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## Online Submission

Mar 24 (13 days ago)

h To:

Dear Sir  
DRAFT CENTRAL COAST REGIONAL PLAN

Thank you for the opportunity to comment on the Draft Plan for the Central Coast Region.

Our concerns are around the potential for over-development. We agree that a revitalisation of Gosford CBD is long overdue, but Gosford City Council now seems to be acting with great zeal and haste in approving as proposed, or substantially as proposed, all major developments put forward by developers.

This highly pro-development approach evident from Gosford City Council is not impacting only the former Gosford CBD, but the separate precincts of the Gosford Waterfront, East Gosford and other nearby areas. Our concern is that this over-development will continue to expand.

Also, many individual developments are not well planned. There is insufficient green space remaining post-completion, and developments in existing high-density areas are being approved with less than one car parking space per dwelling. It is naïve folly for developers, and subsequently, for the approving authorities, to suggest that certain demographics as prospective occupiers won't require or won't own motor vehicles.

Over-development affects supply and demand, and the potential for over-supply, particularly of apartments, is very real. Moreover, it is short-term thinking to focus on building of dwellings and commercial or industrial premises with insufficient regard for attendant infrastructure.

As an example, the Central Coast Highway carries very heavy traffic at most times but is particularly choked at morning and evening peaks between Gosford and the Punt Bridge at East Gosford. It will be unbearable when several thousand new dwellings and even more population is superimposed on the existing infrastructure. All the currently-proposed and approved development simply cannot be allowed to come to fruition without a major focus on parking, roads and other transport infrastructure.

We have been Central Coast residents since 1971. We have witnessed numerous plans or intentions for increased employment on the Central Coast over the intervening years. Realistically, such employment initiatives only ever scratch at the surface, and that's not likely to fundamentally change, despite best intentions.

People moving to the Central Coast from Sydney or elsewhere, including overseas, must be left in no doubt that, on the balance of probabilities, their source of employment is likely to be in the Sydney Metropolitan Area, not on the Central Coast. And that again focuses on transport infrastructure, primarily the inter-urban trains and connections from dormitory suburbs to those trains. Speed, frequency and reliability of inter-urban trains must increase and with better, faster connections to industrial areas in Western Sydney. Quick fixes in this regard could be the cessation of unnecessary stops at the Sydney suburban stations of Eastwood and Epping.

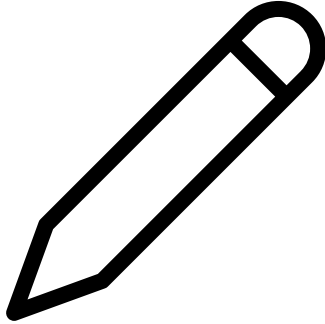
A Central Coast Plan cannot be considered in isolation. The Central Coast's proximity to, and dependence on, Sydney City and region is obvious. Employment, airport and other transport, specialised medical are but a few dependencies. Yet Sydney and suburbs is also choked, with cross-city travel to the airport and other destinations abominably slow! However, there is of the order of 20,000 apartments currently approved or under construction for various parts of Sydney. The over-supply and over-development simply must not continue. Sydney is choking on itself

and the situation is set to become much worse, particularly as overseas migration is substantially absorbed by the Sydney Region.

The NSW State Government cannot "fix" the Central Coast without also "fixing" Sydney. The dependencies are too great not to.

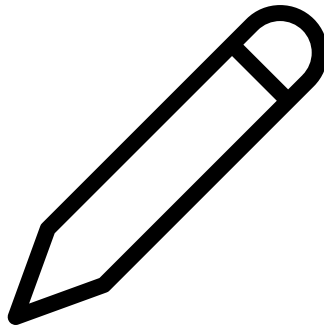
We are not anti-development in all forms. Our simple proposition is that in implementing this or a revised CC Regional Plan, there must be a balance. A "develop-at-all-costs" approach obviously cannot prevail; infrastructure keeping pace and retention of public parkland and other green space are key ingredients that must accompany measured development.

Yours Faithfully,

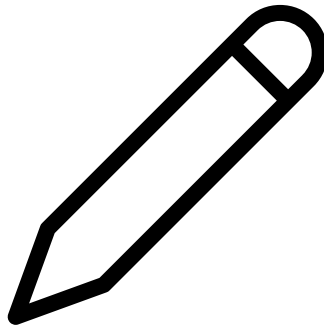


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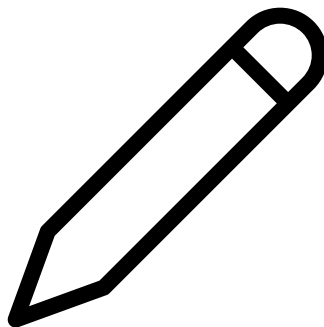
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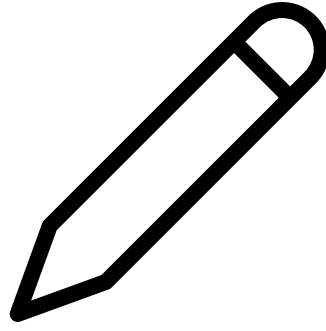


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