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Mar 24 (13 days ago)

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Content:

Comments on Draft Central Coast Regional Plan March 2016

Direction 1.5 Improve housing choice (Infill)

Page 21 says the draft Plan proposes to create greater diversity of housing. This sounds excellent however to do this effectively, Councils and State Government Departments need to look at the barriers they themselves currently create for enterprising people trying to build diverse housing. Council processes to obtain permission to develop new housing are currently full of unreasonable delays which can threaten the financial viability for the would-be builder of diverse housing, and certainly dissuade them from attempting future environmentally friendly but risky projects.

Greater transparency is required. For example, where a Council officer has a presumable conflict of interest, for example, if the officer lived in the same suburb as the proposed new development and would lose some of his own forest and pastures view if the development went ahead, in such a case this officer should not be left with the power to delay permission to proceed by raising mischievous barriers that could cost the developer a lot of time and money to prove wrong.

In such cases, justice dictates that the decisions for permission to proceed with building be given to a neutral party.

Direction 1.5.1 Support delivery of greater housing choice in and near centres with existing services

I agree very much with increasing housing diversity and density within walking distance of train stations, as suggested on page 22. I don't think bus routes are as important to target for increasing density as train lines and stations, as bus routes can be changed, but not train lines.

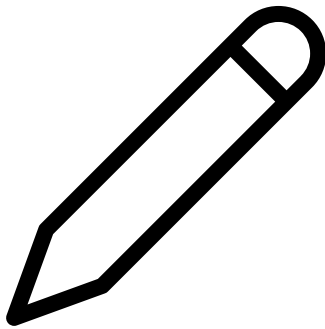
Also on page 22, under Direction 1.5, it talks about identifying blockages to growth and opportunities to facilitate growth. Given that "time is money" when one has bought a property and has monthly holding costs, a major blockage currently is that Councils and Government Departments are able to hold up certifications for many months without the would-be property builder having any right of compensation for what appear to be unreasonable delays.

I have worked many years in the hospital system, and there are parameters for what a reasonable delay is,

particularly if you are really slow and the patient dies. There are consequences for medical professionals if say, they fail to give medication within an hour of the appointed time.

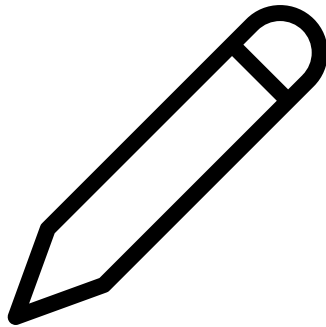
There seems to be no similar accountability in the "building houses permission system" at either the Council or the State Government level, even when it costs the developer hundreds of thousands of dollars and takes them to the brink of bankruptcy, and even when the developer is committed to climate action, low carbon footprint, sustainability and all the other environmentally-friendly ideas that this draft Regional Plan advocates.

This Regional Plan for the Central Coast looks very positive generally. I hope that the ideas expressed in it will manifest into changes to the current bureaucratic and sometimes rather questionable practices that have been occurring currently and in recent history which make building diverse housing very difficult and daunting for the public.

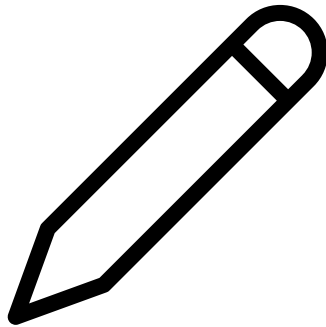


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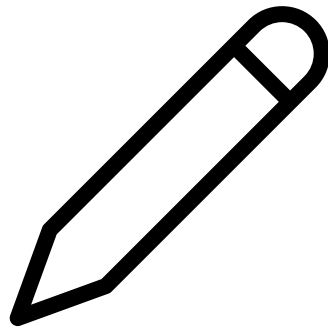
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