

From: [REDACTED]
To: [NSW Productivity Feedback](#)
Subject: Feedback Invited - NSW Productivity Commissioner's Green Paper
Date: Monday, 21 September 2020 4:20:55 PM

MidCoast Council supports the majority of initiatives within the green paper, with the following exceptions/additional comments:

Issue	Concern/Objection	Additional comment/feedback
3. VET/ Education system	<p>Target Smart and Skilled subsidies more effectively by refining the NSW Skills List. Funding should be targeted at skills shortages and emerging business needs (Recommendation 3.3).</p> <p>Promote the development and recognition of micro-credentials. Prioritise their funding in line with business needs (Recommendation 3.4).</p>	<p>It would be of benefit to incorporate additional recognition of the need to address skills gaps in water operator training in regional NSW. A lack of accredited water industry training will increase risk over time to essential water and sewerage services supporting our communities as experienced operators leave the water industry.</p>
4. Regulations	<p>Review the restrictions on supermarkets, general stores and other retailers selling packaged alcohol, particularly low-alcohol beverages, for off-premises consumption to promote competition and opportunities for small business. (Recommendation 4.9)</p>	<p>These initiatives should be balanced with social impact assessment requirements.</p>
4. Regulations	<p>Revise laws to encourage Personal Mobility Device innovation and use (E-bikes and scooters) (Recommendation 4.14)</p>	<p>These initiatives should be balanced with the potential financial impacts on Councils to provide these shared spaces for PMD, particularly if they are not authorised for use on roads.</p>
7. Housing & Jobs	<p>Ensure planning instruments keep up with housing needs, while taking into account community interests (Recommendation 7.1). Require councils to analyse housing supply capacity and show that planning controls are consistent with the dwelling needs identified by Greater Sydney's 20-year strategic plans for 5-year, 10-year and 20-year windows. Where a lack of capacity is</p>	<p>Ensure that State-wide initiatives recognise and respond to the unique local planning required in regional locations, reflecting LSPS and CSP aims and desired outcomes, without additional reporting and regulatory requirements applied to growth areas.</p> <p>Ensure that State-wide initiatives recognise and respond to local planning in regional locations where development drivers and outcomes are not the same as</p>

	<p>identified, ensure councils revise their Local Housing Strategies and Local Strategic Planning Statements to reflect the objectives identified in the Greater Sydney strategic plans. Ensure councils immediately update relevant planning instruments to meet 6-to-10-year housing targets and report housing completions by Local Government Areas every six months.</p> <p>Publish annual 10-year forecasts for State-led/partnered precincts. Monitor housing forecasts and projections on a six-monthly basis. Where housing shortfalls arise, require councils to revise housing strategies and Local Strategic Planning Statements to indicate how the shortfalls will be remedied. (Recommendation 7.1)</p>	<p>in metropolitan locations i.e. longer timelines associated with land release and development and associated constraints on infrastructure contributions/funding.</p>
7. Housing & Jobs	<p>Review the Guide to Traffic Generating Developments by the end of 2021 to ensure it reflects current travel behaviour and the best approach to traffic management.</p> <p>Review parking controls within strategic centres and areas with good public transport accessibility. Reduce car parking requirements within 800 metres of public transport nodes by the end of 2021. (Recommendation 7.2)</p>	<p>Note challenges associated with State-wide guidelines being applied in regional locations where public transport is either not available or has limited/infrequent services.</p>
7. Housing & Jobs	<p>Require councils to prepare economic strategies (including commercial centre strategies) with the aim of increasing employment and productivity outcomes when updating Local Environmental Plans. (Recommendation 7.4)</p>	<p>Recommend funding for regional and amalgamated LGAs to undertake this comprehensive body of work</p>
7. Housing & Jobs	<p>Continue to cut red tape to make the planning system more effective and deliver on the Government's goal of reducing assessment times (Recommendation 7.6).</p>	<p>It is recommended that these reforms continue to be undertaken in consultation with Councils; with funding and additional resourcing allocated to facilitate digital/e-planning initiatives, particularly for regional and amalgamated Councils.</p>

	<p>Continue to implement measures to reduce red tape and complexity in the planning system. Bring NSW approval assessment times into line with other jurisdictions' times by the end of 2023. (Recommendation 7.6)</p>	
7. Housing & Jobs	<p>Use the Review of Infrastructure Contributions to find ways to deliver a principles-based, transparent and certain system (Recommendation 7.8).</p> <p>Progress reforms to the infrastructure contributions system after the Productivity Commissioner's current review, to deliver a principles-based, transparent and certain system. (Recommendation 7.8)</p>	<p>It is recommended that these reforms continue to be undertaken in consultation with Councils; with funding and additional resourcing allocated to facilitate digital/e-planning initiatives, particularly for regional and amalgamated Councils.</p>
8. Taxes	<p>Replace inefficient taxes with more efficient ones. Start by replacing stamp duty with a broad-based land tax on unimproved land values. Coordinate payroll tax administration across states and territories (Recommendation 8.1).</p> <p>Replace inefficient taxes with more efficient ones. Start by replacing transfer duty with a broad based land tax. Before proceeding, identify how various designs will improve the economy and the state budget, and how adverse impacts on various groups can be minimised.</p> <p>Propose, for consideration by the Board of Treasurers, the establishment of a single inter-jurisdictional body to coordinate the adoption of a consistent approach to the administration of payroll tax systems in all states and territories. (Recommendation 8.1).</p>	<p>It is recommended that these reforms continue to be undertaken in consultation with Councils; with funding and additional resourcing allocated to facilitate digital/e-planning initiatives, particularly for regional and amalgamated Councils.</p>
8. Taxes	<p>Use the Review of Infrastructure Contributions to find ways to</p>	<p>It is recommended that these reforms continue to be undertaken in consultation</p>

<p>deliver a more sustainable system of rates and infrastructure contributions, so that councils can provide the infrastructure and services required to accompany development and growth.</p> <p>Evaluate reforms within three years and if reforms do not provide sufficient funds to deliver services, councils should hold a plebiscite of ratepayers to test support for abolishing of the rate peg (Recommendation 8.2).</p>	<p>with Councils; with funding and additional resourcing allocated to facilitate digital/e-planning initiatives, particularly for regional and amalgamated Councils.</p>
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The initiatives that Council highlighted for support are listed below, for your information. Thank you for the opportunity to participate.

██████████ on behalf of MidCoast Council

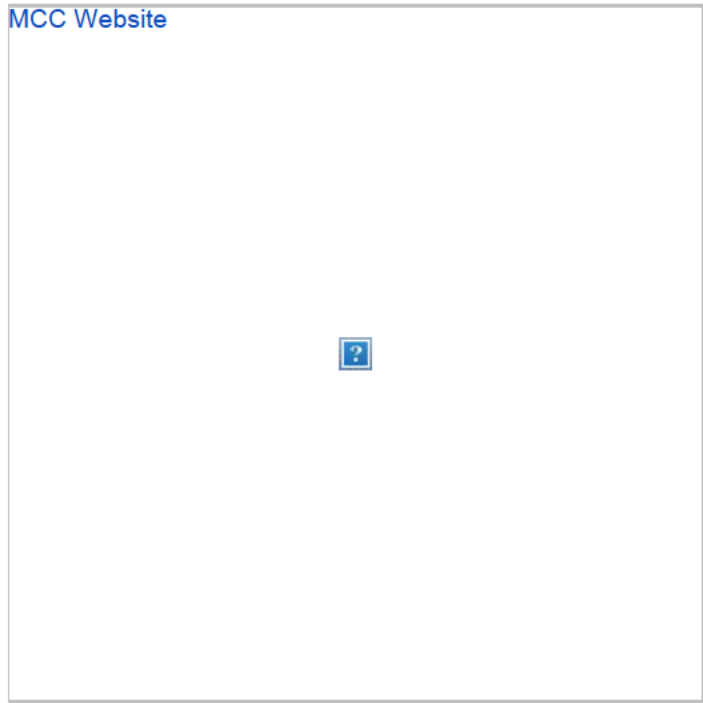
Issue	Support integration with LG initiatives and programs
3. VET/ Education system	<p>Target Smart and Skilled subsidies more effectively by refining the NSW Skills List. Funding should be targeted at skills shortages and emerging business needs (Recommendation 3.3).</p> <p>Promote the development and recognition of micro-credentials. Prioritise their funding in line with business needs (Recommendation 3.4).</p>
4. Regulations	<p>Reform mandatory Continuing Professional Development by removing requirements where costs exceed benefits. (4.4)</p> <p>Build on retail trading measures introduced during the COVID-19 pandemic and allow all retailers to trade on restricted trading days, on the condition that staff freely elect to work. (Recommendation 4.8)</p> <p>Have the Independent Pricing and Regulatory Tribunal review the NSW Rail Access undertaking, including its interaction with the national rail access regime. (Recommendation 4.12) - <i>as it applies to rail access within the Hunter and in particular, MidCoast LGA.</i></p> <p>Improve regulatory practices in local government by expanding the scope of the 'Your Council' website. Encourage greater regulatory collaboration between state regulators and local councils. (Recommendation 4.15)</p> <p>Support the implementation of interoperability in the NSW e-conveyancing market as a matter of urgency. (Recommendation 4.17)</p> <p>Create a best-practice regulatory policy framework, with Regulatory Stewardship as the cornerstone, that promotes rigorous and transparent</p>

	<p>impact assessments and improves regulator performance. (Recommendation 4.19)</p>
<p>5. Water & Energy</p>	<p>Outline the long-term vision for the whole water sector (including rural water, wastewater, stormwater, flood management) and develop a plan to meet the challenges facing the sector. (Recommendation 5.1)</p> <p>Bring together leaders from all key NSW water sector organisations to coordinate and deliver the vision outlined in the planned state water strategy. Identify governance measures to solve the fragmentation of water responsibilities across New South Wales. Draw on the experience of the INSW South Creek Sector Review to identify other areas in New South Wales that would benefit from integrated land use and water planning. (Recommendation 5.3)</p> <p>Coordinate with state-owned water corporations to develop and implement a public engagement program for recycled water. Explore the establishment of a Demonstration Plant in Sydney to help people understand the water cycle. (Recommendation 5.5).</p> <p>Improve the way regional utilities are funded, to target those that need it most and encourage efficient operation (Recommendation 5.6). Identify and assess alternative models to help local water utilities meet quality and reliability standards. (Recommendation 5.6)</p> <p>Ensure the way we manage water demand maximises benefits for the community (Recommendations 5.7-5.8).</p> <p>Review NSW’s Building Sustainability Index scheme to ensure it meets both environmental and economic objectives. (Recommendation 5.8)</p> <p>Make sure regulation on land use manages multiple land uses to the benefit of the community (Recommendation 5.13). Review the Strategic Regional Land Use Policy and Strategic Release Framework to ensure they maximise the balance of costs and benefits to industry and the community. (Recommendation 5.13)</p>
<p>6. Infrastructure</p>	<p>Plan for greater housing and business activity in areas where there is spare infrastructure capacity (Recommendation 6.1). Change planning controls to enable more housing and business activity within reasonable walking distance of transport hubs on underutilised corridors. (Recommendation 6.1).</p> <p>Improve transparency to create the right incentives for good infrastructure investment (Recommendation 6.2). Require Infrastructure NSW to publish, within one week of an announcement for all Tier 1 and Tier 2 projects:</p> <ul style="list-style-type: none"> • Gate 1 strategic business case and Gate 2 final business case documents • a simple ‘social value for money’ rating based on the project Benefit Cost

	<p>Ratio</p> <ul style="list-style-type: none"> • a risk report, drawing on historical experience, with probabilities where feasible. <p>To further increase the transparency of spending priorities:</p> <ul style="list-style-type: none"> • Have Infrastructure NSW publish its five-yearly infrastructure plan (and annual updates), along with underlying analysis, at the time of the Budget. • Provide additional justification in the Budget where investments are prioritised that do not align with the Infrastructure NSW priorities. <p>(Recommendation 6.2)</p> <p>Ensure that agencies' business cases align with Government guidelines, and that funding is given to properly evaluate projects (Recommendation 6.3). Ensure that agency project business cases comply with the NSW Government Business Case Guidelines, including planning for monitoring and evaluation at the detailed business case stage. Ensure that post-evaluation costs are included in funding requests. (Recommendation 6.3).</p>
<p>7. Housing & Jobs</p>	<p>Review apartment design and car parking regulations to accommodate consumer choice while maintaining minimum basic quality. (Recommendation 7.2).</p> <p>Review and revise SEPP 65, aiming to minimise prescriptions so as to ensure maximum flexibility for housing that matches consumer choice while maintaining minimum basic quality. (Recommendation 7.2)</p> <p>Rationalise zones and restrictions on permissible business activities and produce strategies to use commercial and industrial land more productively (Recommendations 7.3-7.5).</p> <p>Rationalise existing business and industrial zones in the Standard Instrument LEP to reduce the number of zones. Broaden the range of permissible activities to ensure prescriptions are reserved for genuinely incompatible land uses. Expand application of the complying development assessment pathway to the newly consolidated employment zones. (Recommendation 7.3)</p> <p>Rationalise existing business and industrial zones in the Standard Instrument LEP to reduce the number of zones. Broaden the range of permissible activities to ensure prescriptions are reserved for genuinely incompatible land uses. Expand application of the complying development assessment pathway to the newly consolidated employment zones. (Recommendation 7.3)</p> <p>Develop a consistent way to measure the benefits of open and green space, and incorporate it into land use planning (Recommendation 7.7).</p> <p>Develop a consistent approach to measuring benefits to community welfare from the provision of open and green space to help inform government business cases involving development. Develop better options for taking into account green infrastructure and public space in strategic land use planning. (Recommendation 7.7)</p>

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