

**Submission
No 11**

**INQUIRY INTO REGIONAL PLANNING PROCESSES IN
NSW**

Name: Mr John Fredrick Sercombe

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My modest submission comes from an estate agent of over 40 years experience. I have also lectured for 25 years in Agency Practice in the past. The point I would like to make in relation to the Planning Processes in NSW are that there should be flexibility in the system which allows for the vastly different regions throughout the State. For example, I come from Coffs Harbour, a sub-tropical coastal area where people are moving for a better life. They often look for rural-residential land upon which to build their dream. Unfortunately, the supply of such blocks is virtually nil, because the subdivision of such land is treated much the same as land over the range which is suited to broad hectare production! Each region is different & allowance needs to be made? The majority of land over our coastal side of the range is not suitable at all for production - often being Class 4 & 5. Sensible subdivision in this area would make sure affordability was stable. If the whole system was overhauled, affordability across the board (even Sydney environs) could be managed better. I respectfully submit my opinion...