

NSW Department of Planning

30 January 2016

P.O. Box 1148

Gosford NSW 2250

Submission on Draft Central Coast Regional Plan

The Draft Central Coast Regional Plan is the most significant document relating to massive change to what the people of the Central Coast has ever seen.

Just how important this proposal is can be determined by the proposed governance that sees the NSW Government dictating all processes through a Coordinating and Monitoring Committee that comprises of six Government Departments and one or two councils, depending on the outcome of the merger. It fails like most planning processes to acknowledge the general public by having no Community representation on this proposed committee.

Today Local Government makes many of the planning decisions under certain state guidelines and acts, yet we do not have the direct intervention by State Government as proposed in this draft.

I as a resident and ratepayer of the Central Coast do not want faceless bureaucrats that most probably do not live on the Central Coast, making decisions that will change the face of the region in such a dramatic way.

The Plan forecasts changes that very few residents or ratepayers could ever understand. It uses language inappropriately when mixing the word "Sustainable" with those such as Mining, Extraction & Housing to name a few.

The Plan ignores or conveniently leaves out the externalities of the proposals within. It glosses over any impacts by putting a positive spin on all that it contains.

The N.S.W. Planning & Environment Draft Central Coast Regional Plan has failed to include anything in relation to their legal obligation within the N.S.W. Disability Inclusion Act 2014. Therefore I believe that this document is illegal and should not have any bearing on the future of the Central Coast.

2.

DELIVERING THE PLAN:

The plan has four key goals that can only be described as oxymorons.

1. Enhancing Community Lifestyles and accelerate housing supply...

- The Plan fails to identify how it intends to Enhance Community Lifestyle as it does not consider community infrastructure that is already years behind due to poor local government management and seemingly political corruption that covers the entire Central Coast region.
- Terminologies such as In Fill Gaps, meaning nothing more than Spot Development that tends to place housing and or industrial developments in flood prone areas or mine subsidence regions.
- Misleading statements of increasing the supply and variety of housing in established, accessible areas, making best use of existing services and infrastructure.

Half of the proposed new housing fall under the North Wyong Structure Plan and identifies areas in the north of the Wyong Shire. Most if not all of the proposed areas are not established, as it is natural bushland with very little infrastructure or transport to sustain such proposals.

EG. Wyee rail station is not accessible to nearly one third (32%) of the existing population, yet is considered by the N.S.W. Government as a Transport Hub.

- Goals 1 & 4, Describe the iconic landscape features such as Tuggerah Lakes, the beaches and headlands. How this plan can protect and manage the natural and cultural environment, yet on the other hand suggest tradeoffs with the mining of sand, clay, gravel, coal and seemingly coal seam gas. This is very misleading for residents to comprehend. **It does not identify the regions these processes will be conducted.**

3.

The draft plan in no way identifies the full impact of such extraction processes to both the community's near the proposed sites, nor how the government at any level is proposing methods to protect the natural bushlands other than limited corridors.

Page 45, Figure 8 identifies 25% of the western region having current minerals mining titles and identifies further mineral resources.

It also projects either coal exploration titles or coal production titles under 90% of the Tuggerah Lakes System.

Furthermore it identifies mineral resources in High Environmental Value areas such as Lake Munmorah Conservation Area which has this document under extensive scrutiny and criticism when considering this as a process of protecting our coast.

2. Diversity of Regional Economy...

A simple terminology that would have the majority of the community wondering exactly what it means.

The plan indicates Heavy Rail, yet does not identify the route, intermodal sites, the massive further infrastructure needed for such development or funding.

The plan fails to provide what is meant by diversity in housing. No height restrictions, scale or proposed zones for development.

If the Rose Corp. Catherine Hill Bay development is in any way what this plan is suggesting, then I suggest the NSW Government and the new Central Coast Super-Council prepare for legal action and many protest actions.

4.

The C.C.R.P. has not considered the direct impact of stormwater runoff from hard surfaces from further housing or industrial development on the Tuggerah Lakes System.

Sewer overflows causing regular Botulism outbreaks that kill sea bird life and findings that both Canton Beach and Lake Munmorah Beach are not fit for swimming, is testimony that the authorities have no answers after decades of reports, as we go along developing like we have over the past decades.

The plan does not indicate any contribution or timeline for the NSW Government to improve other transport modes, especially accessible transport for the aging population that it does identify.

There is no indication of improved Medical services, Hospitals, how the electricity supply will endure, considering the closure of Lake Munmorah Power Station and the sale of Vales Point.

No consideration for the sustainability of the water supply for a further population increase or process that will allow small local businesses to stay competitive against the massive expansion of the Supa-Stores.

One example that has previously been brought to the NSW Government's and Central Coast Department of Planning attention, is the closure of the Lake Munmorah Bakery and Butchery, due directly to the approval of the Woolworths development at Tall Timbers road.

Since the previous Government inquiry, a further three Supa Stores, on top of the existing ten within 10km of Lake Munmorah have opened, therefore putting more pressure on the existing small business that has served us over many decades.

5.

The Draft Regional Plan has no indication of how to accommodate light industry more suitable to the Central Coast's existing infrastructure.

3. **Sustain Productive Landscapes...**

I suggest there is a hidden agenda behind the NSW Government promoting investment in rural and resource lands.

Productive Rural Lands are becoming a threatened species, as Local Governments approve subdivisions that cannot or will not become productive of any meaningful consequence.

Overseas rural developers are currently purchasing properties on the N.S.W. coast, in place such as remote Brooms Head. This has already had impacts on the ability of local farmers to compete. This type of development will reduce any opportunity to put forward plans for the Central Coast to become self sufficient or compete in any way.

Further major agriculture developments will need to demonstrate how they intend not to impact on the Lakes system. Not just to minimise their impact through pesticides and fertilisers, completely remove any impacts before there is no Tuggerah Lakes System. This plan does not identify those impacts generated by such processes.

There are no details on any proposed Aquaculture developments, nor sites identified. Professional fishing has been banned in Lake Macquarie, yet it persists in the Tuggerah Lakes system and having devastating impacts on fish stocks and tourism.

4. **Protect and Manage the Natural and Cultural Environment...**

How can this be considered or taken seriously in light of what is proposed in this Draft Plan?

A Plan that identifies tradeoffs with Environmental corridors in return for extraction processes such as sand mining , gravel, clay, coal and

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possible coal seam gas to name a few and again fails to identify any real sites, figures or impacts.

As previously stated nearly 90% of the Tuggerah Lakes system is earmarked for coal titles or production. One of the most treasured and sensitive regions in the Wyong Shire, is Lake Munmorah Conservation Area, yet it too has been identified for mineral resources.

The community once aware of these proposals will not approve of any such development and therefore the NSW Government and Council's need to prepare for a long and arduous legal action and civil disobedience.

The Central Coast has been raped and pillaged of its natural resources for decades. Land subsidences are prevalent, changes to ecosystems have destroyed our natural bushlands through poor management practices from sandmining and other processes.

Over development of housing will lead to further impacts and the great place to live with its fantastic environment that Scot MacDonald MLC spruiks of, will be no more.

Sustainable Eco friendly developments or process are not part of this regional plans vocabulary. This Draft Central Coast Regional Plan was devised well before the proposed council merger, without knowing the outcomes of such.

It does not mention any form of infrastructure needed as part of managing the environment to cater for the 32% of the current population which have a disability, mobility or aging issue. It has legally failed to have a Inclusion Plan as per the Disability Inclusion Act 2014 and therefore I believe it is not a plan for the Central Coast.

7.

This Plan does not note the massive environmental impacts of Ash Dams and extraction processes that already exist in the region from the Vales Point and Lake Munmorah Power Stations and what either the new owners or state government intend when dealing with such long term impacts and health issues.

It is outrageous to expect the residents and ratepayers of the Central Coast to download a sixty page document, read and comprehend the context, especially when very little detail is provided and then give it their approval.

Those who have taken the time to attend organised meetings such as that at Gosford Leagues Club on this subject, were limited in their time to respond to any issue and therefore the process is flawed and should not be considered, especially in light of the direct impacts and hidden externalities proposed by such a plan.

I as a resident and ratepayer of the Wyong Shire am opposed to the Draft Central Coast Regional Plan in its current format.

Yours sincerely,

Disability and Community Advocate

General Manager

22-3-2016

Hunter & Central Coast

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RE: Draft Central Coast Regional Plan

As a resident of the Central Coast who has been active on Environmental and Planning issues for over three decades, I must begin by stating my opinion that I do not consider this process is neither democratic nor just, for those in the community who have very little understanding of which is before them.

Planning NSW has been working on many of the strategies, goals and actions for decades and yet as the political climate changes so do they. It is an oxymoron to think that increasing development can in some way enhance the natural environment, when Government after Government have their head in the sand and wonder why the Tuggerah Lakes system is in such poor shape.

Supporting the character of a local area is not proposing high rise development that reflects Dubai. It's not about tarting up a train station with a coat of paint, yet still not having accessibility for close to 32% of the local population having a disability, mobility or aging issue. Putting infrastructure in place well after development is nothing more than a receipt for disaster in many ways.

The planning for a Central Coast Regional Plan prior to any proposed council mergers and or changes to boundaries is flawed with many dangers. Proposals for the northern suburbs of Wyong to secede from Wyong Shire and move to Lake Macquarie have not had the ramifications adequately addressed by either the state or local government.

On the other hand the idea of a mega council with the joining of Wyong with Gosford has the population encroaching that of the entire state of Tasmania. The environmental and infrastructure backlogs which currently exist will become greater as other social issues take political priority.

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The vision is to protect the natural environment plus the productive land and resources, yet the proposals for extractions of all kinds have earmarked such sensitive areas as the Lake Munmorah Conservation Area, which has no legal way of being protected under current legislations that allow any form of mining under this site.

Achievable sustainable economic growth and the processes have been exposed when the state government approved the Rose Corp developments at Catherine Hill Bay and Gwandalan. Environmental Impact Statements that are useless whilst mountains are moved next to a State Conservation Area with the development effectively increasing the population by 300% and putting more strain on infrastructure and services that are at best very poor..

This project alone is enough to see that the NSW Government and Planning NSW have their own agenda which is so completely different than that of the existing residents of the region. The residents have very little opportunity to publically state their concerns or have them addressed. In fact if they do, the system allows the best part of five minutes at any forum.

I have taken the time to put pen to paper on many occasions since the first release of the North Wyong Structure Plan in 2010 and on no occasion has it been acknowledged or have I been given the opportunity to discuss my concerns further with the state or local decision makers.

Transport on the Central Coast, especially the northern sector is nothing more than Third World. The State Government earmarked Wyee station as a Transport Hub, yet the close to 100 steps to access the station effectively renders it impossible for 32% of the current population, let alone the projected increases in housing and the aged for the region.

Being self employed for most of my working life, I alone was accountable for any stuff ups or problems with employees. Who exactly will be responsible for the many poor decisions that see Sustainable Housing force wildlife to live in corridors. Who will be responsible to have waiting times in hospitals explode or to have to wait a month to see a doctor?

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The idea of cross-council boundary collaboration is an example that ignores the many egos within all Local Governments and a lack of understanding of what exactly goes on within.

Whether it is Local Planning frameworks, proposed affordable and diverse development, strengthening freight and commerce connections, integrated planning, resolving conservation issues or the many actions put forward by this plan, all I need to ask is where was it five, ten or twenty years ago?

This is not rocket science and what is proposed is nothing more than icing over a cracked cake, making it look good but pulling the wool over the community's eyes. What were our planners thinking over the past decade or were they so incompetent that they couldn't see what was happening to a region only one hour out of Australia's major city.

With the history of political corruption on the Central Coast, I shudder to think where our planners are taking us over the coming decades.

Yours sincerely,

Concerned Community Advocate