

## Media Hakim

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**From:** noreply@feedback.planningportal.nsw.gov.au on behalf of Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Wednesday, 28 April 2021 5:31 PM  
**To:** PDPS DRDE Design and Places SEPP Mailbox  
**Cc:** DPE PS ePlanning Exhibitions Mailbox  
**Subject:** Webform submission from: Design and Place State Environmental Planning Policy (SEPP)

Submitted on Wed, 28/04/2021 - 17:30

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am submitting on behalf of my organisation

## Name

### First name

Matthew

### Last name

Scard

### I would like my submission to remain confidential

No

## Info

### Email

[Matthew.scard@celestino.net.au](mailto:Matthew.scard@celestino.net.au)

### Suburb/Town & Postcode

2145

### Submission

Celestino thanks the NSW Department of Planning, Industry and Environment for the opportunity to comment on the Design and Place SEPP.

Celestino is supportive of the Government's commitment to simplifying and improving the NSW planning system and reducing complexity without reducing rigour.

Celestino would like the following to be considered in the draft SEPP:

- Adopt a framework that allows flexibility for both Authorities and Applicants to propose innovative solutions that achieve the objectives and have merit in their own right, based on site context, project vision, unique offering, emerging technologies.
- Consult with TfNSW in developing guidelines relating to road carriageway widths. In our experience, particularly in greenfields development, TfNSW has their own preference for road carriageway widths to facilitate bus services.
- Consider the timing of public transport services by TfNSW and amenity in greenfield developments. In our experience, public transport and amenity, such as retail, is delivered based on existing demand and population and not on modelling/forecasts. While ideal, to suggest that every home must be within walking or cycling distance of local shops, and to apply reduced rates of car parking in greenfield sites, in the formative years is unrealistic and impractical.

- The impact of building controls on development feasibility. For instance, higher minimum ceiling heights, larger apartments and larger minimum storage requirements will increase building costs and ultimately increase the purchase price and rent for end users. This could restrict development and potentially conflict with the delivery of affordable housing.

Celestino is willing to work collaboratively with DPIE during the creation of the SEPP and look forward to future consultation opportunities.

Kind regards  
Matthew Scard

**I agree to the above statement**

Yes