

Submission  
No 10

## INQUIRY INTO NEW SOUTH WALES PLANNING FRAMEWORK

**Organisation:** Gosford City Council  
**Name:** Mr Peter Watson  
**Position:** General Manager  
**Telephone:** 4325 8222  
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Telephone (02)

4325 8222

Please Quote:

5548153

Greg Flynn:ak

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Gosford City Council

49 Mann Street  
Gosford NSW 2250  
PO Box 21  
Gosford NSW 2250  
DX 7211 Gosford

Telephone: 02 4325 8222  
Facsimile: 02 4323 2477  
[goscity@gosford.nsw.gov.au](mailto:goscity@gosford.nsw.gov.au)  
[www.gosford.nsw.gov.au](http://www.gosford.nsw.gov.au)  
ABN 78 303 458 861

The Hon Tony Catanzariti MLC  
Committee Chair  
Standing Committee on State Development  
Parliament House  
SYDNEY NSW 2000

Dear Mr Catanzariti

### **Inquiry into the NSW Planning Framework**

I refer to your letter of 17 November concerning the above.

I wish to advise that this matter was reported to Council at its meeting of the 22 April 2008 where Council resolved inter alia as follows:

- A That Council write to the Minister for Planning advising him that before Council can support the Planning Reform Draft Exposure Bill the following issues need to be resolved:
- i The establishment of JRPPs and the extension of the exempt and complying development provisions will further erode the role of councils and their communities in the development process.
  - ii Concern over the impact on the amenity and character of local neighbourhoods of the proposed state wide mandatory codes for exempt and complying development.
  - iii The extension of the role of private certifiers given existing problems with the current model of certification.
  - iv The significant costs and staffing implications for councils and how these costs can be recovered and resources provided to satisfy the legislative changes.
  - v That the reforms are providing opportunity for complying development to be approved with minor variations to the development standards. It is essentially allowing SEPP 1 to be used in the case of complying development which in reality makes them non-complying development.
  - vi The lack of reasonable time for community comment and input to the draft Bill.

- vii Strongly object to s109PA as it is an unrealistic expectation to provide the level of advice within fourteen (14) days.
- viii The financial and operational impacts on Local Government cannot be assessed in the absence of accompanying Regulations Circulars and guidelines.
- ix The concerns raised by the Local Government and Shires Associations of NSW Preliminary Assessment Report dated April 2008.

B The Council support the "Keep it Local" Campaign launched by the Local Government and Shires Associations of NSW which is designed to ensure the local community understands the impact of the changes.

I would like to thank you for the opportunity to provide a submission to the Standing Committee on State Development and would appreciate you taking into consideration Council's concerns in your deliberations at the Inquiry into the NSW Planning Reforms.

If you have any further enquiries, please contact Mr Greg Flynn, Principal Planner - Development Assessment Team on 4325 8236 between the hours of 8.40 am and 5.00 pm weekdays.

Yours faithfully



Peter Wilson  
General Manager