

[REDACTED]

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 11:18 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)
Attachments: design-and-place-submission.docx

Submitted on Wed, 28/04/2021 - 23:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

[REDACTED]

[REDACTED]

[REDACTED]

I would like my submission to remain confidential

No

Info

[REDACTED]

Suburb/Town & Postcode

Terrey Hills

Submission file

[design-and-place-submission.docx](#)

Submission

Thank you for the opportunity to comment on the proposed Design and Place SEPP.

I am a strong supporter of orderly planning and encouraging innovation to achieve good design, however, I am concerned that planning in NSW is top heavy with SEPPs which are developer driven and override Local Environment Plans.

I fail to see why the introduction of another SEPP is required to achieve good design in NSW.

The proposed SEPP like many other SEPPs implements objectives through "matters for consideration" and provides great flexibility and discretion to developers at the expense of the environment.

The proposed shift to a 'principle-based system' erodes the role for minimum standards and will ultimately reduce the quality of people's homes.

The SEPP has failed to enshrine climate change mitigation as a cornerstone to land use planning.

Despite the recent catastrophic impacts to communities as a result of natural hazards, the proposed SEPP fails to prioritize the urgent need to dramatically reduce emissions and increase resilience to these natural hazards.

The NSW Government needs to recognise that dramatically reducing emissions and increasing resilience to natural hazards is vital, not just a consideration. We have all seen the interpretation of "consideration" play out in clever legal argument in the Land and Environment Court.

Another SEPP which overrides our LEP and excludes Councils and community participation from decision making is not supported.

Communities and Councils should not be excluded and deserve certainty with planning in their area as much as developers do. We do not support weak language such as "mandatory matters for consideration"

The Design and Place SEPP is a missed opportunity to embed high standards for climate change adaptation and emissions reduction in our built environment.

Proposed changes to car parking requirements are a developer dream and completely unrealistic.

Mandatory matters including resilience, green infrastructure emissions, tree canopy and resource efficiency is discretionary and NOT supported.

No reasonable planning authority should adopt a document which supports trading away of tree canopy, further exacerbating the effects of climate change.

Please stop being led by developers and start leading by example. The people of NSW deserve better than this.

I agree to the above statement

Yes