

[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 6:30 AM
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 - 06:30

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]

[REDACTED]

Suburb/Town & Postcode

Kenthurst 2156

Submission

I would like to express my deep concerns at the proposed Design & Place SEPP.

Far from the flowery words of the supporting documents and your web page, the real intent and effect of the proposed changes seems to be to give developers' interests free reign to trample over the legitimate concerns of communities and local governments.

The resilience of our communities in the face of natural challenges is vital and is not just a consideration. The proposed approach disempowers local government and local communities, thereby undermining democracy. It will lead to a multitude of court cases disadvantaging local councils who may wish to reject or significantly amend development plans.

At a minimum, I would like to see the SEPP modified to:

==> Recognise that climate change is an urgent challenge and should not be diverted into vague pathways that will avoid essential emission reduction and delivery targets.

==> Reject the flexibility approach as it invites trade-offs and undermining of fundamental goals. We need to achieve best practice at all times and inject certainty for industry and the community.

==> Ensure high quality tree retention, tree canopy and open space targets are mandatory and can't be offset by weak alternatives.

==> Maintain, improve and enforce BASIX including its energy targets (or an alternative higher national standard) for housing and

commercial developments.

As written, this SEPP seems to be nothing more than a surrender of control by the NSW state government to the private sector. As such this represents an abrogation of responsibility in pursuit of the political ideology of the incumbent government. It is simply nowhere near good enough and is not in any way acceptable. I urge that this proposal be rejected and substantially modified to ensure that legitimate environment and social concerns have utmost priority over profit and convenience for the private sector.

Sincerely,

[REDACTED]
[REDACTED]

I agree to the above statement

Yes