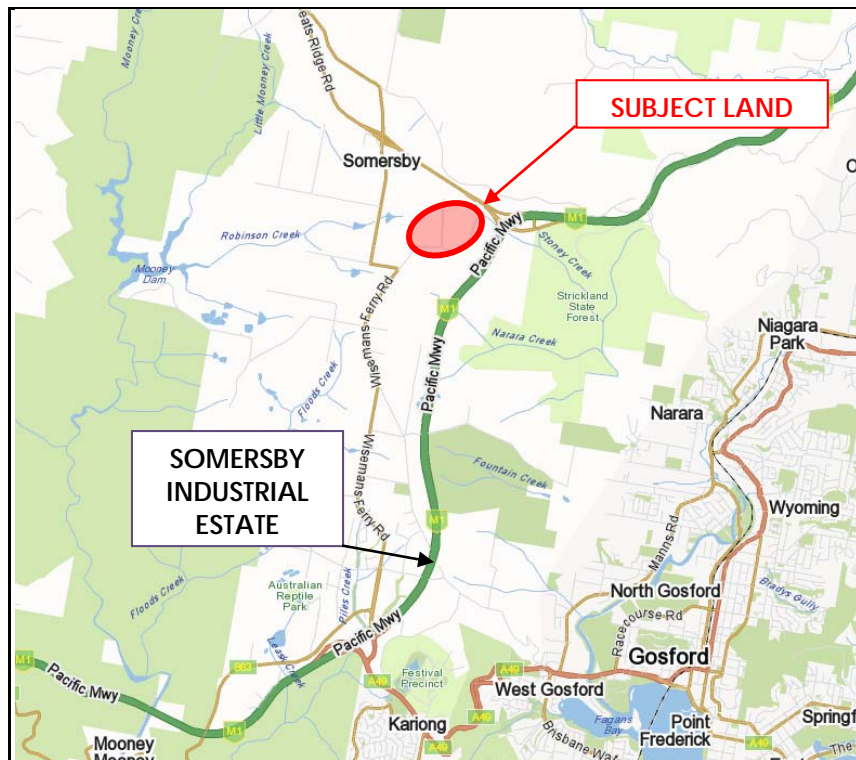


Figure 1: Locality Plan

CURRENT USES

That part of the site located west of Wisemans Ferry Road is predominately used for rural-lifestyle with a substantial dwelling, rural outbuildings, and equestrian facilities. The land is also used for opportunistic grazing. The owner has attempted pasture improvement over the years but with little success due to poor soils.

Land to the east of Wisemans Ferry Road is vacant with a moderate cover of vegetation, traversed with some tracks for rural maintenance and access.

Gosford City Council has recently approved single dwellings upon those lots located to the east of Wisemans Ferry Road.

SURROUNDING USES AND PROPOSALS

The locality has historically been cleared and used for agricultural uses including citrus, stone fruits, cropping (vegetable and flower), poultry and livestock. However, the intensity of agricultural operations in the immediate locality has declined over the past decade(s) as more properties are used for 'rural lifestyle', with only opportunistic grazing occurring and rural pursuits.

North - Land immediately to the north of the eastern lots was the subject of a Part 3A Development Application for a sand quarry ("Somersby Fields") which was refused by the Minister in 2009. This land is currently the subject of a rezoning application to permit rural-residential upon the site.

South – Land immediately to the south, bounded by Elwins Road, Keighley Avenue and Wisemans Ferry Road is currently the subject of a separate rezoning proposal seeking approval for small lot rural living integrated agricultural estate.

The above proposals are indicated on site aerial plan provided as Attachment 1.

THE LOCALITY OF SOMERSBY

The site is located central to the suburb of Somersby. Somersby offers a unique regional planning opportunity, in that:

- Expansion to the west and south is limited by the adjacent Brisbane Water National Park;
- Expansion to the east is limited partly by the Strickland State Forest, identified *Coastal Open Space* land and escapement overlooking the Gosford City Centre;
- Expansion to the north is limited by the Ourimbah State Forest.

Within the broader study area:

- Significant clearing has historically occurred over the landscape for intensive agricultural uses (particularly cropping, orchards);
- The locality has good access to the M1 Motorway, with existing interchanges at Kariong and Peats Ridge – both identified as major Motorway interchanges in the CCRP;
- The proximity to major road networks provides connectivity Regional Centre's of Gosford and Tuggerah;
- Existing resource land (sand quarries) and remaining intensive agriculture (poultry) are generally located towards the edge of the broader study area. By providing appropriate buffers to those facilities also limits potential impacts into surrounding National Park, Conservation and State Forest land;
- Significant employment lands are located within the precinct (Somersby Industrial Estate), or within close proximity at Kariong and West Gosford.

Historically, the M1 Pacific Motorway (formerly F3 Freeway) formed a physical and mental barrier to urban planning.

It is noted that the area has been subject to diminishing agricultural output over recent decades as the area becomes more desirable for rural lifestyle living. The consequence of this changing landscape/lifestyle characteristic is upward pressure on land prices, which subsequently, further impacts on the viability of agricultural productivity. This trend is unlikely to reverse as the local, regional and national population is forecast to grow. In terms of preserving valuable farming land, it is noted that the locality has not been mapped by the NSW Government as *biophysical strategic agricultural land* (BSAL). A copy of the relevant State map is provided as Attachment 2.

DISCUSSION PAPER 2014 TO DRAFT REGIONAL PLAN 2016

The Department's release of the Discussion Paper in 2014 was encouraging, particularly to read that the locality was under consideration for urban investigation, with statements such as:

- *will consider whether development opportunities exist west of the M1 Pacific Motorway, whether these are appropriate and whether these are required to meet the expected growth or housing demand (page 22), and*
- *identify any new growth opportunities such as Wyong Shire Council's recent identification of possible new rural-residential areas west of the M1 Pacific Motorway. Similarly, additional land around the **Somersby** and Mount Penang areas may have potential for more development (page 24)*

Our client is therefore disappointed that the draft CCRP – a document intended to provide planning direction for the next 20 years – fails to recognise the undeveloped housing resource on the western side of the M1, particularly, south of Peats Ridge Road, to the northern boundary of the Somersby Industrial Estate, particularly the Department's own document states:

"...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..." - page 19

In terms of future housing mix, Somersby broadly provides the potential for a new urban release area immediately north of the Somersby Industrial Estate, centred along Wisemans Ferry Road. Land that is subject to existing rezoning applications (noted earlier and shown on Attachment 1), adjacent both north and south of the subject site, provides opportunity for a transitional area of rural-residential development northwards to Peats Ridge Road. Preliminary advice from real estate industry professionals suggest that there is a current and growing demand for rural-residential allotments.

Alternatively, that part of our clients holding located west of Wiseman Ferry Road – Lot 1 DP 135540, is predominately cleared, undulating land, used for opportunistic grazing of cattle and equestrian uses. The lot, having an area of approximately 60ha, has the potential for approximately 700 home sites alone, or higher, if the Department and Council, were to support rezoning.

HOUSING SUPPLY AND DEMAND

In terms of housing supply and demand, 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 (4) years of 'greenfield' (undeveloped) land in the pipeline. But, of major concern is that the bureaucratic process takes approximately five (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.*

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, the CCRP, cannot be produce more of the same. The Department must take courageous steps and establish a blueprint that provides greater opportunity for this Region.

CONCLUSION

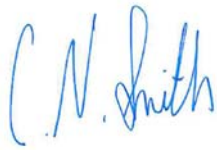
The subject land is located between two (2) current rezoning proposals seeking appropriate rural-residential/smaller lot development.

A large portion of the subject land, approximately 60ha, located west of Wisemans Ferry Road, is mostly cleared of native vegetation and is no longer viable (uneconomic) for sustainable agricultural output.

Advice from real estate industry professionals suggest that there is a current and growing demand for rural-residential and residential allotments across the Coast. Somersby has the potential to provide for both urban and rural-residential development, both of which will assist in achieving housing supply and diversity targets for the Coast.

We thank you for the opportunity to provide comment on such an important matter. Should you wish to further discuss any aspect of this submission, please do not hesitate to call on 4305 4300.

Yours faithfully,

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

Chris Smith
Senior Planner
ADW JOHNSON
Central Coast

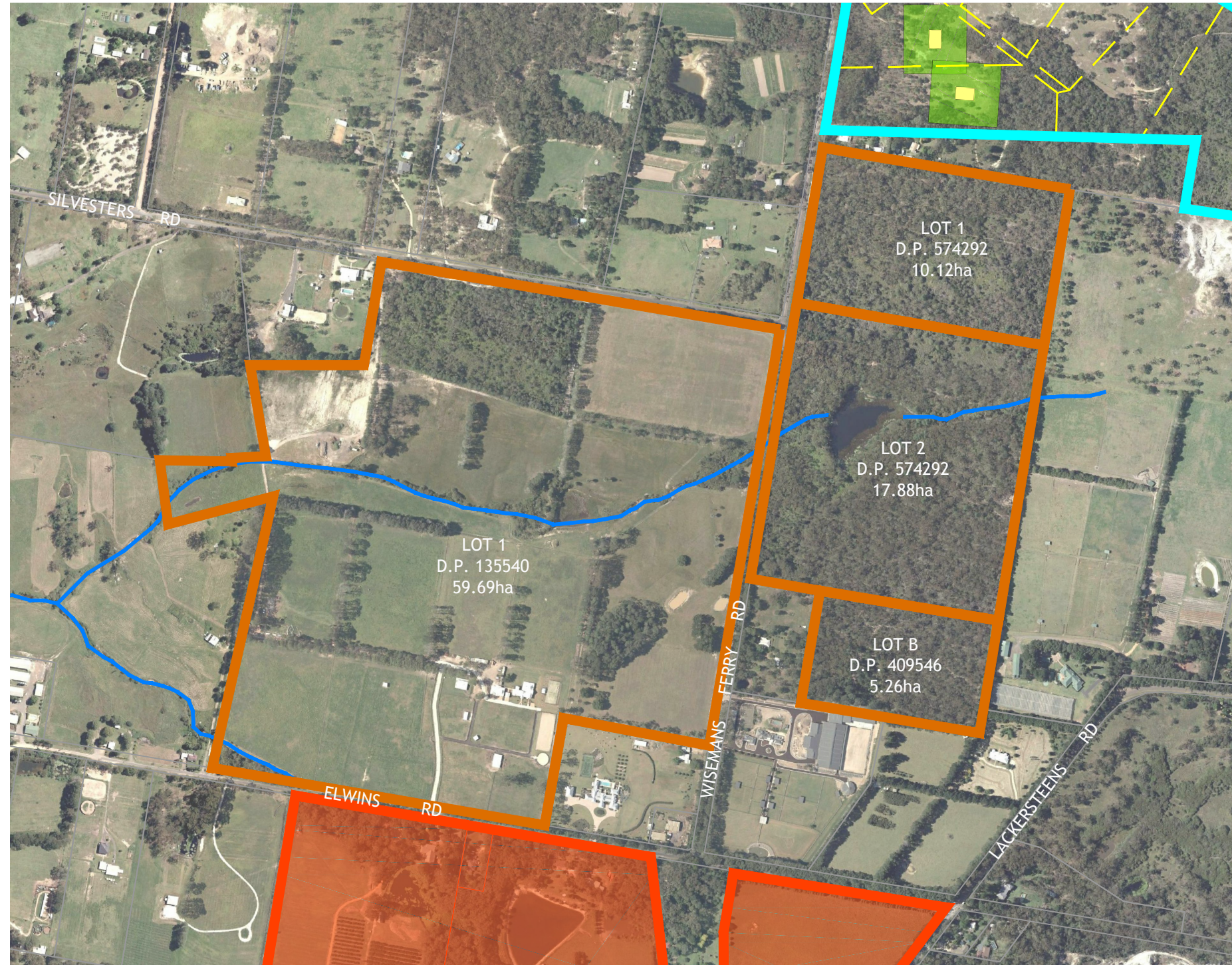
DEVELOPMENT CONCEPT

INVESTIGATION SITE:
 LOT 1 D.P. 135540, LOTS 1 & 2 D.P. 574292 AND LOT B D.P. 409546, SOMERSBY



LEGEND

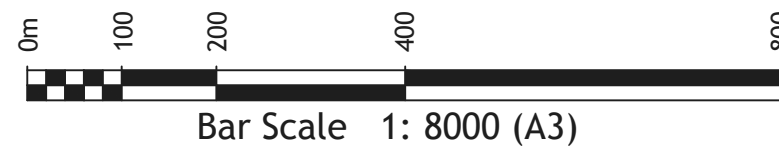
- HARVEYS PROPOSAL AREA
- WOODWARDS PROPOSAL AREA
- EX. SOMERSBY FIELDS REZONING
- WATERCOURSE



NOTE: ALL AREAS ARE SHOWN AS APPROXIMATES AND SHOULD ONLY BE USED FOR DISCUSSION PURPOSES ONLY

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Ver.	Date	Comment
B	14/11/2014	Initial Layout




Plotted By: patrickb Plot Date: 14/11/14 - 10:27 Cad File: S:\190124\Drawings\PLANNING\Feasibility\190124P-SK-001-B.dwg



State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

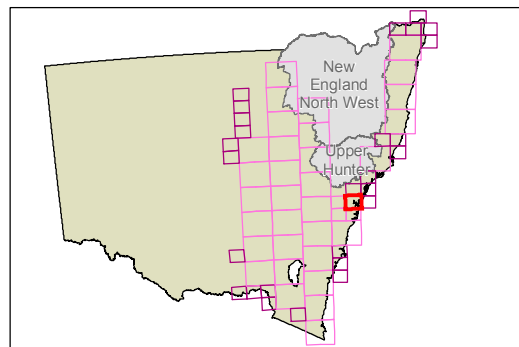
Strategic Agricultural Land Map - Sheet STA_040C

Legend

 Biophysical Strategic Agricultural Land

Cadastre

 Cadastre 10/09/2013 © Land and Property Information (LPI)



Scale: 1:320,000 @ A3

Projection: GDA 1994
NSW Lamberts

Map identification number: SEPP_MPEI_STA_040C_20130910

