



Australia's property industry

Creating for Generations

Property Council of Australia
ABN 13 00847 4422

Level 1, 11 Barrack Street
Sydney NSW 2000

T. +61 2 9033 1900
E. nsw@propertycouncil.com.au

propertycouncil.com.au
[@propertycouncil](https://twitter.com/propertycouncil)

1 February 2021

Ms Elizabeth Mildwater
Chief Executive Officer
Greater Sydney Commission
PO Box 257
Parramatta, NSW 2124

Email – engagement@gsc.nsw.gov.au

Dear Ms Mildwater

Central Coast Strategy

The Property Council of Australia welcomes the opportunity to provide the following comments to the Greater Sydney Commission (the GSC) to inform its Central Coast Strategy (the Strategy).

The Property Council of Australia is the leading advocate for Australia's biggest industry – property. It champions the interest of more than 2,200-member companies representing a broad cross section of the property industry.

The Property Industry represents 13% of Australia's GDP and employs more than 1.4 million Australians. Our members are the nation's major investors, owners, managers and developers of properties of all asset classes. They create landmark projects, revitalised urban precincts and communities where people can live, work, shop and play. The property industry shapes the future of our cities and has a deep long-term interest in seeing them prosper as productive and sustainable places.

We support the announcement made by the Premier in October 2020 that tasked the GSC with the development and delivery of the Strategy. The Central Coast is expected to experience significant population growth in the next twenty years and the region must have a strong pipeline of new houses and jobs to accommodate this expected growth.

We acknowledge the following key areas, identified by the GSC, as important contributors to the revitalisation and growth of communities and provide our in principal support to this, subject to the following comments:-

- **Locate a university campus in Gosford city centre** Universities and education precincts play an important role in delivering greater learning opportunities to communities and regions. Greater access to these will provide stimulation to the surrounding economy and deliver more jobs. It is our understanding that the University of Newcastle has a position

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on this and we support any opportunity for them to bring their world-class expertise to the Gosford education precinct.

- **Expand health services in Gosford** - Health services are critical to growing populations. It is important to consider and plan for the infrastructure that will be needed to support these communities. Health services should be available in the communities where they are needed and are also significant contributors to employment growth.
- **Facilitate faster transport connections** - Faster, more efficient transport connections from and to regional centres are critical to building and sustaining economic growth and creating new jobs on the Central Coast. The past twelve months have fostered a far greater interest in flexible work arrangements, making it more attractive and possible for large city employees to live in regional areas and commute as needed. The lifestyle of regional areas is creating growing interest as is the housing markets outside of large cities.
- **Increase the amount of industrial lands** on the Central Coast to support and expand industries such as food technology and advanced manufacturing. It is vital that industrial land is fit for purpose and that any industrial land no longer meeting the needs of industry can be repurposed to another appropriate landuse. Zoning of industrial land should avoid sterilising land in the hope that another industrial use will occupy the land.
- **Streamline planning processes** - Ineffective planning processes are arguably one of the biggest barriers to business growth and development. Improving certainty and creating a level playing field is critical to attracting business to the Central Coast. Delays with planning assessments and other regulatory approvals need to be addressed as do other inefficiencies in the planning system that exacerbate these and increase the financial commitment needed.
- **Establish a high-speed internet network** - digital connectivity is a necessity for businesses looking to establish highly efficient and responsive customer service. This is no different for businesses on the Central Coast already, or those looking to establish there. A reliable, high-speed network provides national and international access so increases business attraction and commitment to the region.

Conclusion

The Property Council and our members are grateful for the opportunity to provide feedback to the GSC on the key themes outlined for a Central Coast Strategy. We would encourage the GSC to ensure that there is further engagement with stakeholders and the community with the Strategy before it is finalised later in the year.

Opportunity for stakeholders to provide further input on detail will be important to its success as will a robust implementation plan with identified resources.

Should you have any questions, please do not hesitate to contact me on 0439 253 710.

Yours sincerely



Anita Hugo
Regional Director Hunter
Property Council of Australia