

24 March 2016

Department of Planning & Environment

GPO Box 39

SYDNEY NSW 2001

community@planning.nsw.gov.au

Attention: Ms Carolyn McNally, Secretary – Department of Planning and Environment

Draft Central Coast Regional Plan

Thank you for the opportunity to comment on the Draft Central Coast Regional plan. Please find our comments below for your consideration.

Section	Issue	Recommendation
<p>Structure and operation of the plan</p> <p>The Plan sets out a 'series of directions and actions that will collectively deliver the goals identified for the Central Coast region'.</p>	<p>The directions and actions contained in the draft Plan do not have measurable targets or timeframes / deadlines attached to them. Without these clearly defined deliverables, it is difficult for these directions and actions to have much weight or meaning. Clearly defined, measurable actions, to be delivered within set timeframes, will ensure transparency and accountability. This is particularly important for key deliverables such as employment and housing growth.</p>	<p>Rewrite actions and directions to be measurable and clearly defined and delivered by a set time.</p> <p>Establish clearly defined targets and deadlines for housing and employment growth.</p>
<p>Action 1.1.4 – Prepare Guidelines for safe, inclusive, healthy and enjoyable built environment</p> <p>A NSW Healthy Planning Expert Working Group and councils will develop guidelines for planning, designing and development</p>	<p>The Urban Taskforce supports the creation of guidelines to assist in the provision of healthy built environments. Of particular relevance in this regard is research undertaken by the</p>	<p>The Department of Planning & Environment take into consideration research by the Heart Foundation regarding walkable neighbourhoods and health when preparing these guidelines.</p>

<p>a safe and healthy built environment.</p>	<p>Heart Foundation¹ into the relationship between higher density, walkable neighbourhoods and the health of residents.</p> <p>Guidelines which impact upon the urban environment will impact upon proposed development in the affected areas</p>	<p>The Urban Taskforce is happy to work proactively with the NSW Healthy Planning Expert Working Group and council to ensure the proposed guidelines to ensure that any impacts upon the property development industry can be identified and given appropriate consideration.</p>
<p>Developer Contributions</p> <p>Page 20 states that the NSW Government aims to undertake a series of administrative and operational improvements to the development contributions system, including improving management, accountability, reporting and transparency of state contributions.'</p>	<p>Changes to developer contributions can have significant impacts upon property development.</p>	<p>The Urban Taskforce would like to be consulted in the process of developing and implement changes to the developer contribution system. Developer contributions are a vital component in determining the feasibility of proposed development, and we are happy to work collaboratively with government to form an approach to developer contributions which does not deter investment and development in the Central Coast.</p>

The Urban Taskforce is always willing to work closely with the Government to provide a development industry perspective on this Draft Plan. Please feel free to contact me on telephone number 9238 3955 to discuss this further.

Yours sincerely,



Chris Johnson AM
Chief Executive Officer

Urban Taskforce Australia

¹ Udell T, Daley M, Johnson B, Tolley, R. Does density matter? The role of density in creating walkable neighbourhoods. Melbourne: National Heart Foundation of Australia. 2014