

**Submission  
No 8**

## **INQUIRY INTO REGIONAL PLANNING PROCESSES IN NSW**

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To

The Standing Committee on State development

Inquiry into Regional Planning Processes in NSW

Firstly can I say that there is more than Newcastle, Sydney and Wollongong in NSW, and I am continually astounded that ministers still accept information from their advisers about new Planning Laws, that are only NSW (Newcastle, Sydney and Wollongong) based or researched).

In regard to the Inquiry

(a) opportunities to stimulate regional development under the planning framework including through legislation, policy, strategy and governance,

Opportunities to stimulate growth in regional and rural areas in hindered by the State Government by way of the process, being if a development falls into Planning Commission then the locals have no say, why was the planning Commission brought in I as others believe to stop corruption which was ripe in the NSW (Newcastle, Sydney and Wollongong) areas, but again we all pay for the minority of dishonest people.

If someone in the regional or rural areas was being dishonest they would be found out fairly quickly and their name and respect would be completely obliterated.

So here I would say put the developments back in the hands of the council and provide support from the department of planning when asked for.

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

We need a regional and rural Exempt and Complying Development Code

Example

3.27 Garages

Here we have a condition which we all agree with but it was instituted for NSW to ensure that vehicles were parked on the Lot, but in Regional rural NSW this clause ensures that even if I have a setback of 20metres I must still have the garage 1m behind the front wall of the dwelling.



Issues with this Dwelling are basically squares or rectangles and this is where we get our strength for the dwelling, if I push the garage back I now have a valley ( leak Point) I also now have to design somewhere else for a laundry or storage area, and all this is adding major costs to the development.

I have spoken about this at Department of Planning Courses held at different times and the common answer by staff is “ we don’t want straight front walls in the street scape”.

Excuse me so you can design and have the citizens pay more for their dwelling.

Although land maybe cheaper in the country areas, it is still a major thing for our young people to get into homes, we don’t have the wages or the resale that is multiplied in the Cities.

Bushfire Prone Lands

It would be great if these maps were provided to the general public, it would also be great that if a development was greater than Xm ( 140m) from the buffer or fire mapped areas on the site could be issued as a CDC rather than \$250.00 if council will do a BAL or \$550.00 Min for a B-PAD accredited person, to give a BAL of Low or no issues.

Also there is a New look approach at Dual Occupancies being sent around, this has been designed by looking at City councils read the information, Regional or rural councils may not have the infrastructure to deal with these types of developments, so we need a rural regional SEPP please.

(c) the suitability of a stand-alone regional planning Act,

When is it coming.

If it does happen why not incorporate that planning certificates for compliance with CDC in regard to planning issues can be issued by council or an accredited planner, and then the certifier only has to look at NCC issues. This would alleviate most issues in regard to BPB issues with Certifiers, I don’t think or am unsure if you are aware that as a certifier I must know or know here to go and search for the following

LEP, Definitions, Planning Guidelines and Fact sheets, Australian Standards, Building Code of Australia, Product Codes, Builders licenses and Trade license and also keep up to date with Code SEPP changes there is a big WHY are there not more BPB issues in regional and rural NSW, the answer we live here and we work with our local councils, and we don’t want as is becoming the norm Certifiers approving dwelling etc then asking us to be the PCA, when asked who did the Site inspection the phone normally goes dead.



This is becoming the norm as Certifiers in the city try to become bigger and chase more money, but the law should be if you certify or approve the work then you should be the PCA.

(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,

I think the guidelines here a good and with the LEP's or being the same format it makes them easier to read, the only issue it would have been great to be able to name maps rather than numbers especially in Regional and rural areas as you must sometimes go to 3 to 4 maps to find what you want.

(e) opportunities to increase delegations for regional councils in regard to the planning making processes,

I stated this in the first part yes Local councils should have more powers but only where they and their constituents can prove that the DA etc are being approved or refused in a reasonable time, I went to a Planning forum by NSW dept of Planning and was told Tamworth Regional Council and it was on the web site for dept of planning that da were approved in 3-4 weeks, I told them and so did others that this was a lie and the average was around 8 weeks, the answer was we can only work with data provided to us, this says that people are changing data to ensure they look good or meet certain criteria, so if councils were given greater autonomy then this must only be done where the citizens are in agreement for this to happen.

(f) opportunities for strategic planning to assist in responding to challenges faced by communities in regional areas including through Regional Plans,

I have always had a fair and equitable working relationship with our regional planners from the department of planning but I think that the dept could put on more staff and could act in a more teaching role with on the job training for some council planners.

(g) opportunities for government-led incentives that promote regional development,

A with all development growth, new jobs must come with the growth or it will not be sustained, so if the government could offer initiatives for business to move to regional NSW then this would allow growth and also development.

(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



Yes there are some major changes that could be brought in here for example the Garage set back, here a DA is required and this costs \$1000.00 minimum, and no conditions will be added and the DA will be approved but we all have to wait, the client must pay the extra and low and behold it is approved.

There are many of these types of issues in the SEPP that relate wholly to City planning not rural including side and rear setbacks.

(i) any other related matter.

Yes many but here are a few thoughts

Transportable homes

I work or certify for 2 companies Austam Homes and Uniplan Homes

Issues if in North of state can be a DA, CC or depending on council can be a DA, Section 68 then a CC for footings and verandahs, Costs Costs Costs

These homes are conventionally built homes but because they are transported to site, SEPP definition can not be a CDC.

If we go south or west then councils here want a DA and will only accept a Section 68.

These houses should be able to be approved as CDC's, no one seems to look at this definition when we look at Commercial properties and tilt panels, which are transported to site.

More and more people are looking for cheap housing, we have sandwich panel homes, oops alternative solution DA and CC Costs.

We have Container housing again alternative solution's, no planning or approval easy path.

BASIX what a joke,

Yes as a certifier all things comply with BASIX at Final inspection, home in Walgett no air-conditioning in BASIX but is installed or Air-conditioner installers waiting on footpath for final to be done, as there is no issue after final inspection, the same with heating in Armidale or Uralla nothing there at final but will be in next few days.

I know it is hard for one policy document to cover the state and answer all issues but can we not look at something for regional and rural NSW that will be cost effective for our citizens I hear the cries

We need more farmers



We need more communities

We need more jobs

If the government continues to adopt city based planning as the be all for NSW then we will slowly die or there will be no more regional or rural NSW as all these city oriented policies cost money, which the rural and regional areas do not have.

Please look around and maybe ask not only rural councils or HIA, MBA etc specialists as they are only looking at issues which will, help or affect their members, we need to talk with the people and the communities, not only the councils, I state that over the last 10 years more and more country planners based at councils are getting more and more city brainwashed, and the council Statement might be "yes we can" but the reality is the planners will make it to difficult.

I hope all this helps

Kind regards

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