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Online Submission

Jan 2

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Submission for Draft Central Coast Regional Plan

Hello,

I am impressed with the work done by the NSW State Government in preparing the Draft Central Coast Regional Plan.

My family lives in Springfield, which is located within the Erina Town Centre.

I want to concentrate on the Employment and housing opportunities in the Gosford area proposed by the Draft Central Coast Regional Plan in this submission.

I note that the types of housing identified by the Urban Feasibility Model as most viable were residential flat buildings in Gosford Local Government Area and multi-dwelling housing in both Gosford and Wyong Local Government Areas. In principal, I agree with this strategy, especially with the multi-dwelling housing, which I believe will alleviate the housing shortage crisis in the Gosford Local Government Area. However, in terms of alleviating housing shortages and addressing affordability, I have some reservations with the model of residential flat buildings in Gosford Local Government Area. I will outline my concerns.

Let me begin by saying that I welcome these projects because jobs will be created in the Gosford Local Government Area. Also, the tradesmen that have left the area or commute to Sydney for work, will return to the Central Coast and give the local community a better choice of tradesmen to use.

However, both anecdotal and empirical data has shown historically that the construction of residential flat buildings in the Gosford Local Government Area do not alleviate rental housing shortages and housing affordability.

Firstly, the local renters cannot afford to purchase the residential flat buildings. That is why they rent. These are purchased by investors who come from Sydney or interstate or overseas and use these premises as either their own residence, or as holiday pads. They are rarely released to the local rental market.

Secondly, large corporations, some with overseas connections have the assets to develop and construct the residential flat buildings. But they are designed for the higher end of the market, and out of reach of the local community, because they are expensive to purchase. Once again, they are rarely released to the local rental market.

Thirdly, I have heard informally regarding recent development application approvals, that the large corporations with overseas connections who have the assets to develop and construct the residential flat buildings, do so as a tourism business enterprise to cater for wealthy overseas holiday makers, who occupy these residential flat buildings as part of their holiday in Australia. I, in principal, have no opposition to this business model. My only concern is that it will not alleviate the housing shortage and affordability for the local community.

I would suggest that more multi-dwelling housing in both Gosford and Wyong Local Government Areas would be a better way to go, allowing dual occupancy and secondary dwellings in all zones where home occupations are permissible.

I now want to speak about my family acreage properties on Marana Road in Springfield, located within the Erina Town Centre precinct, and other private land owners in general.

Our family properties are currently zoned 7(a) Conservation, and are classified as deferred lands from the Gosford Local Environmental Plan (LEP) 2014. The deferment process is ongoing and it is a great source of frustration to the private land owners because they are left in limbo. When will deferred lands be included in the LEP?

In addition, Gosford Council at the meeting of 31 May 2011 resolved to defer all privately owned lands zoned 7(a) and 7c(2) located east of the F1 from the Gosford Local Environmental Plan for a period of five(5) years to carry out an Environmental Zones Review and an Urban Fringe Review to implement the DoP&I Practice Note PN09-002 as soon as practicable after completion of draft LEP. This was to address consistency with the E Zone practice note and amend zones and other planning provisions as required.

The five(5) years are up and we have been waiting patiently for the conclusion of the Urban Fringe Review for our properties in Marana Rd Springfield, but there appears to be no end in sight! Will the Draft Central Coast Regional Plan address this?

I now want to talk about Gosford Council's Agenda Paper of 14 July 2015 - GOV.84 REVIEW OF ENVIRONMENTAL ZONES & RELATED ISSUES (IR 20806731) in terms of the attributes of rezoning potential, as it applies to our family properties.

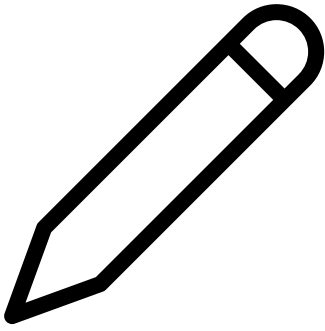
I want to state very specifically that the attributes of rezoning potential for our family properties are consistent with the Agenda Paper. For example:

- There is the close proximity of our Marana Road rural lands to a major road corridor such as the Central Coast Hwy. In addition, for one of our family properties, when the Gosford Bypass Road is constructed, the family land will adjoin it.
- Most of our family acreage properties lack substantive vegetation cover or important remnant areas.
- Most of our family acreage properties will not adversely affect adjoining vegetation because they are in SP2 Infrastructure (Road) and R2 Low Density Residential properties.
- Most of our family acreage properties will not interfere with threatened, regionally significant or other important species or their habitat.
- Our family acreage properties are in relative ease of proximity to retail and commercial centres such as Erina Fair, Fountain Plaza, and Gosford City Centre.
- Most of our family acreage properties are physically capable of accommodating a more intense form of development and suitable for integration and relative compatibility with existing land uses.
- Our family acreage properties lack major physical constraints such as flood liability or lack of flood free access.
- Our family acreage properties would form a visual extension of the urban footprint since adjoining properties are zoned R2 Low Density Residential and part of one of our family acreage properties is also zoned R2 Low Density Residential [Mixed zoning, R2 and 7(a)].
- There is some bushfire hazard, but the hazard applies not only to our family acreage properties, but to all the existing urban properties zoned R2 Low Density Residential adjoining our family acreage properties, making up the urban footprint.

Will the Draft Central Coast Regional Plan address this?

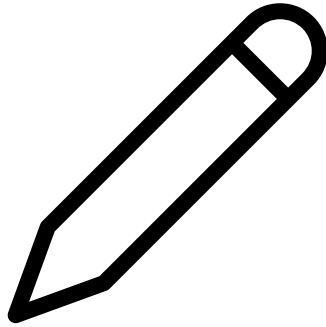
We formally ask that our family acreage properties on Marana Rd Springfield will be included in the Draft Central Coast Regional Plan as part of the employment and housing opportunities in Gosford and the Erina Town Centre.

Thank you for giving me the opportunity to make this submission.

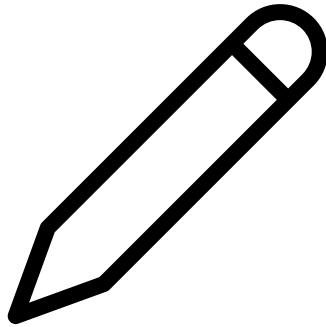


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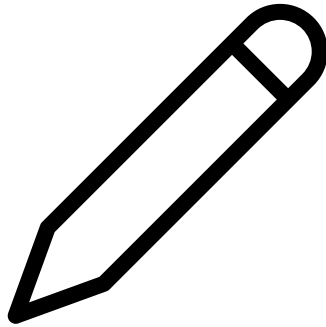
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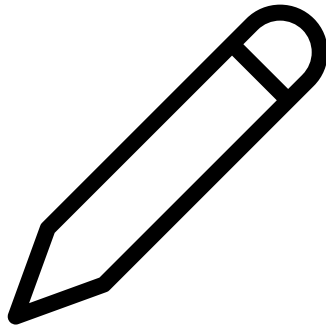
Priority Medium



Class Comment



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Visibility

All

