

Rob Stokes MP  
N.S.W. Minister for Planning and Public Spaces.

18 March 2021

NSW Planning, Industry & Environment  
Locked Bag 5022  
Parramatta NSW 2124

## ***SUBMISSION***

### ***RE: CENTRAL COAST PROPOSED DESIGN AND PLACE S.E.P.P.***

I am always amazed how state governments know best on how regional areas need to have faceless bureaucrats to come up with the answers to planning and development, as if each region is exactly the same with infrastructure, environment or taking into consideration what already exists or why people chose to live there.

It is obvious that previous planning processes along with poor management of my local council (Central Coast) has led to out of control developments exposing themselves like a melanoma on the landscape without the regional community being aware of the proposals.

The proposed update of planning processes makes it much easier for only two groups, those being the Regional and Local Planning Panels (politically appointed) and the developers, including some Land Councils. This is nothing more than a systematic breakdown of many controls and simply complying to people with vested interests.

I have been heavily involved in planning matters not only on the Central Coast, yet specifically where I chose to live. Having input into the North Wyong Structure Plan and objecting to the Central Coast Regional Plan 2036 and subsequent Greater Lake Munmorah Structure Plan, which is a diversion for the Regional Plan being a bite size proposal and fooling the residents with documents that would not stand up in court.

The former North Wyong Structure Plan spoke of between 17,000 and 20,000 new residential developments. The over-riding Central Coast Regional Plan 2036 happened to find an extra 20,500 more development sites including recourse extractions of \$180 Million per annum in the same area, yet unable to identify either of the sites for homes or resource extractions.

The Greater Lake Munmorah Structure Plan identified a Biodiversity corridor behind a series of Industrial, Commercial and housing developments, next to a toxic ash dam, yet failed to identify that one third of the biodiversity corridor was under a land claim to develop 600 new homes.

Subsequently further developments have been proposed such as the Doyalson R.S.L. proposal of a mixture of housing, an over 50's village and commercial developments adjacent (across the road) to a sixty year old , unlined dam containing 50 Million tonnes of toxic Coal-ash with no site of the Government or industry having any idea or plan for re-use or remediation.

## 2.

If it wasn't bad enough that our incompetent Central Coast Councils were forced to amalgamate by the State Government and now find themselves in debt to the tune of an approaching \$600 Million. We therefore have very little funds to improve, let alone maintain infrastructure for the coming decades.

We now find that Regional and Local Planning Panels have the final say on any development over \$20 Million with virtually no contact with the community or ratepayers whatsoever. Tokenistic Community representation on these panels in itself could and should be seriously challenged as being corrupt, bias and or incompetent.

All this has allowed the circling vultures within both Planning N.S.W. and private developers to make a move to justify their positions with very little interest in what the community has to say on any issue. At best, Community Consultation by both Council and or the N.S.W. Government could and will be described as tokenistic, with previous input into changes to any major decision making, being way less than 1% of the Coast's population.

Draft Community Participation Plans, Central Coast Sustainability surveys, L.E.P.'s and D.C.P.'s, Affordable and Alternative Housing concepts, Codes of Conduct, Climate Change Strategies or Biodiversity Plans are just a few concepts that are neatly written, yet mean nothing in reality when it comes to development on the Central Coast.

The newly proposed Design and Place S.E.P.P. fails to understand the human makeup of any regional area and simply applies all changes as a blanket coverage. The Central Coast has the third largest aging population in N.S.W. Australia itself has 18.4% of its population having a profound disability, this not including mobility issues, so therefore we can assume so does the Central Coast. Adding disabilities, mobility or aging issues to any long term planning process which should cater for Access and Inclusion, I can confidently say that this proposed S.E.P.P. has failed miserably.

The N.S.W. Government itself introduced the Disability Inclusion Act in 2014 to have Local Government and Government Departments have Inclusion Plans in place to cater for future improvements for the communities that need support. It is apparent that the N.S.W. Department of Planning, Industry and Environment have either been granted exemptions to the rule or were not part of the announcement of the Act itself.

Survey after survey, have identified that "Our way of life, Bushland and Beaches" are the top three issues for the Coast. By introducing further changes to planning controls such as medium to high density developments in inappropriate suburbs, reduction in land sizes and or introduction of stealth and deceitful Structure Plans, directly impact on the community's wishes and why they chose to live on the Central Coast.

The Central Coast Community is not a part of the Greater Sydney region and do not wish to be seen as such, much the same as Wollongong. Yet the N.S.W. Government seems to be hell bent in doing so. If this is some form or way of changing the political landscape then they have also failed in understanding the Coast's residents.

3.

The five principles of the new S.E.P.P. certainly tick all the boxes with...

1. DESIGN having places with beauty and character such as that at Wadalba, Warnervale or Gwandalan we can only assume?
2. DESIGN inviting public spaces, which fails to include up to 30% of the community with a disability, mobility or aging issue and ignores their own Disability Inclusion Act.
3. DESIGN productive and connected places which is simply another way of saying much more development, whether you like it or not.
4. DESIGN sustainable and greener places whilst our bushlands are being destroyed by unsustainable developments.
5. DESIGN resilient and diverse places for enduring communities with no infrastructure? Resilient meaning returning to the original form, yet being compressed (The Macquarie Dictionary).



Vales Point Coal-ash dam.

It is obvious that the department has not taken into consideration the long term legacy of Power Stations and mining in the region, having close to fifty million tonnes of toxic Coal-ash being stored opposite proposed housing developments at Doyalson.

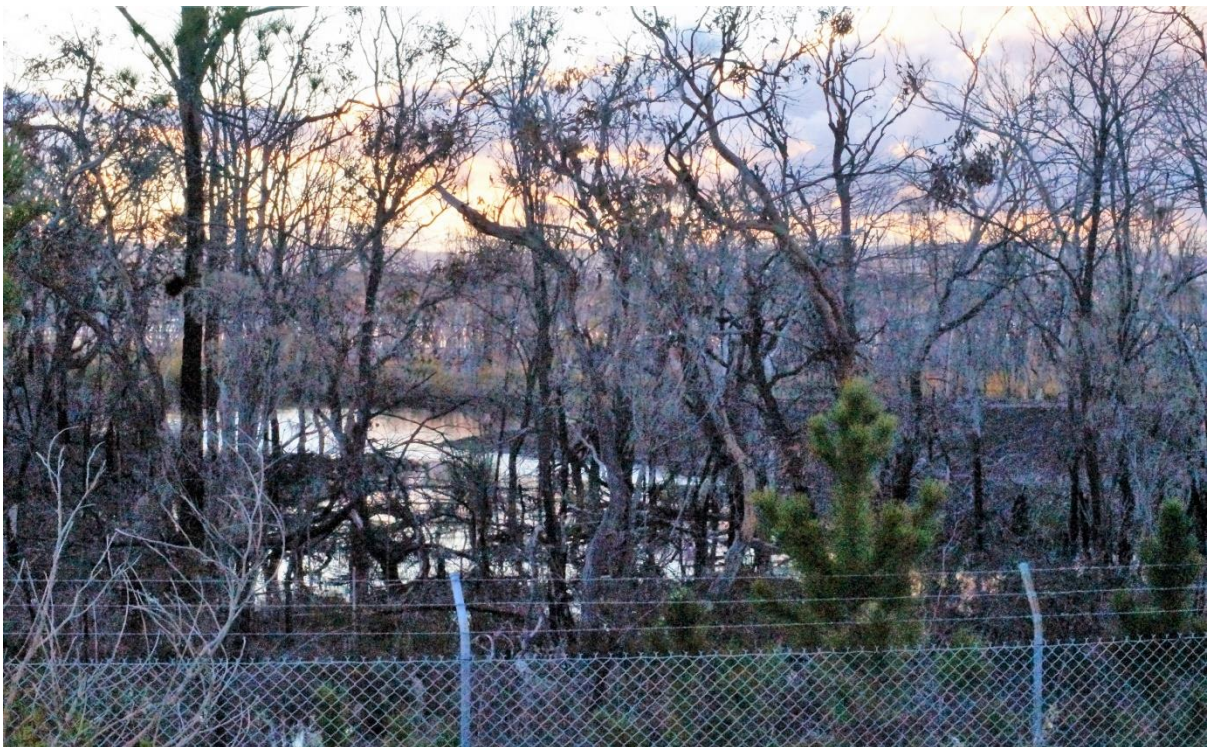
It also has no consideration for the growing number of local residents suffering from respiratory issues or a multitude of cancers being 6% above the NSW average when proposing a population increase of over 101,000 new residents in the Central Coast Regional Plan 2036 or subsequent Structure Plans.

4.

*Is this part of our future with overcrowding and or loss of biodiversity?*



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Vales Point ash dam biodiversity buffer.

5.

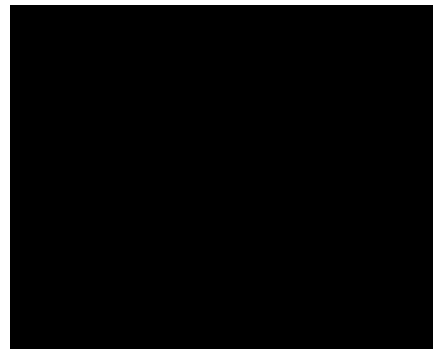
I as a ratepayer and active resident in my community and the entire Central Coast have participated in many workshops, debates and meetings on development of the Coast. I have submitted well over twenty submissions on strategies, plans, codes or proposals over my lifetime. Yet very few are responded to by either a simple thank you for your submission or have any input into positive changes for our community because other faceless people have more say into my family's future than what we do.

The intended effects as described in the Design and Place SEPP may not be the outcome and inevitably will change or be distorted as previous development controls indicate.

I request a list of proposed venues and dates to the proposed exhibitions and meetings regarding the Design and Place SEPP with Industry peak bodies and communities and until the community can have the confidence that the community's concerns are acted upon, I reject this draft proposal in its entirety.

I also request an extension of time for the community to read or comprehend what is proposed before submissions close, as many are simply not aware of the new proposal.

Yours sincerely,



- Member of the Coal-ash Community Alliance.
- Member of the Central Coast Better Planning Group.
- Member of the Eraring Power Station C.C.C.
- National President of the Disabled Surfers Association of Australia Inc.
- Supporter of Future Sooner.
- Former member of the Central Coast Council's Disability Reference Group.
- Former Chairperson of Breakaway.
- Former President of the Northern Lakes Disability Tourism Precinct Committee Inc.

