

2 June 2025

Andrew Roach
Unit Manager, Development Assessment
Central Coast Council
By email: Andrew.roach@centralcoast.nsw.gov.au

RE: Draft Local Planning Panel Submissions Policy 2025

Dear Andrew,

Urban Development Institute of Australia NSW (UDIA) is the state's leading development industry body. We represent the leading participants in the industry and have more than 450 members across the entire spectrum of the industry. We are proud to count Central Coast Council (Council) as a valued member.

We welcome this opportunity to comment on the draft Local Planning Panel Submissions Policy 2025 (draft Policy). The draft Policy proposes to raise the number of unique objections from 10 to 20 as a trigger to refer a development application (DA) to the Local Planning Panel (LPP). We note there is precedent to increase the number, with the trigger being 25 in City of Sydney and Victoria.

UDIA supports the proposal as a step towards streamlining development assessment in the region. UDIA members involved in the LPP process have experienced delays due to the limited number of panel meeting dates and restricted opportunity to engage directly with the panel to resolve simple issues quickly. Members also report challenges in resolving more complex issues relative to the specific needs of the project within the context of its local setting.

UDIA notes Central Coast Council receives one of the highest volume of DAs in the state, and processes those applications with fewer planning staff than many councils. It is critical that Central Coast Council optimise the efficient use of its limited resources, and we note LPP DAs require a high level of staff resources which can exacerbate inefficiencies.


UDIA welcomes all ideas intended to bring more productivity to planning and development assessment processes at Central Coast Council, and we remain committed to working with Council to improve the quality and timeliness of development assessment.

We appreciate this opportunity to offer our comments on the draft Policy. Please contact UDIA's Regional Manager Elizabeth York at eyork@udiansw.com.au or 0434 914 901 with any follow up.

Kind regards,



Hon. Stuart Ayres
Chief Executive Officer



Allison Basford
Chair, Central Coast Committee