

**Submission
No 33**

INQUIRY INTO REGIONAL PLANNING PROCESSES IN NSW

Organisation: Gunnedah Shire Council

Date received: 5/02/2016



The Director
Standing Committee on State Development
Parliament House
Macquarie Street
SYDNEY NSW 2000

5 February 2016

Dear Sir

Re: Inquiry into Regional Planning Processes in NSW

I refer to your correspondence regarding the abovementioned and provide the following submission.

- (b) *constraints to regional development imposed by the planning framework, and opportunities for the framework to better respond to regional planning issues*

Council considers that regional development is constrained by the planning framework, particularly in regard to standardized legislation for the state. Regional development could be stimulated if legislative requirements relate to not only size of development but also the impact of the various types of development.

For example, in a rural area, a development which has large bulk, scale and volume can have minimal impact, when compared to other large developments in a more urban environment. However, based on bulk, scale and volume, the building standards that apply to urban development also apply to large rural/agricultural development which do not have significant human occupation.

It is requested that consideration be given to the variations in impact of development type and introduce provisions that enable regional variations.

- (d) *the effectiveness of environmental planning instruments including State Environmental Planning Policies and Local Environmental Plans (including zoning) to stimulate regional development, and opportunities to improve their effectiveness*

As a rural community, there is limited availability of consultants to assist developers (particularly the first time developers) with the preparation of application documentation. The majority of applicants are relatively inexperienced in regard to the interpretation of legislation and how it applies to their proposed development.

For example, developers are able to lodge applications for development within Gunnedah Shire Local Government Area through the Electronic Housing Code system. However, no applications have been received through this portal to date. It is considered that the complying development legislation is too complicated for the majority of applicants. Most rural Councils also provide a high level of guidance and information to assist developers through the application process.

It was requested that the State and Environmental Planning Policy (Exempt and Complying Development Codes) 2008 be simplified to encourage developers to utilize this legislation and fast track applications.

- (h) *pathways to improve decision making processes for regional development proposals, including increasing the use of complying development, improving negotiation processes for voluntary planning agreements, and reducing costs associated with assessment, and*

As discussed above, it is recommended that the State and Environmental Planning Policy (Exempt and Complying Development Codes) 2008 be simplified to encourage developers to utilize this legislation and fast track applications.

If you have any questions regarding this matter, please contact Council's Manager Development & Planning, Carolyn Hunt

Yours faithfully

Carolyn Hunt
MANAGER DEVELOPMENT & PLANNING

Reference: 923315
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