

PORTFOLIO COMMITTEE NO. 7 - PLANNING AND ENVIRONMENT

DEVELOPMENT OF THE TRANSPORT ORIENTED DEVELOPMENT PROGRAM

At Jubilee Room, Parliament House, Sydney, on Friday 7 June 2024

QUESTIONS ON NOTICE ON BEHALF OF CENTRAL COAST COUNCIL

- 1. I'm a regular visitor to Gosford on the Central Coast. You see the cranes in the sky and very large buildings coming up. What is the actual yield that you think, or that you've estimated, will be achieved from the TOD SEPP increasing what's already available in Gosford at the moment through your master planning process?**

This yield estimating work requires significant resources beyond Council's ability at present given the land fragmentation, lot geometry and road alignments. Gosford City Centre is under the planning regulation of the State Government so Council does not determine the applicable planning controls for the centre. We continue to be involved in masterplanning for areas within Gosford but have not undertaken this housing delivery yield assessment. We would suggest the Department of Housing, Planning & Infrastructure should provide this as they have likely undertaken this exercise as part of the TOD investigation tasks.

However, Council can advise that 1.7Ha of land area is available for the TOD SEPP land. There are approximately 29 lots available for development, of those however a further 10 have recently been redeveloped for large residential flat building developments and therefore unlikely to undertake further development at this time. Of the remaining lots, these may also benefit from existing consents that have physical commencement but significant construction work has not started. A very broad estimate would be that the TOD SEPP provisions on best estimates could yield 400 units on the land available, however this makes no allowance for site slope, or bushfire constraints that exist in this area. Therefore actual delivery is likely to be significantly less than this.

- 2. Do you have the figures on the actual increase on that small area on the western side (Gosford)**

Utilising the figures provided under Question 1, for those lands they are currently mapped at a maximum height of 12m and FSR of 1.5:1 per SEPP (Regional) 2021 Chapter 5 where the TOD SEPP proposes 24m, and an FSR of 2.5:1. A very broad estimate of approximately 200 additional units could be estimated as coming through the TOD SEPP provisions over and above what the current controls allow,

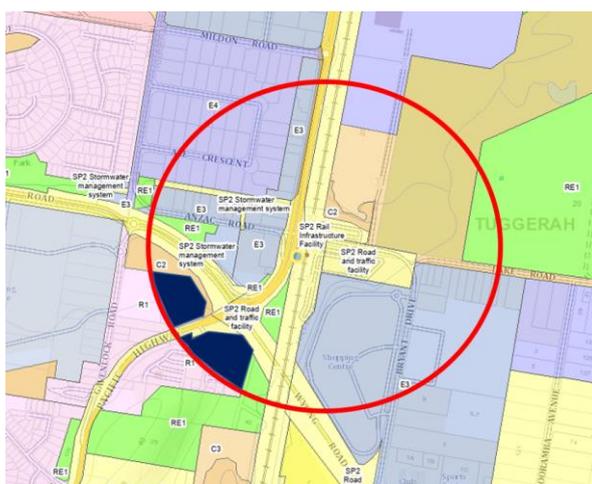
with the bushfire and slope constraints still to be considered. Therefore actual delivery is likely to be significantly less than this utilising only the TOD SEPP. Noting that there are further Affordable Housing incentives in the SEPP (Housing), these have not been factored into these estimates.

3. What is the highest building you have zoned in Gosford at the moment?

The Gosford City Centre is regulated under Chapter 5 Gosford City Centre of State Environmental Planning Policy (Precincts—Regional) 2021. Clause 5.25 maps a maximum height of building control for the land application of this Chapter. The city centre provisions enable a maximum height of 72m within the B3 Commercial Core zone. The TOD SEPP provisions only apply to land zoned E1 Local Centre or a relevant residential zone. The maximum height of building for E1 or Residential zoned lands within Gosford City Centre is 18m for land that the TOD SEPP applies.

4. With respect to Tuggerah, do you have an estimate in terms of the number of dwellings that TOD could yield in those five or six streets? It would probably be a theoretical yield—very difficult to achieve with ownership that fragmented.

Council undertook the following assessment of available lands within the Tuggerah precinct that may be available for the TOD SEPP provisions. At this time the TOD SEPP provisions weren't available for assessment. This represents approximately 3.2Ha land area, and doesn't account for land fragmentation, lot geometry and road alignments. This identifies approximately 20 lots for redevelopment and these lots are entirely impacted by bushfire prone land mapping. Were these vacant, single parcels of land a maximum yield of 800 units could be achieved on site, where bushfire constraints could be mitigated.



5. What would the height of the existing LEP provisions allow for a heritage property in Wyong compared to a site that utilises the TOD SEPP heights.

Heights in Wyong under the CCLEP 2022 allow for a range of building height between 12m to 25m. There are a number of heritage properties in Wyong (as well as those adjoining sites) that are mapped as subject to a maximum building height of 11m, 13m and 16m. So there could be a scenario whereby a TOD SEPP application is lodged for a site where a maximum height of 22m/24m (RFB/Shop Top Housing) could sit alongside an 11m height. An assessment of this application would require consideration of Clause 5.10(5) of the CCLEP 2022 that requires the consent authority to *'require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.'* However it would be difficult to sustain a refusal based on these grounds alone whereby the State planning policy prevails. (see Clause 153 of SEPP Housing Chapter 5)

6. Will Central Coast Council deliver on the housing targets the Government sets for the next five years? Is Council committed to delivering on those targets? Delivery of development approvals in comparison to the housing delivery targets.

The NSW Government targets 9,400 completed homes by 2029, which is completion of 1,880 new homes. We reiterate our advice at the hearing that the Central Coast Council is committed to delivering housing outcomes for our LGA in line with the Local Housing Strategy recently adopted. Council continues to work alongside the NSW Government in the adoption of both the TOD and LMRH reforms to assist with their application to our area.

However, Council is a regulatory body and has no influence over delivery of housing (i.e. whether someone lodges a DA or builds their home following being granted a DA consent). We do have control over our development assessment processing and our certification abilities and it is these areas that Council continues to work hard to meet expectation. Though these abilities are highly influenced by the continued moving goal posts in regulations, the effectiveness of the Planning Portal and the increasing complexity of planning policy.

We would advise that as of the Quarter 4 of 2023 financial year, Central Coast Council approved 3,573 dwellings and 3,194 dwellings received construction approval. This demonstrates that Council is already delivering in housing beyond the targets identified by the Government, in areas where we have control.

We would continue to stress the importance of economic reforms outside the planning framework to assist with housing stress as this does influence the delivery of homes outside of Council's regulatory role.