

Submitted on Mon, 28/02/2022 - 16:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Caroline

Last name

Adams

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

South West Rocks 2431

Please provide your view on the project

I support it

Submission

I live in South West Rocks in the NSW mid-north coast and have been horrified by the new housing developments since we moved here 8 years ago.

Large areas of mature bushland and native wildlife habitat, as well as low-lying heathland, have been bulldozed to build houses. They are often on tiny blocks with few environmental features to enhance residents' comfort or cost of living in the future. It seems to be all about maximising profit for developers and not about keeping people – and our unique native wildlife – safe in a rapidly changing environment.

I would ask that the new planning laws for NSW:

- Maximise the retention of mature trees and bushland in urban areas, plus canopy cover and green space.
- Protect, enhance and increase biodiversity in urban areas.
- Include strong, mandatory environmental performance standards for the buildings and surfaces (including roads and pathways)
- Require design features that will keep people cool and safe in a warming climate.
- Ensure energy efficiency and renewable energy to achieve net zero emissions for all new buildings.

- Require comprehensive electric vehicle charging and cycling infrastructure
- Close all developer loopholes and enforce the new rules strongly

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 07:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

1.1 Name

First name

Fiona

Last name

Baker

I would like my submission to remain confidential

No

1.2 Info

Email

[REDACTED]

Suburb/Town & Postcode

2101

Please provide your view on the project

I am just providing comments

Submission

I applaud planning to reduce our carbon and methane emissions (you must ban new gas infrastructure and sale of gas appliances)

I applaud plans for better public transport

I applaud planning to maintain green unstructured open spaces within high density city living.

Following on from this I DO NOT like the emphasis in your video of everything being man made, concreted and structured. You MUST maintain free open air space that is owned by all. DONT make us like USA where every space is owned and access is only for those who pay to belong to clubs!! This is a massive lesson from covid19. People stayed sane and healthy because they had open space for free exercise and activities and to take pets and be in quiet tranquil settings with birds and bush.

I agree to the above statement

Yes

Submitted on Sat, 26/02/2022 - 18:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Selma

Last name

Barry

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2283

Please provide your view on the project

I object to it

Submission

I object that the process allows for development to happen without thorough consultations and appropriate notifications to the people who live there. Town planning in some councils is dead as all planning is driven by developers with greed as their main aim.

Sydney has been extremely fortunate in the past to have a Lord Mayor who has successfully built connected villages within a state capital which has provided liveable spaces for all without the feeling of being overwhelmed living in a city.

The NSW Government cannot assume that all councils work with these high standards. Some councils have given developers almost a blank sheet to move in and OVER develop. In these cases there is no space for playgrounds (which should be small and in repeated places for accessibility) these developers do not allow for green corridors for birds , animals or even humans to enjoy.

All too often these developments result in a sea of grey tile and metal roofs so close that eaves are almost touching. The amount of heat that these new suburbs generate contribute to global warming.

We are a clever nation but when greed and profit dominate and the State government casts a 'blind eye' to it we will have housing that does not encourage interaction, community spirit and cooperation.

Without proper planning for green spaces these suburbs are so uninviting and the people stay inside with air cons. Because of the radiant heat generated by the design of the suburb and housing.

I have family living in the USA and Germany and they come up with extremely innovative solutions, Australian Architects can also provide these solutions (see Green Magazine) its the developers who would not live in these suburbs as they create a sub-class. NSW Goernment want s to stream line the process but many many pitfalls will occur.

I agree to the above statement

Yes

Categories:

DP SEPP Expo

Submitted on Mon, 28/02/2022 - 10:51

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Peter

Last name

Baxter

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Tamworth 2340

Please provide your view on the project

I object to it

Submission

Portal will not load my pdf

Our Ref: Design & Place

File Location: Z:\Miscellaneous\Design & Place\Design & Place Submission.docx

27th February 2022

NSW Department of Planning, Industry and Development via the planning portal

Dear Panel,

I am a registered land surveyor with extensive experience in town planning.. I have prepared documentation for state significant development, several environmental impact statements and designed and prepared statements of environmental effects for urban, industrial, commercial and rural residential subdivisions.

It appears that the proposed SEPP is primarily focussed on the build environment, however, Part 4 sec 34 (1) (d) states "development" with a site area of at least 1 hectare. Subdivision of land is defined as "development" for the purposes of the

Environmental Planning & Assessment Act under sec 1.5 (1) (b).

I see the exclusion of registered land surveyors from the list of people who can prepare a design verification statement as a serious oversight.

I am concerned that town planning and urban design in regional centres west of the range is predominately undertaken by surveying firms. Since 1953 all registered surveyors have been required to pass exams in town planning and urban engineering design (lot layout, road design and infrastructure). This requirement was introduced by the government as viewed registered land surveyors as the profession with the most relevant skill set to undertake the design and planning associated with land subdivision. There is a very limited number of architects in regional areas who have the appropriate skills in town planning that would qualify them to comment on the design of an urban subdivision with an area of over one hectare. I have employed a number of town planners over the years and none of them had the required skill set to design an urban subdivision of 1 hectare or more.

The regional centres both large and small cannot fully support the aims and requirements of the proposed SEPP, for example
] public transport is not extensively available in the larger regional centres and almost universally non-existent in the medium and smaller towns
] in most regional towns the availability of piped gas is non-existent.

In brief, I believe the draft as it stands will, in regional areas dramatically increase the cost of urban development and add unnecessary time for a development proposal to be approved. I therefore request at a minimum that registered land surveyors be added to the list of practitioners who can prepare a design verification statement with respect to land subdivisions.

I agree to the above statement

Yes

[REDACTED]

Submitted on Sun, 27/02/2022 - 20:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Dianne

Last name

Biron

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2070

Please provide your view on the project

I object to it

Submission

Protect our neighbourhood and street scape. Stop turning it into a Chinese high rise city. The north shore was leafy and beautiful once. Protect it for generations to come or we'll loose it for ever. Urban planning needs a good review. Massive high rise is not the answer.

I agree to the above statement

Yes

Submitted on Thu, 20/01/2022 - 21:08

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gary

Last name

Blaschke OAM

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Lake Munmorah 2259

Please provide your view on the project

I object to it

Submission file

[design-and-place-sepp-2022.docx](#)

Submission

Please find attached my objection to the Design & Place SEPP 2022 and complaint against it timing of exhibition both during our Covid crisis, preparing to go back to school and having the Draft Central Coast Regional Plan 2041 on exhibition at the same time.

I agree to the above statement

Yes

Planning and Assessment
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy St
Parramatta NSW 2150

20th January 2022

OBJECTION TO DRAFT DESIGN & PLACE STATE ENVIRONMENTAL PLANNING POLICY

Firstly here we go again, nothing more than the “Industry” having more input into what our regions will look like than that of the community.

I object to the process of Community Consultation with the six Q&A sessions designed to minimise community concerns.

It is the general community’s view that the only objective of the politically appointed Administrator for the Central Coast was to look into the mismanagement of all aspects of council and continue with the legal requirements and duties on behalf of the ratepayers and members of the community.

It is my belief that the dismissal of all Central Coast Councillors was one step further to the NSW Government’s plan to effectively dictate to the Central Coast their Regional Vision for the Central Coast identified on page 16 of the Regional Plan.

The Draft Design and Place SEPP, is also a document designed to confuse and manipulate communities in thinking the State Government is always looking out for them. Implementing ideas for good design of housing, open spaces, healthy and sustainable communities much the same as the Local or Regional Plans, yet encompassing the entire state of N.S.W.

The State Government has very little to do with design of the built environment. Style, size, cost and even in some cases (Catherine Hill Bay) colour is no option. Government funding has gone into open spaces such as the \$10 Million dollar park at the Gosford Leagues Club Park that not only has the government dumping the maintenance budget on a Council incapable of funding the ongoing works needed, the government also built a park that is neither assessable or Inclusive for over 32% of the community under their own Disability Inclusion Act 2014.

Four Regional Plans set by State Government have been introduced to the Central Coast community over the past two decades with absolute minimal community input. Token pop-up stalls and a couple of Zoom meetings do not constitute “Community Consultation”, especially when so much is riding on our future direction.

The 2012 North Wyong Structure Plan, Gosford Town Centre Plan, the Central Coast Regional Plan 2036, including the Greater Lake Munmorah Structure Plan and now the Draft Central Coast Regional Plan 2041, all having at the most less than 2% community input.

2.

The introduction of an Administrator and Local - Regional Planning panels were further steps in destroying democracy on the Central Coast. The need to register for what will be a series of online forums to discuss both the Draft Central Coast Regional Plan 2041 and now this Draft Design & Place SEPP, will effectively eliminate the elderly and others from participating, considering we have the third highest aging population in NSW.

The Draft Central Coast Regional Plan 2041 is nothing more than a series of Motherhood statements or simply a wish list formulated by faceless bureaucrats who in most cases do not live on the Central Coast. The same can be said about the Draft Design & Place SEPP.

Time after time both former Gosford and Wyong Councils had conducted surveys on why the residents choose to live on the Central Coast. The findings were outstandingly as follows...

1. Our way of life,
2. Our bushlands,
3. Our beaches.

All of which are under threat with the proposed Draft Central Coast Regional Plan 2041 and Draft Design & Place SEPP.

The Central Coast Regional Plan 2036 headed by the Coordinator General Ms Lee Shearer failed to identify the sites proposed for the 41,500 new homes or the \$180 Million mineral extractions per annum within the region.

Both Draft Plans spruiks of how Planning NSW has worked closely with Central Coast Council, the Darkinjung Land Council, industry, stakeholders, state agencies and the wider community without identifying who, when and where. Most if not all are part of the entire problem with vested interests in destroying bushland, building unwanted developments and then walking away for us to clean up the mess, as with previous plans.

The Minister's forward in the Central Coast Regional Plan 2041 states that "it is the way for the NSW Government and state agencies to advance relationships with Central Coast Council and the community". The relationships with the Darkinjung Land Council and industry have long been determined to the detriment of the greater community. Yet it spruiks about proposed new infrastructures, without any substance or detail, that will never see the light of day.

I suggest that the Minister, Parliamentary Secretary and NSW Planning do not get into the mindset that they are doing the Central Coast or NSW some form of favour with these two plans, as this will be vigorously challenged at the next state elections with an army of disillusioned community groups.

The unlocking of land for jobs and innovative health and education precincts is nothing more than a furphy. Both plans are nothing more than a wish list of ministerial dreams and bureaucratic justifications for their own jobs.

3.

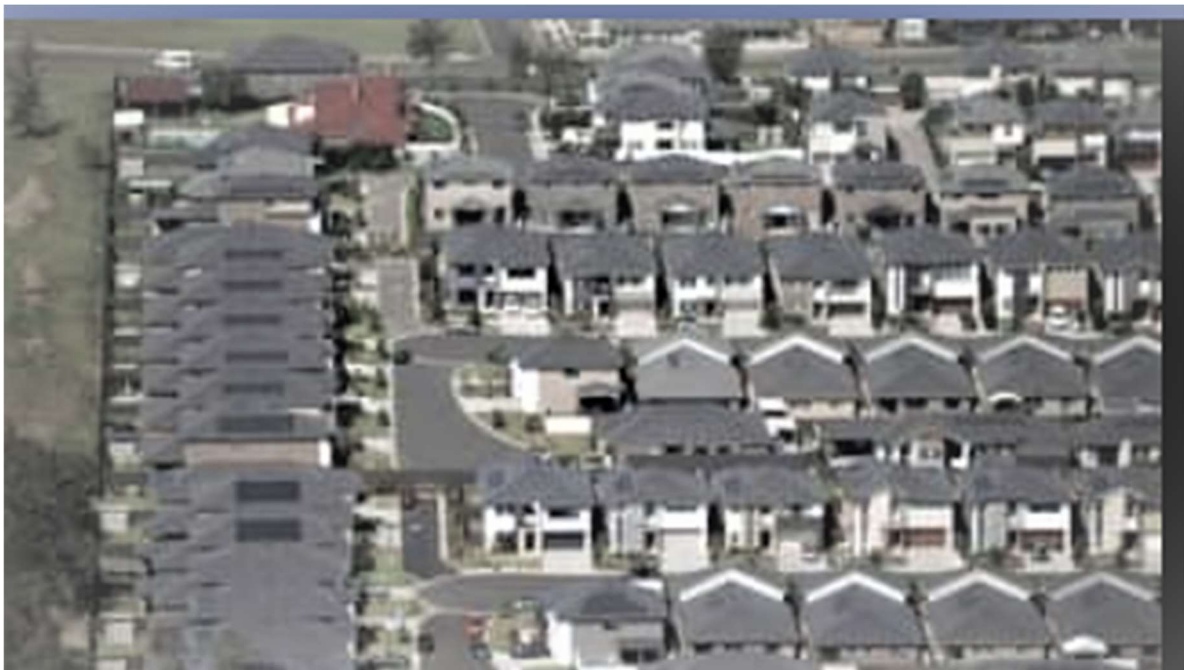
The aims of the Environmental Planning and Assessment Act 1979- section 13 are simple...

(a) to promote the social and economic welfare of the community and a better environment by the PROPER MANAGEMENT, DEVELOPMENT AND CONSERVATION OF THE STATE'S NATURAL AND OTHER RESOURCES,

(Nothing in these Draft Plans consider the social and economic welfare of the community and do nothing about the conservation of the state's (our) natural resources).

(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision- making about environmental planning and assessment,

(The State Government's interpretation of ecologically sustainable development falls well short of that of the community's expectations).



If this is what is considered ecologically sustainable development, then the Central Coast Community wants nothing of it.

(c) to promote the **orderly and economic** use and development of land,

(Nothing orderly when most of the community have no understanding or knowledge of what is being proposed up the street or next door and then having no input into the decision making process.

Private Certifiers are making the State Government and Councils look increasingly incidental and have been given powers they should not have).

4.

- (d) to promote the delivery and maintenance of affordable housing,

(I have personally been involved in planning decisions throughout Sydney and the Central Coast for several decades. There is no evidence of Affordable Housing and budgets for their ongoing maintenance, as council regulations set the standard and are never followed up unless the community officially complains).

- (e) to **PROTECT THE ENVIRONMENT**, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

(there is no evidence that the State Government follows through with this section of the Act. The continual destruction of bushlands for housing estates and mineral extractions are as much a part of the Central Coast today, as it was decades ago).

- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage).

Part of the Central Coast is the built environment of previously owned State Government power stations and their 45,000 Million tonnes of stored toxic coal ash in sixty year old unlined dams mixed with asbestos which have no immediate remediation plans because the State cannot afford what is needed. This plan says nothing about how well the State Government promotes sustainable management, by simply selling off its assets at bargain basement prices, yet you need to read the fine print of the sales deed, thus looking increasingly for the need for another Royal Commission.

- (g) to promote good design and amenity of the built environment,

Rows and rows of look a like houses and units being crammed into smaller and smaller blocks of land. No thought for the infrastructure needed, the destruction of habitats of both fauna and flora.

Whose good design is it? The cheapest, easiest and simplest of box design by greedy developers with no thought of capturing air flows to reduce electricity consumption, introducing permaculture principles and simply building lifeless monstrosities such as Catherine Hill Bay, as long as you like the colour of grey.

5.

- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

The State Government wants us to believe that proper construction and maintenance will be part of the future of the Central Coast & NSW developments, when there are many examples where they themselves took their eye off the ball or allowed Private Certifiers the right to ignore basic building codes.

Sydney's Olympic Park's Opal Towers, Crows Nest commercial block in Alexander St., Mascot Towers and a massive list of good citizens trusting the system and losing everything, due to poor planning processes set by the State Government.

The Rose Corp and Coal & Allied at the Catherine Hill Bay development which quickly became a government nightmare with internal sewage systems not being capable to comply and the continual need or attempts to change the development approvals after the initial approval by the government, is just one simple example of how Planning NSW is totally incompetent.



Good design and amenity of the environment. A common view of the future of the Central Coast as seen today.

6.

- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the state,

No matter what level of government in NSW, it is simply about what they need to do to become politically successful and it has nothing to do with the social or community concerns of over-development on the Central Coast. Until we have democratic elections of Councillors, no approvals should be granted.

- (j) to provide increased opportunity for community participation in environmental planning and assessment,

NOTHING BUT A MASSIVE JOKE AND SIMPLY THE PLANNED DEGRADATION OF DEMOCRACY BY THE STATE GOVERNMENT.

Three minutes given to raise issues in the council chambers, that is when we a council. An Administrator who simply either has his own agenda or lies to community representatives and fails to respond when caught out.

PRIVATE CERTIFIERS:

Whilst the NSW Planning process allows private Certifiers to run rampant in the suburbs of the Central Coast & NSW with the legislation allowing for a two day notification before the commencement of any work to begin, I believe this Desing & Place SEPP & Draft Central Coast Regional Plan 2041 is simply doomed.



Allowed under Certifier approval with two days notice and not allowing council or myself to have any input. Overlooking my home's entertainment area and destroying our privacy.

AFFORDABLE AND INCLUSIVE:

Having a glut of development on the Central Coast and throughout NSW does not reflect that affordability or inclusivity has been or will be accomplished. The median house price in August 2021 on the Central Coast was \$844,165 with nine suburbs having the median being over \$1,000,000. Younger local investors are shut out of the market with Sydney retirees and investors making it totally impossible. A recent sale for a holiday home in Lake Munmorah reached \$2,025,000 with another at Murrays Beach bringing over \$3 Million.

Inclusiveness should be, yet is not calculated into any Planning process. Yet it was the State Government who introduced the Disability Inclusion Act 2014 and dropped the ball for not only the disabled making up 18.4% of the Coast's population, yet the elderly with figures showing the Central Coast has the third highest aging population in NSW, yet nothing has been introduced into the Central Coast's DCP or LEP, some eight years after the introduction of the act.

No development on the Central Coast or NSW has shown any interest in producing well designed, affordable and or accessible homes to cater for the 32% of the population needing special considerations within the built environment.

The extensive drive for over 50's living also fails to accommodate the every-day requirements of an aging population.

Housing choice has never eventuated and whilst certifiers rule the roost, the community and council will have no say on the matter. Secure retirement is an issue that has had the Central Coast being classified as the "Retirement Village" for Sydney.

DARKINJUNG LAND COUNCIL:

Darkinjung housing estates are simply competing with other land developers for a quick profit with no real understanding or wish to protect their lands be it fauna, flora or culture. The Greater lake Munmorah Structure Plan is a good example where the trade-off for major development is a tokenistic biodiversity corridor, yet in amongst that corridor is a land claim by the Darkinjung for a further housing estate.

WHAT WE HAVE TO LOOSE:

The Central Coast and the rest of NSW have too much to loose allowing the "Industry"& "bureaucracy" dictate every aspect planning. Document after document, full of glossy photos of families on their bikes, riding on pathways supplied by the State Government and proudly having local politicians having their photos placed on social media, as though they had everything to do with it.

8.



Over-development , poor planning and too much influence from developers have put this environment under extreme pressure.

Community driven projects have and always will be successful, as locals know better. The Lakes Beach Accessible Boardwalk was an initiative that was opposed by local government, yet paid for by local business and built by volunteer labour.



THE MEGA CITY CONCEPT:

The Premier's strategic vision along with Planning NSW's Central Coast Regional Plan 2041 and the Draft Design and Place SEPP is simply part of the Mega City dream between Wollongong and Newcastle with vibrant neighbourhoods within a 15 minute walk, is simply preposterous and outrageous to think this could be accomplished within decades, let alone by 2041.

Net zero emissions being the guided principles for all planning decision when there are no plans to decommission the impacting Vales Point and Eraring power stations or remediate ash dams for both operations, nor the issue of the forgotten Lake Munmorah ash dam with PFAS and diesel leakages.

The governments own Air Quality Alerts have had serious issues reaching "Poor or worse" due to PM 10 particles escaping into neighbouring suburbs over several months, where the use of water bombing helicopters are becoming a common occurrence.

The use of the **United Nations Sustainable Development Goals** to justify the proposed Central Coast Regional Plan 2041, thus raising how desperate the Plan is.

1. **Clean water and sanitation** for the proposed number of developments brings with it other far reaching environmental impacts such as a desalination plant at Norah Head.
2. **Affordable and clean energy**, as I sit on the Eraring CCC, I am very aware of where the energy providers sit over the coming decades and when Origin simply lie about their recycling of coal ash reaching 80% by moving the problem from one site to another, the industry cannot be trusted.
3. **Reduced Inequalities**, there is nothing in the Central Coast Regional Plan 2041 that indicates how this will occur, especially by a cash strapped state government and a council close to bankruptcy.
4. **Sustainable Cities and Communities**, an idea stolen from overseas countries that simply conforms to the Premier's wish list.
5. **Responsible Consumption and Production**, is this where the state government tells the community what they can or cannot eat or farmers what they can produce?
6. **Climate Action**, simply close down the power stations which are the largest producers of toxic chemicals in our air.
7. **Peace, Justice and strong institutions**, as long as it controls the community input into where the Central Coast wants to be in 10-20 or 50 years, very much similar to the Central Coast Regional Plan 2041.

Transport in the Northern Lakes Region now to be known as Central Lakes, is antiquated and at best at a third world standard having one bus service each hour until mid evening. If it were not for a community petition instigated by myself and lobbying by Independent member for Wyee, support by the member for Wyong. The entire community would still be climbing some 89 steps to catch a train to Sydney or Newcastle.

The notion of a very fast train may be another vision of a desperate Premier, yet it will never stop at Wyee which is the closest to all the proposed developments for the newly named Central Lakes region.

The idea of walking 15-30 minutes to visit shopping centres, cafes or the hairdresser already existed some ten years ago until approval for the Lake Munmorah Woolworths development effectively closing down four local family businesses being the Baker, Butcher, Newsagent and Post Office with intensive poaching for the Hairdresser. As part of the approval process Woolworths were to supply a direct bus service for local customers, this was never established or enforced by any authority.

The four dot point recommendations associated with a statutory planning audit have not identified what are the place-based planning directions which have conveniently been omitted from all proposals north of Warnervale.

Potential growth areas in the draft plan for the newly named Central Lakes Region have deceitfully been excluded on pages 41, 44, 58 & 76 with Morisset being featured as a growth area, yet it is not a part of the Central Coast (Lake Macquarie).

The lack of mentioning and detail of the Greater Lake Munmorah Structure Plan or the Doyalson Wyee RSL developments and limited information for the former Lake Munmorah power station site in the Draft Central Coast Regional Plan 2041, is very concerning to the community and should be to the government.

With proposed major housing estates, over 50's villages, medical centres, entertainment areas, fast food outlets, commercial and retail outlets being built on contaminated lands, sandwiched between two major coal ash dams (Vales Point and the forgotten Lake Munmorah) which are over sixty years old and totally unlined, is a worrying prospect for the future health of the community and will certainly haunt the government for years.

May I remind Planning NSW and the NSW Premier that only recently (March 2021) that the Legislative Council Public Works Committee unanimously recommended 16 recommendations for remediation of sites containing coal ash repositories.

Recommendation 6: stated that "NSW Health immediately undertake an epidemiological assessment of the health of residents near coal ash dams to establish the health impacts of coal ash and publish by 31 December 2022".

To my knowledge those recommendations along with further recommendations for Exposure Assessments or Health Risk Assessments by NSW Health Dr. Kat Taylor Director of Central Coast Public Health Unit have not been conducted.

NSW GOVERNMENT MORAL AND LEGAL RESPONSIBILITIES:

It is my opinion that it would be morally and legally irresponsible for Planning NSW or the NSW Premier to promote or approve any form of a Draft Central Coast Regional Plan 2041 or the Design & Space SEPP, until such studies have been conducted and the community can be assured that any resident living near or in any new developments proposed by this draft plan are not in harm from exposure of many toxic factors.

The Public Works Committee comment on page 32 (3.65) of the recommendations states...

“We are disappointed with the response by the NSW EPA and NSW Health to community concerns about a potential link between the circulation of additional metals in the air and waterways, and impacts on health outcomes for the community. This response, in conjunction with the lack of research conducted to date on this matter, demonstrates a complete disregard by the government towards the health of its citizens”.

MEDICAL FINDINGS:

The Central Coast and especially the northern lakes region has been under scrutiny by health practitioners for decades. Power station emissions and coal ash dust have been identified as major contributing factors for acute asthma and respiratory conditions in children between 0-15 years old, resulting in concerning numbers of presentations to Gosford and Wyong hospitals.

Between January 2019 and December 2020 there were 1,142 children (0-15 yrs.) admitted to hospital with acute respiratory failure. This does not include adults from 16-100 yrs and only reflects the findings of two public hospitals on the Central Coast.

The Torrens University Cancer Cluster Report of 2017 covering nine types of cancers studied for the Cancer Institute over the years from 2006 to 2010 found the suburbs of Wyong, Gorokan, Charmhaven & Blue Haven having each of the nine cancers prevalent. The entire Central Coast region was reported to be 6% above the NSW average for the cancers in the report with the findings subsequently supported by Dr. Peter Lewis former Director of the Central Coast Public Health Unit.

*It is my opinion that a **moratorium** be placed on all proposed developments identified in the Draft Central Coast Regional Plan 2041 AND THE Design & Place SEPP and others not identified such as the Greater Lake Munmorah Structure Plan and Doyalson Wyee RSL, until all health issues have been identified and dealt with to the satisfaction of all health authorities and the community.*

DEVELOPING PLACE STRATEGIES: (P22)

The departments support and collaboration with Council to prepare place strategies for regionally significant growth areas will need to amount to billions of dollars if this is to succeed, as history shows that the NSW Government had no idea of the cost to merge Gosford and Wyong Councils and was a contributing factor to Council's financial dilemma today.

Place Strategies will allow for **early public engagement and early considerations** around design, re-use of existing buildings, infrastructure and local assets. Biodiversity, flooding and other relevant planning matters usually considered through each rezoning proposal.

If this were true, it would be a remarkable change to what currently exists with Planning NSW, Councillors, staff, Local and Regional Planning Panels, Darkinjung LALC, Land and Housing Corporations, Housing Industries Association, Planning Institute of Australia, Property Council of Australia and or the Urban Development Institute of Australia, all having vested interests and having first input into all planning decisions ahead of the major stakeholders the "Community".

I find it amazing that community groups find it hard to arrange meetings with the Administrator or Council Directors on such matters, yet the Urban Development Institute of Australia has regular meetings with Central Coast Council.

I also find it understandable, yet totally outrageous that the **Central Coast urban development program committee** involves infrastructure and service providers, local government and authorities and a plethora of Industry and professional stakeholders, who keenly seek development opportunities, **yet not one community representative.**

IN CONCLUSION:

I as a resident and ratepayer of the Central Coast object to all aspects of the Draft Design & Space SEPP & Central Coast Regional Plan 2041, as it has not been demonstrated to me or the community the success or outcomes of previous Regional Plans such as the North Wyong Structure Plan, the Central Coast Regional Plan 2036 or other strategic plans and therefore cannot believe that what is proposed in this 2041 plan, can be accomplished.

I find many **BIG IDEAS** with very little detail on who is financially responsible or accountable. New pathways, sequence planning for new land uses and infrastructure, net zero emissions, 15- minute mixed use neighbourhoods, emphasis on infill approaches, renewed focus on green infrastructure, public spaces and nature, prioritisation of walking, cycling and public transport and reinforcing the importance of equity . *ALL THIS SOUNDING MORE LIKE THE DEVELOPMENT VULTURES ARE CIRCLING.*

As series of highly controversial wish lists and outrageous feel good strategies having nothing more than a 105 page document, full of glossy outlook photos which lacks any substance in detail and fails to consider the wishes and concerns of the current residents of the Central Coast & NSW above the need of those looking for a sea change or to make a quick profit.

In saying so, I realise the community has been invited to a series of zoom meetings to discuss their concerns. My experience is that the department will use most of the time allocated to spruik their plan and leave very little time for community input. This also minimises the community's ability to hear other issues raised by other members of the community and give time for good debate.

I personally have been involved with many planning processes from Commissions of Inquiry to local development applications and everything in between. I have seen and heard every trick in the book with developers bringing in their best legal council they can afford, simply to get their way.

I have seen the political corruption with members of parliament currently serving prison sentences for having too much influence on planning decisions. I have opposed the Frank Sartor planning processes for Catherine Hill Bay and seen how the game is played. In 2009 Justice David Lloyd described what happened at Catherine Hill Bay as a "land bribe" in the Land and Environment Court.

Yet after face to face dealings with Ms Lee Searer the former Coordinator General for the previous Central Coast Regional Plan 2036 and now after reading this draft 2041 plan, I have never been more convinced of external and internal manipulation of the NSW planning process.

THE FORGOTTEN FACTORS:

- Overwhelming Health issues of the region,
- Over development impacts,
- Contaminated runoff into the Tuggerah Lakes and Lake Macquarie systems,
- PFAS, heavy metals, illegally dumped asbestos,
- Current and future operational mineral extractions,
- Mine subsidence,
- Air Pollution,
- Ash dams and their remediation,

14.

- Power stations,
- Contaminated lands,
- Destruction of critical habitats,
- Loss of Biodiversity,
- Lack of infrastructure, schools, hospitals, medical facilities,
- Long term power supply.
-

There are just too many factors that have not been raised in this Draft SEPP that will have long term impacts on the region with no accountability or responsibility.

I totally and utterly oppose the approval of the NSW Draft Design & Place SEPP.

Yours sincerely,

[REDACTED]

Gary Blaschke OAM

[REDACTED]

Submitted on Thu, 24/02/2022 - 11:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

1.1 Name

First name

Ross

Last name

Bowen

I would like my submission to remain confidential

No

1.2 Info

Email

[REDACTED]

Suburb/Town & Postcode

Charlotte Bay

Please provide your view on the project

I support it

Submission

I have completed the Departments survey but find it inadequate in that it does not address the real problems that exist today. There is no mention of tree cover and landclearing to develop blocks or prohibitions for tree removal on existing blocks.

In addition there is a major problem with LEP provisions that LGA have. In particular we have the case of Zones being established but not proceeded with for decades whilst an area experiences changes that make the zones a burden on the amenity of ratepayers. As an example a zone that allows residential development but is not proceeded with for 20 years and if proceeded with now will overload car spaces at the beach and shopping areas and a loss of amenity with traffic.

I agree to the above statement

Yes

Submitted on Thu, 24/02/2022 - 13:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

1.1 Name

First name

David

Last name

Bray

I would like my submission to remain confidential

No

1.2 Info

Email

[REDACTED]

Suburb/Town & Postcode

[REDACTED] Wingham, 2429

Please provide your view on the project

I support it

Submission

To the Planning Department.

In general I support this draft policy and I wish to comment on some aspects of it.

I have worked as a consultant for developers, assessing the potential impacts of their proposals on threatened flora and fauna. During this work it became apparent that many developers agree with regulations and attempt to abide by them. However, a significant number do not and they will search for, and exploit, any loopholes or flexibility in the regulations. This occurred to the extent that some developments effectively bypassed or disrupted council's regulations and broader management plans, eg by removing part of a wildlife corridor, or removing critical habitat components. In some instances these actions were deliberate as the consequences were inadequate to deter them.

In order to address this issue, I consider that the new planning rules should be binding regulations implemented in a consistent and transparent manner. There should be considerable effort made to avoid loopholes in new planning rules. To achieve this it may be necessary to remove flexibility in the rules wherever possible.

I feel that we should also accept the experts' advice on environmental issues and regulate to sustain biodiversity, while reducing carbon emissions and incorporating design features which will address the challenges of climate change.

To achieve these goals it will be necessary to mandate strong performance standards. These will require monitoring procedures and consequences, both of which must be established and provided for before a development commences.

Thank you.

David Bray

I agree to the above statement

Yes





Design and Place SEPP – Public Exhibition

Congratulations on escalating a number of environmental & design initiatives.

In response to the proposed SEPP, I'd like to see:

1. Larger green space provisions for developments, including more passive space;
2. Greater design initiatives, e.g. would love to see the 2.7m ceiling in apartments raised; and remove the 2.4 metres for kitchens, etc (should be higher);
3. While historically I am a supporter for lower parking rates, given the ongoing situation with Covid and changes as a result of work from home initiatives, and an aging demographic, believe an increase to parking rates is justified;
4. Incentives for developers who actively seek to integrate a site with a nearby green or blue grid;
5. More equitable amenity;
6. Better protections and integration for existing communities where there is already substantive development;
7. Cap on large floorplates;
8. While greater vibrancy may be a necessary objective for some new precincts, or centres that need to be activated, in the case of other communities, a greater emphasis on passive space may now be appropriate;
9. Mandatory setbacks for developments on major roads, so to allow for some robust landscape provisions, including large trees to reduce the health impact from air pollution;
10. A GAO GO To Help Desk within the Department for smaller first time developers who may be looking for some practical advice to help them get started; and without having to spend the earth on a good architect. Good design and environmental initiatives shouldn't be a barrier. Perhaps the Go To Help Desk could be supported by some pro-bono advice by larger firms, where a site is considered strategic, as a number of councils are really not well placed to fulfil this function;

11. An opportunity for the public to test drive the new initiatives during a transition phase which should be longer than six months from a practical perspective, during which time the public and industry can provide feedback before the DP SEPP is finalised;
12. A Road Map to help the public better understand the context and initiatives being proposed.

Separately, I'd like to understand who will be arbiter of good taste and whether the proposed SEPP and guidelines will stop more recent developments like this (see below)?

With kind regards

Jeanette Brokman



Submitted on Fri, 25/02/2022 - 16:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jacki

Last name

Brown

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

NORTHMEAD

Please provide your view on the project

I am just providing comments

Submission

I am an AQF Level 5 consulting arborist with 12+ years experience in the consulting arboriculture industry, and I endorse the official submission provided by the Institute of Australian Consulting Arboriculturists.

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 14:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Patricia

Last name

Brown

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2119

Please provide your view on the project

I am just providing comments

Submission

I believe the Design and Place SEPP 2021 must ensure mature tree and bushland retention, canopy cover and green space is increased and maximised protection, enhancement and an increase in biodiversity in urban areas strong, mandatory environmental performance standards. all developer loopholes are closed "flexibility" is removed to stop inappropriate variations and precedents ensure use of energy efficiency and renewable energy to achieve net-zero emissions for all new buildings recognise embodied carbon in building materials, with a fast pathway to regulation require comprehensive electric vehicle charging and cycling infrastructure provide adequate parking spaces in relation to the number of dwellings require design features that will keep people cool and safe in a warming climate

I agree to the above statement

Yes

To: NSW Department Planning (DPIE)
Subject: Draft DP SEPP and supporting guides
From: Jasmyn Burford. Resident, apartment owner, conscientious citizen 😊. I live in Lindfield (2070) in Kuringgai council area.
Date: 28 February 2022

I write to you with a mixture of objections, support and comments regarding DP SEPP and Guides and my experiences living in apartments for most of my adult life, both here in Australia and overseas in cities such as London, Zurich and New York.

I am a regular citizen and do not have ties to lobbyists or development groups. The intention of this communication is to share with you my observations of what in my opinion works in Australia, and what does not, and to ensure the spaces here are places you actually want to live in. I acknowledge that some of my comments extend past the parameters of the DP SEPP, however wanted to share my experience to provide some perspective of what my demographic finds most challenging. I admit there is also some personal cathartic benefit in doing so also.

My overarching observation is that there does not seem to be consideration in the SEPP, or outside it either, to support transitioning established mature suburbs like Kuringgai to higher density housing. The SEPP is written ideally for greenfield land and lands in excess of 1ha where developers design the entire estate. In addition to the proposed reduction in fees for council by changes to the Developer Infrastructure Contributions, councils are now seemingly under risk of having their zoning maps overridden by these changes. Whilst I see the preference to adopt a "one size fits all" approach, I must insist that this does not work when considering transitioning established areas like Kuringgai where development happens one block at a time as there is no greenfields land. As mentioned, there is also little to no money in reserve now to purchase new land for parks / recreation, let alone when/if the changes to developer infrastructure contributions goes ahead. This will ultimately lead to "apartment ghettos" and devalue our premium suburbs for the simple reason that the very demographic you are trying to attract will not want to live there.

A couple of general points I would like to make regarding apartment living:

- High density housing should be max 500m from a train station (not 800m). If the NSW Planning team is serious about making these zones 'pedestrian friendly' and reducing the number of motor vehicles / increase use of public transport, this is the only practical option. I live 350m from the Lindfield train station (its perfect) and 500m to the shops (which I feel is the maximum comfortable distance when carrying shopping). Luckily it is flat. I can't imagine doing it if I lived on the undulating streets of Sydney, in the heat or the rain.

- General comment about access to large green open spaces (eg parks), not just courtyards/a bench next to a highway. These need to be places people actually want to spend time in, for example to read a book, stroll or play in (playgrounds), or catch up with a few friends on a picnic blanket. The point of difference between London and Sydney in affluent areas, is for me, that (older) apartments are built around large green squares, with big parks nearby. So, in addition to the amazing green space at my front door, I was never more than a 10 min walk / 2 or so tube stops away from a massive open green park and spectacular garden. Kuringgai has green spaces (national parks), but they are not easy to get to without a vehicle, public transport does not service them adequately and they are not readily accessible by foot for a number of reasons (such as distance and inadequate walkways in part also). Without this, it will devalue our suburbs as the very demographic you are trying to attract will simply buy somewhere else. I note that it takes around 35-40 for me by train / walk to the botanic gardens in the city, which is my preferred space to spend an afternoon in. This is not an option on weekdays due to the time it takes to transit there.

- Ensure a strong climate / energy / carbon conscious materials & design. Simple examples of this is to stop building with cheap aluminium window frames (they are great heat conductors) and to make it easier for solar to become the norm. Recognise embodied carbon in building materials, with a fast pathway to regulation.

- I am excited by the effect to urban design that a fasttracked transition to bicycles, electric vehicles and ultimately driver-less cars could have on the places we live in (imagine no/reduced garages and public carparks! All that space). After being an avid cyclist around the city of Adelaide, I would note the following challenges of this in Sydney (1) not enough dedicated bicycle lanes – I am too scared to do it here (2) the undulating streets are a practical challenge (3) cyclists need more rights on the road. Ideally, right of way as there is in (say) Amsterdam, but generally motorists have an unhealthy disregard for cyclists. An education program at the very least is warranted.

- I have found it extremely difficult to upgrade my existing and structurally solid (to the point of it surviving nuclear holocaust) 1960's apartment – it's of the 3 story red brick kind. Its an amazing space for a 2 bed unit (100m²), with big windows and great cross ventilation. It is outdated and would benefit from a complete gut & remodel with a few tweaks – nothing outrageous. I am finding that it is easier to build an entire brand new house than it is to put in a new doorway (with clean engineer sign off) and convert my laundry to ensuite for various reasons, some of which are code related, and some which are strata related. It seems completely non-sensical to have so much focus on new planning estates (developer led) than it is to regenerate and optimise the use of the existing housing stock. This is of particular relevance to a suburb like Kuringgai where there is such a high concentration of such buildings. I understand the fastest growing demographic of homeless are women over 60 yrs old – my example of a gut & remodel would prove effective at housing two independent people, each with own bathroom, this being the biggest hurdle to wanting to share my apartment with another person. I do not understand the logic.

I have some other points that come at the suggestion of the BPN which I do tend to agree with:

1. I would insist that the nineteen Objectives of the Urban Design Guide are made up of the Design Criteria in each those Objectives
2. I would object to Objective 15 of the Urban Design Guide.
3. Any new planning policy must:
 - Include strong, mandatory environmental performance standards.
 - Close all developer loopholes and remove "flexibility".
 - Protect, enhance and increase biodiversity in urban areas.
 - Maximise mature tree and bushland retention, canopy cover and green space.
 - Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.
 - Require full electrification – no new fossil fuel gas connections for any new development.
 - Recognise embodied carbon in building materials, with a fast pathway to regulation.
 - Require comprehensive electric vehicle charging and cycling infrastructure.
 - Require design features that will keep people cool and safe in a warming climate.

I thank you for your time.

Jasmyn Burford

Resident Lindfield (2070)

Submitted on Mon, 28/02/2022 - 13:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Seda

Last name

Can

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2073

Please provide your view on the project

I object to it

Submission

I would like all developments to be under the control of local council.

There are already enough high rise buildings without necessary infrastructure, such as roads to support it. This is not a solution to housing crisis. Develop more centres outside currently occupied areas (and perhaps stop negative gearing)

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 14:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

1.1 Name

First name

Norman

Last name

Carter

I would like my submission to remain confidential

No

1.2 Info

Email

[REDACTED]

Suburb/Town & Postcode

Roseville Chase 2069

Please provide your view on the project

I support it

Submission

It puzzles and distresses me that I continually see beautiful medium sized homes in which 3 or more children have happily grown up, sold, demolished and replaced by monstrous homes which occupy nearly all of the block, leaving no room for a backyard. Backyards are a wonderful amenity for wildlife and creative activities for all ages. Their lack is an ominous sign for the future. As well, it was shown many years ago that dark coloured roofs and roads trap heat with dire consequences for living in the future, but modern builders seem never to have heard of this effect. Ignorance or indifference? The waste of resources in these 'developments' is appalling and an insult to all those young people trying to own a home to live and raise a family in, not just a means to make even more money.

I agree to the above statement

Yes

Submitted on Sun, 27/02/2022 - 20:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Victoria

Last name

Castle

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Umina Beach 2257

Please provide your view on the project

I support it

Submission

I fully support the new policy to greatly improve our living environment. It is time we stopped big developers from bringing about the destruction of the areas around their developments with no thought or care for the living environment, the wildlife that may live there, the destruction of trees (usually the complete removal of trees) without replacement, no ecologically sound planning of the new structures with little or no thought to sustainable living. Developments that are 'just a little outside planning parameters' leading to other developers saying that Council has approved such developments in the past and set precedents so they too should be allowed to exceed the guidelines with no thought to the living environment, their only care being to maximise their profits. They build and then move on, leaving people and Councils to try to repair or improve post the building. I live in an area of the Central Coast that is considered the hottest place in the Central Coast Council area. This is because of poor planning controls by Council and allowing developers free rein to pretty much do as they liked when it came to what they wanted to build. They have taken away the trees that were here and not replaced them with any others and Council let them do it. Where I live is a concrete jungle, too many villas on one site and no room for the planting of trees for shelter or shade. Shame on the corrupt Central Coast Council. They are still letting people remove large trees from suburban blocks with no thought to their replacement and certainly no checking to make sure that individuals replace the trees that were removed. Our homes are poorly insulated (if at all), solar is expensive and difficult to retrofit in some instances. I can't put in solar because of the stupid roof line that Council let the developer put on my premises. It has too many angles and too little space for a solar system to be viable. We need proper planning laws that insist on ecologically sound practices and planning. We need to stop developers having their way with dubious Councils letting them exceed the proper planning laws. We need to protect our environment, our wildlife and our surrounding ecosystems, our creeks and rivers, our water table, our trees and encourage the planting of more and more trees to help cool our increasingly hot suburbs. We need more parks and water parks, places for families to be encouraged to get outside and enjoy the living

environment, cycle ways and green spaces. This new policy has to be as strong and forward thinking as we can make it. Please do not let it be watered down to help developers have their way. They are only interested in their bottom line profits, not people.

I agree to the above statement

Yes

Submitted on Thu, 24/02/2022 - 13:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Rick

Last name

Cavicchioli

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Grays Point

Please provide your view on the project

I support it

Submission

The proposed planning policy is not perfect but I believe it will significantly improve the antiquated planning policies that have allowed the development of cramped, energy guzzling, treeless suburbs and towns across the state.

The planning policy must:

- Include strong, mandatory environmental performance standards.
- Close all developer loopholes and remove "flexibility".
- Protect, enhance and increase biodiversity in urban areas.
- Maximise mature tree and bushland retention, canopy cover and green space.
- Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.
- Require full electrification – no new fossil fuel gas connections for any new development.
- Recognise embodied carbon in building materials, with a fast pathway to regulation.
- Require comprehensive electric vehicle charging and cycling infrastructure.
- Require design features that will keep people cool and safe in a warming climate.

I agree to the above statement

Yes

Submitted on Sun, 27/02/2022 - 18:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lynette

Last name

Chamas

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Burradoo NSW 2576

Please provide your view on the project

I am just providing comments

Submission file

[submission-re-sepp.docx](#)

Submission

SUBMISSION BY LYNETTE CHAMAS TO THE NSW PLANNING DEPT. REGARDING THE DESIGN AND PLACE STATE ENVIRONMENTAL PLANNING POLICY (SEPP).

As a resident of the Southern Highlands, where we recently fought against the establishment of a coal mine in Berrima and now face another battle to keep a massive Chinese-owned plastics recycling facility out of Moss Vale, and as a grandmother to two little girls who will grow up in a world dominated by climate change, I wish to comment on the Urban Design Guide.

I was delighted when the previous Minister for Planning, Mr Rob Stokes, announced that housing developers would be required to build new homes with light coloured roofs and backyards big enough to accommodate an eight metre tree.

Both these suggestions are no-brainers. They will clearly reduce the terrible heat suffered by people not fortunate enough to live in leafy Sydney suburbs but who, through financial necessity, are forced out to the metropolitan fringes.

However, I note with concern that provisions in the Urban Design Guide referring to tree canopy in new precincts, including private

lots, do not specifically state that backyards should be able to accommodate a shade tree of eight metres, as per Mr Stokes' excellent proposal.

This proposal addressed the environmental poverty that exists in so many housing developments, particularly in the south-west, where the desire of developers to cram as many houses into a single area has resulted in reduced blocks that can barely accommodate a shrub, let alone a shade tree that would give relief from oppressive summer heat. It is deeply concerning that this has not been added to the amended Urban Design Guide.

My other concern is that the proposed complementary amendment to existing policies will only consider requiring homes to be built with low solar absorption (i.e. light coloured) roofs to reduce the urban heat island effect. The Department needs to more than simply consider. It needs to make a statutory requirement that roofs on new dwellings – and indeed on new commercial buildings – must be light coloured. This will reduce not only the heat island effect but will also reduce the amount of air-conditioning the occupants will need in order to be reasonably comfortable – a plus for the environment.

While many of the other provisions in the Urban Design Guide are most worthy, the lack of these two basic planning necessities leaves one feeling uneasy, especially in a state that has been riven by developer scandals that have left thousands out of pocket and unable to live in properties they have paid for.

No doubt the NSW Executive Director of the Property Council of Australia, who opposed your predecessors' proposals, has put in his submission. It is to be hoped that it does not weigh in the balance more than the people of NSW, and in particular those who will be living in the new homes that will be built to your specifications.

Sincerely
Lynette Chamas

[REDACTED]
[REDACTED]

I agree to the above statement

Yes

**SUBMISSION BY LYNETTE CHAMAS TO THE NSW PLANNING DEPT.
REGARDING
THE DESIGN AND PLACE STATE ENVIRONMENTAL PLANNING POLICY
(SEPP).**

As a resident of the Southern Highlands, where we recently fought against the establishment of a coal mine in Berrima and now face another battle to keep a massive Chinese-owned plastics recycling facility out of Moss Vale, and as a grandmother to two little girls who will grow up in a world dominated by climate change, I wish to comment on the Urban Design Guide.

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Both these suggestions are no-brainers. They will clearly reduce the terrible heat suffered by people not fortunate enough to live in leafy Sydney suburbs but who, through financial necessity, are forced out to the metropolitan fringes.

However, I note with concern that provisions in the Urban Design Guide referring to tree canopy in new precincts, including private lots, do not specifically state that backyards should be able to accommodate a shade tree of eight metres, as per Mr Stokes' excellent proposal.

This proposal addressed the environmental poverty that exists in so many housing developments, particularly in the south-west, where the desire of developers to cram as many houses into a single area has resulted in reduced blocks that can barely accommodate a shrub, let alone a shade tree that would give relief from oppressive summer heat. It is deeply concerning that this has not been added to the amended Urban Design Guide.

My other concern is that the proposed complementary amendment to existing policies will only *consider* requiring homes to be built with low solar absorption (i.e. light coloured) roofs to reduce the urban heat island effect. The Department needs to more than simply *consider*. It needs to make a statutory requirement that roofs on new dwellings – and indeed on new commercial buildings – must be light coloured. This will reduce not only the heat island effect but will also reduce the amount of air-conditioning the occupants will need in order to be reasonably comfortable – a plus for the environment.

While many of the other provisions in the Urban Design Guide are most worthy, the lack of these two basic planning necessities leaves one feeling uneasy, especially in a state that has been riven by developer scandals that have left thousands out of pocket and unable to live in properties they have paid for.

No doubt the NSW Executive Director of the Property Council of Australia, who opposed your predecessors' proposals, has put in his submission. It is to be hoped that it does not weigh in the balance more than the people of NSW, and in particular those who will be living in the new homes that will be built to your specifications.

Sincerely
Lynette Chamas

[REDACTED]
[REDACTED]

Submitted on Mon, 28/02/2022 - 14:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nick

Last name

Chapman

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

NSW 2067

Please provide your view on the project

I am just providing comments

Submission

I am the Resilience Specialist at Willoughby City Council and have already provided comments to inform Council's formal submission on the Design and Place SEPP (D&PSEPP).

I would however like to offer a few additional comments from a personal perspective about the extent to which the D&PSEPP will help build social cohesion.

Research by Resilient Sydney and other organisations shows that social cohesion is an important determinant of community resilience (ie) the more a community is socially cohesive, the greater its resilience to shocks like extreme weather or a pandemic and on-going stresses such as climate change, unaffordable housing and traffic congestion.

Some general observations about how a document like the D&PSEPP might help build social cohesion are included below:-

(i) Safety - People need to feel safe and comfortable when walking to, through and around buildings during the day and at night. A community which feels safe when walking to/through a space will be more socially cohesive. It's very important that the D&PSEPP incorporates best practise 'safer by design' principles and guidelines. Traditional approaches used by designers in CPTED (crime prevention through environmental design) need to be revamped and updated.

(ii) Access - Social cohesion is nurtured in buildings which provide good pedestrian and cycle access to the building and is undermined if everyone arrives/leaves via the basement car park/basement lift. Publicly accessible through-site links across

privately owned sites are a positive step towards supporting social cohesion. These promote 'eyes on the street', activation and better social connections. This is the direct opposite to the trend towards gated communities which can undermine social cohesion by only favouring access for a few. Gated communities can also foster intolerance and fear, which undermines social cohesion.

(iii) Social connectivity. There are many examples of good and bad efforts to design communal areas which foster better social connections amongst the occupants or users of new developments. Urban environments which foster good community connections obviously contribute a lot to building social cohesion. Design approaches need to go beyond the obligatory on-site gym (often tiny and located in the darkest, most unattractive spot) and the plunge pool that nobody ever uses.

Community gardens on the roof, or on well-sited ground floor locations are a good way to foster community connections and can also help achieve green cover, sustainability and urban tree canopy objectives. Public art and place making can also play an important role in this. In commercial mixed use developments, having well designed, outdoor communal spaces which workers can use during breaks will also foster social connections.

(vi) Child friendly cities. As a result of ever increasing house prices in Sydney and regional centres, there will be a lot more children growing up in apartments in the future. To what extent does the D&PSEPP pay attention to the growing importance of child-friendly design, particularly in and around large, high rise residential developments? If this is done well it will inevitably support better social connections and social cohesion. It is also widely recognised that cities which work well for the children and the elderly will work well everyone else and make a significant contribution to building community resilience.

(v) Pet-friendly places and spaces:- It's well documented that companion animals support social wellbeing and good mental health and also promote social connections (as is evident in many off-leash dog parks). Companion animals can also generate conflict in buildings and in open space areas, impact severely on native wildlife and cause public health problems.

A Sydney University study last year estimated that pet ownership has increased significantly during COVID, from mid 40% to mid 60% of households. Increases in dog ownership have been particularly notable. To what extent has D&PSEPP considered this aspect? Obviously increased pet ownership presents opportunities and challenges both indoors and out. If the right design is employed both within buildings and in the broader public domain, then the benefits of companion animals will outweigh negatives..

I hope the above comments about the importance of good design in building socially cohesive communities are of some interest/value. Good luck sifting through all the submissions and finalising the D&PSEPP, which will be such an important document.

I agree to the above statement

Yes

Submitted on Thu, 10/02/2022 - 10:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Amitabha

Last name

Choudhury

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Ashfield NSW 2131

Please provide your view on the project

I object to it

Submission

While I support the intent of the D&P SEPP, I object to the proposed inclusion in the EPA, the definition that urban designers include:

a qualified town planner with at least 5 years' experience in precinct or master planning.

5 years of experience in ,precinct and master planning, is inadequate for qualified town planners to be proficient with drawing at an urban scale, understanding scale and basic building typology and public domain documentation.

While this may be remedied in part if they undertake formal post graduate qualifications in urban design equipping them with the necessary skills, it takes 4 years of rigorous design training in an undergraduate design discipline to be able to do so.

Unless the planner in question has the ability to draw, measure and understand scale, it is at best an appreciation of urban design not the actual undertaking of the design process.

I have been teaching Urban and Regional Design (BEIL6002) as interdisciplinary learning at UNSW to a cohort of undergraduate and postgraduate students from different built environment disciplines since 2017. My experience has been that participants from the undergraduate degree course in planning are sadly lacking in design and design understanding. Strangely planners from overseas appear to be better equipped with design skills compared to the local students.

Therefore unless this is remedied I recommend formal qualifications in design in addition to a qualified town planner with at least 5 years' experience in precinct or master planning, before qualified planners can practise urban design.

This formal qualification is either a dedicated post-graduate degree in urban design OR at least 24 credits worth of design related subjects in their undergraduate degrees + 5 years experience as a practising urban designer in order to qualify.

Do not hesitate to contact me should you have any further queries.

Best regards

Amit Choudhury MPIA, MUDD (UNSW)

I agree to the above statement

Yes

Submitted on Thu, 24/02/2022 - 12:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Carol

Last name

Collins

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Dover

Please provide your view on the project

I am just providing comments

Submission

Any new planning policy must:

Include strong, mandatory environmental performance standards.

Close all developer loopholes and remove "flexibility".

Protect, enhance and increase biodiversity in urban areas.

Maximize mature tree and bushland retention, canopy cover and green space.

Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.

Require full electrification – no new fossil fuel gas connections for any new development.

Recognize embodied carbon in building materials, with a fast pathway to regulation.

Require comprehensive electric vehicle charging and cycling infrastructure.

Require design features that will keep people cool and safe in a warming climate.

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 18:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Simon

Last name

Cook

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

North Parramatta 2151

Please provide your view on the project

I object to it

Submission

RE: Urban heat islands need addressing through the Design and Place SEPP

To whom it may concern,

I am writing in response to the draft Design and Place SEPP.

Heat impacts 100 per cent of Sydney's population every summer. I have personally felt the impacts of heat during summer and am concerned that poorly designed development will worsen my quality of life due to the increased urban heat island effect.

During summer, heat can make it difficult to sleep, work, study and generally enjoy time outdoors. Heat also causes the community stress due to energy bills, loss of sleep, worsened medical conditions, and disruptions to public transport that leave people stranded in dangerous conditions, unable to get home to family or pets that depend on them.

I call on the NSW Government to show leadership to tackle the challenges of rising temperatures by planning and building communities that keep residents safe in a hotter climate and extreme heat events. The Design and Place State Environmental Planning Policy (SEPP) is an important opportunity to set best practice standards for reducing and adapting to the impacts of heat.

I would like to stress that solutions should prioritise passive cooling. Many people do not have to air-condition or cannot afford to

run it. Those who can afford air-conditioning are still vulnerable to power outages, or outdoor temperatures exceeding the operational threshold of their air-conditioning. For this reason, well-designed homes are essential for ensuring safety during extreme heat.

I support WSROC's submission to the Design and Place SEPP, and in particular, their support for measures to address the urban heat island effect and reduce heatwave risk.

I have included specific feedback in the next sections:

General comments

I commend the NSW Government for the strong recognition of heat as an issue, and the focus on addressing the impacts of heat through planning and development. I particularly support the following proposed Design and Place SEPP guidance and targets relevant to urban heat, including:

- > New cool roof standards, restricting the use of dark-roof tiles and profiles
- > Improved targets for energy efficiency and thermal performance in BASIX
- > Stronger targets for deep soil areas and canopy cover
- > The requirement to shade glass façades

However, there are also important gaps and missed opportunities in the draft SEPP and its supporting guidelines. The Urban Design Guide (UDG), in particular, should set up a strong set of principles for addressing urban heat, however:

Resilience should be central to the planning and design process. Where resilience is mentioned, in the UDG it is lacking a strong framework or clear set of guiding principles.

Urban heat is mainly covered under the "natural systems" theme, where the role of trees is well supported with strong principles, clear guidance and specific targets. However, this rigour is lacking when it comes to other measures that could reduce the impacts of urban heat. Other measures beyond trees (e.g. street orientation, cool materials) are not supported by strong principles, guidance, targets nor a clear approach to assessment.

Further comments follow on each part of the proposed SEPP and its supporting documents, where relevant to urban heat.

BASIX

I support the increase in BASIX energy and thermal comfort targets. Ensuring we reduce energy consumption as well as keeping people safe in their homes is important as the climate warms and the urban heat island effect increases. However, these targets will need to be reviewed every few years to remain up-to-date.

I am relieved that trade-offs to thermal performance are not allowed. Using air-conditioning to compensate for poor design creates urban heat, increases the likelihood of power outages, and disadvantages people who cannot afford energy costs.

I would like to stress that we cannot solely rely on air-conditioning to keep people cool. I encourage the Government to introduce thermal autonomy design standards which will be important to ensure homes are designed to keep people safe even when energy is not available or affordable..

I support the proposed update to BASIX climate data but believe we should go further and use future climate projections to assess new homes. It is important that homes and buildings are designed to keep people comfortable and safe for years to come.

I encourage the NSW Government to review the water module in BASIX, so that it is no longer purely focused on water efficiency but also on reducing the impacts of heat. This includes encouraging more rainwater harvesting, sustainable landscape irrigation, and other water use for keeping cool.

Deep soil and tree canopy

I strongly support the improved deep soil and tree canopy targets. Trees and green space are important to address the impacts of heat. However, to ensure quality green space, improved guidance on tree selection and a more rigorous methodology to estimate future canopy cover will be required.

Rainwater tank requirements for apartment buildings

I support the requirement to provide rainwater tanks in apartment buildings. In addition, rainwater storage should be connected to irrigation or other outdoor uses because implementing sustainable irrigation opportunities will be important to mitigate the impacts of heat.

Urban design guide (UDG)

While the UDG includes some good principles that address heat, tree canopy has been given greater emphasis and greater weight than other objectives. I recommend that a wider range of targets are included to ensure that trees are not the only measure reliably included in new development to address urban heat. Green cover, shade and water retention in the landscape could all be supported with quantitative targets.

The planning system plays a critical role in delivering safe, liveable communities that support a good quality of life. I hope you will

ensure that our city remains a place that people want to live and work in future.

Yours Sincerely,

Simon Cook
North Parramatta NSW 2151

I agree to the above statement

Yes

Submitted on Sun, 27/02/2022 - 18:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tim

Last name

Coomes

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2070

Please provide your view on the project

I object to it

Submission

I Object to objective 15 of the urban design guide that would push for reduced number of detached dwellings and support R4 medium density in R2 areas that have lots over 1 hectare. These larger lots need to be preserved for open green space, and need to be more sympathetic to their surroundings

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 11:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Jacqueline

Last name

Dabron

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Tamworth 2340

Please provide your view on the project

I support it

Submission

For too long Developers have had far too much influence on State environmental planning policy. And to very detrimental effect. We need sensible, sustainable and people-focused planning laws - and to not let them fall to the industry's bullying and spin - it seems to me that Planning in NSW is held captive by the development industry's profit motive. And what a depressing mess they have managed to bring about. The developer lobby must not get its way .

This plan is a step forward - I therefore support it with the proviso that the government will neither abandon the new approach nor agree to put in loopholes big enough for developers to drive their bulldozers through.

There must be strong, mandatory environmental performance standards and all developer loopholes must be closed and "flexibility" removed..

The new policy MUST:

- Protect, enhance and increase biodiversity in urban areas.
- Maximise mature tree and bushland retention, canopy cover and green space.
- Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.
- Require full electrification – no new fossil fuel gas connections for any new development.
- Recognise embodied carbon in building materials, with a fast pathway to regulation.
- Require comprehensive electric vehicle charging and cycling infrastructure.
- Require design features that will keep people cool and safe in a warming climate.

I agree to the above statement

Yes

Submitted on Thu, 24/02/2022 - 17:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Penny

Last name

Davidson

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

2540

Please provide your view on the project

I am just providing comments

Submission

Whilst NSW has intended to shift toward sustainable towns and places the guidelines and rules have distinctively failed to achieve this. BASIX is little more than a rubber stamp for a few sustainability features, with no real follow up that tank water is effectively used, that houses have passive solar elements and so forth.

In addition the push toward densification has resulted in desert suburbs, lacking distinctly in vegetation (no more backyard gardens) and green spaces to walk, kick a ball, sit and more importantly mix / mingle be with other people.

NSW can do MUCH better. For starters:

- have mandatory environmental performance standards that are meaningful
- developer benefit must not outweigh community amenity and liveability; there must not be loopholes
- of the utmost importance is that our urban spaces have REAL corridors to natural protected spaces AND that our urban areas are able to protect, enhance and increase biodiversity.
- we also need real effort into creating urban forests - for liveability, for energy efficiency and for habitat. This means making sure we have mature trees, trees that will provide habitat (food and homes - so not always introduced species)
- Scrap BASIX or give it teeth - build in strategies to encourage (and educate) passive design and solar energy capture. Build in strategies that discourage huge buildings that consume huge amounts of energy - aim for net zero emissions for all new buildings. Include the embodied carbon cost of the build.
- Incentivise full electrification and sustainable energy sources
- All apartments / multiple dwellings must have vehicle charging and cycling infrastructure, and make it easier for single houses to install this.
- Think to the future about what our houses will require in an environment influenced by 'climate change'. Better able to cope with storms? Better able to stay cool? better able to resist fire?

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 19:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Heather

Last name

Davie

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Marrickville 2204

Please provide your view on the project

I object to it

Submission

There are many concerning aspects in the Urban Design Guide

Major concerns include:

Weakening development controls and overriding Council Zonings as outlined throughout the documents will not ensure high quality and innovative design, will not ensure sustainable development and will destroy streetscapes in established historical character filled suburbs and the health & well being of established communities. In many Sydney suburbs there are multiple examples of poor quality and unsustainable developments which have been made possible through developer pressure on changing, zoning and building controls over many years. The documents presented all indicate that they have been written to make development easier/ more flexible for developers rather than providing quality sustainable, safe homes and healthy communities.

The 19 objectives of the Urban Design Guide should be made up of the Design Criteria in each of the objectives. Much stronger objectives are needed. Allowing a wide ranging flexibility & alternate design solutions will make it easier for developers to take the cheapest options and do as they please undermining Council DCPs & LEPs. For example there must be some mandatory metres between buildings otherwise dwellings will continue to be built cheek by jowl with little or no private or public space. A deep soil requirement of 30% should be mandated to prevent run off & reduce heat banks in inner city and suburban developments. "Lawns" & "permeable pavements" should not be permitted as "alternate design solutions" for tree canopy targets. Rezoning to suit developers and change the housing to enable R2, R3 & R4 within blocks is not good urban design. For example R4 High Density & R3 Medium density should not be allowed with R2 low density on lots over 1 ha in metropolitan & regional urban areas whether they are Higher Density greenfield areas or consolidated lots in established

suburbs.

Mandating that only 30% of detached housing be permitted will destroy communities and is not sustainable, considering the waste of resources in knocking down and rebuilding.

Major concern for Affordable Housing. It is a myth that increasing supply reduces the cost of housing. Increased supply & gentrification of suburbs such as Marrickville for example have dramatically increased the cost of housing, both rented and purchased. A document on good Urban Design should mandate 35% to Max 50% of developments to be for affordable & key worker housing such as there is in the city of London. Social Housing provision is in crisis in NSW in both cities and country towns and urgent planning and provision should have been addressed in detail in Urban Design planning.

Objective 2, 2:3 to Locate & Integrate development with highly accessible public transport & to prioritise provision of homes within 800m of public transport. Whilst in theory its good to be able to walk to public transport, drawing 800 metre circles around stations for development is not good urban design. Clear felling well established character filled suburbs along for example the Sydenham to Bankstown corridor & planned Sydney Metro has been strongly rejected by communities along the corridor. Historical suburbs with established streetscapes and detached dwellings should be protected.

Objective 3, 3.3 which could override LEP Zoning Maps, Lot size maps & FSR maps and Local Council control of planning which communities value. LEP Zoning Maps, Lot size Maps & FSR maps should not be interfered with overridden by State Planning. Densities proposed are concerning. The current push by developers to rezone Industrial/Employment land is also very concerning as there is very little employment land left close to the city. Large tracts of Industrial land has disappeared & been developed in Alexandria, Zetland, Erskineville, St Peters, Leichhardt, Sydenham, Marrickville, Rosebery & Mascot. The remaining areas 7% of city land must be preserved. Using it will not contribute to easing housing supply in Sydney and retaining employment lands with work closer to the city, Port Botany and Airport is a much sounder economic alternative.

Objective 4 Place based risks are mitigated and ecological values sustained to ensure resilient communities.

Support the concept that "Development must be built to minimise risk & density must be located away from vulnerable areas such as flood prone land." Too much residential development has in the past been built in fire and flood zones. Climate Change and increased sea levels & tidal surges must be taken more seriously for future development.

Owner/developer proposals to rezone Industrial land in flood prone Carrington Rd Marrickville should be refused despite proximity to public transport & the city. Mitigation strategies such as rain gardens, tree pits, swales, retention tanks & piped networks will not be able to manage the speed & volumes of storm water from predicted increased storm activity.

Fire prone areas should also have very strict limitations on where people can build because recent fires & firestorms have shown that even the most strict building controls cannot save houses in fire prone areas.

Aircraft Noise is another environmental factor that needs greater consideration for future development. In areas in high ANEF zones, population densities should be reduced considering the wealth of International research on the long term negative impacts of noise on learning and health and the long term costs to the wider community. New developments surrounding Badgery's Creek and Urban infill around Kingsford Smith Airport should have much stricter assessment of suitability for higher density development. Noise reduction building controls are not always adhered to, with cheapest options and private certification adding to residents discomfort and reduced quality of life.

Sensible, sustainable, people focussed planning by The Nature Conservation Council & the Total Environment Centre is needed to override Developer desires to build where it is most profitable for them.

Objective 8 Parking is to be minimised, adapted & integrated. If our public transport was as efficient and well designed as in other global cities or as it is in Melbourne this strategy could be better accepted however with very little inter suburban links, privatisation of buses and reduction in bus routes and timetables it's not at this point in time. The strategy is more about cost cutting for developers and their non provision of car parking. People in Sydney still need cars to get to work .. Non provision of car parking is very anti family as it is extremely difficult to transport young children to school, sport and many other activities on public transport. In established suburbs there is already limited parking, however people are driving larger cars and with many shared households and children staying at home longer there are many more cars per household.. As a senior I use public transport as often as I can, I cannot ride a bicycle. I walk to as many local shops and activities as I can but the state of footpaths is problematic. Using public transport after dark is not a pleasant alternative and carrying shopping on public transport difficult. I dread being squashed on the Metro which will have 70% less seating. Families with young children and seniors in our community are discriminated against with the minimised parking provision. In outer suburbs and newer estates, remote from work places and services, residents are heavily dependent on car usage. Public transport is non existent in these suburbs and much greater infrastructure needs to be provided before large developments are approved.

Objective 15 "The lot layout, support, green neighbourhoods and a diversity of built form & uses" is a major concern and needs to be removed and reconsidered. Information in the objective indicates that Local Council LEP's and DCPs would be overruled. Increasing densities through rezoning land use, FSR changes and changes to development controls, enabling R2, R3 & R4 developments on the same block is not good planning. Cramming more people into our already overcrowded cities is not sustainable. Where are the plans for more open space & active /passive recreation areas? Where will children go to school? What are the plans to build, upgrade or expand hospitals and health services? What increased provision has been mandated for for Child care and Aged care provision? In other global cities such as in The Netherlands new developments cannot be approved unless the developer can prove that the current infrastructure can support an increase in population densities. This condition needs to be introduced in Sydney and other urban areas. Developers want to minimise their contributions to local communities, whilst maximising their profits whilst they should be contributing to help improve infrastructure needed for higher densities.

Timing for the release of the Drafts has made it very difficult for people to respond which is a major concern, because the amount of detail and content needs careful scrutiny, considering the major changes being suggested and the subsequent loss of Council and Community consultation and the long term impacts on communities and the quality of their lives.

More time, consultation with communities and thought is needed to improve the quality of this Urban Design Guide.

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 14:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rhonda

Last name

Davies

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2448

Please provide your view on the project

I am just providing comments

Submission

I am just making one comment on the questionnaire to do with the project. The question was would I pay more for a house with water and power facilities that save money on bills for the same.

There was no room for a comment. I would not pay extra for a home with these facilities. I would do what we have always done, buy a house we can afford and improve it's environmental footprint. That way we are doing a little more for the environment. Even in our small back yard here we have planted many natives and seen more birds, lizards, butterflies etc.. We installed solo power as best we could afford.

I dislike intensely the structures going up in our cities with very little greenery or access to green spaces.

I would like to feel the Government has the upper hand in how our towns and cities develop. Not developers after a buck.

Sincerely, Rhonda Davies

I agree to the above statement

Yes

[REDACTED]

Submitted on Mon, 28/02/2022 - 23:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jeremy

Last name

DAWKINS

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Waverton

Please provide your view on the project

I object to it

Submission file

[dawkins-objection-to-the-design-and-place-sepp-01_0.pdf](#)

Submission

Please see the uploaded statement of objection.

I agree to the above statement

Yes

Submission on the Design and Place SEPP

Objection

- 1 At the highest level, it is useful to drive the NSW urban development industry towards better design.
- 2 It is commendable to promote urban design as a practice, and to require practitioners of urban design to be involved in every scale and at every stage of urban development.
- 3 It is commendable to make explicit statements of design principles and design considerations: this is difficult to do, but very useful once it is done. The relevant professions have supported the statements.
- 4 However the overall regime being proposed in this case has not been supported and will fail because it is fundamentally flawed (see the analysis below).
- 5 The ongoing crises in NSW planning and development control have a single source: the regime established by the 1979 Act which attempted to address better planning, better design, less corruption, greater environmental awareness and greater community involvement, all at once.
- 6 The result was a system that, while well intentioned, became overly complex, overly legalistic and insufficiently spatial, with the attributes ascribed to it by one Planning Minister after another: complex, slow and expensive. Both Productivity Commissions have said the same.
- 7 It is clear that the answer to the deficiencies of the NSW planning system is to progressively achieve **better LEPs**.
- 8 **I strongly recommend** that the NSW Government focuses its reform efforts on the quality of LEPs.
- 7 **I object** to a set of subjective principles replacing the locally-specific development controls that should be in the LEP.
- 8 **I object** to the downgrading of the LEP as the contract between the planning authority and the community.
- 9 **I object** to the apparent abandonment of working out the desired future of a place -- and instead making planning decisions on the run, DA by DA.
- 10 This is NOT what the development industry wants.
- 11 The main players -- in the industry that builds Sydney and NSW -- want certainty, predictability and stability in the rules. The community wants exactly the same.
- 12 The reform of the planning system that both interests would support would be the reinstatement of the LEP -- shorter, clearer, less ambitious, more explicit -- as the definitive guide to the future of the district.

Analysis

Since the 1979 Act, the NSW statutory planning system has been too legalistic, too wordy, too ambitious, too idiosyncratic, and therefore too slow, expensive and uncertain. It's a big cost to the economy, and yet it is still responsible for some pretty bad outcomes.

It has needed reform for decades. **LEPs have to get better**: shorter, more explicit, place based, and concerned with the immediate impacts of development (mainly the negative externalities of land use and building form) not attempting to bring about a better community.

First wrong turn: the standard instrument of 2006.

It is not possible to write **a better LEP** for a specific place if it has to conform to a state-wide template.

The development industry wanted uniformity but would have accepted place-based controls if they were short, direct, intelligible and designed by people with some knowledge of urban development realities as well as community values.

The bad fit between the need for local place-specific planning and a rigid process embodied in a single state-wide template exacerbated the problems. LEPs were still badly written, DCPs were still big and vague, and the system became even slower, more expensive and more uncertain.

The Design and Place SEPP looks remarkably like the ‘first wrong turn’: a state-wide set of principles that are to be applied to anything (of a certain scale) anywhere – to take the place of local rules – in the hope that the parties can somehow make better decisions than the decisions they have been making.

Second-to-tenth wrong turns: every Planning Minister’s attempt to make the system simpler and faster (for developers) did so not through **better LEPs** but by avoiding the mess of rules with work-arounds, waivers, short-cuts, by-passes, call-ins and executive decisions – in other words, lots more discretion.

Current wrong turn: Minister Stokes believes he can succeed where all of his predecessors failed. He wants to make the NSW planning system “cheaper and simpler and quicker” through avoiding the rules and relying on planning decisions being made on the fly, DA by DA. He seems to believe that there is no need to talk about actual places and their future form. Instead, if there are good principles (provided that they won’t restrict what people want to do) we’ll have places that “just get more beautiful”, one DA at a time.

This is supposed to come about by adopting the Design and Place SEPP and by allowing decisions on DAs to amend LEPs. For certain classes of development this more-or-less completes the long process of making the LEP advisory rather than regulatory. My guess is that developers, once again, won’t like the outcome of this reform. Nor will communities, or councils, or the various urban interest groups.

I object to the failure to reform the writing of LEPs, instead leaving them too long, too legalistic, too vague and too ambitious.

I object to the chosen work-around: to make planning decisions on the run, DA by DA. It’s not a reform. The failure to work towards **better LEPs** leaves real reform to a future Minister.

Jeremy Dawkins

[REDACTED]
[REDACTED]
[REDACTED]

28 February 2022

Submitted on Mon, 21/02/2022 - 15:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Esther

Last name

Dickins

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Dulwich Hill

Please provide your view on the project

I am just providing comments

Submission

Please can the final document clarify if 'Green Cover' includes or excludes green walls and green facades?

I agree to the above statement

Yes

Submitted on Sun, 27/02/2022 - 15:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brigid

Last name

Dowsett

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Gladesville, 2111

Please provide your view on the project

I object to it

Submission

I am objecting to aspects of the draft Design & Place SEPP while recognising the benefits that are possible if its objectives are realised and made stronger by mandatory targets and goals.

The proposed policy contains important principles based around resilience and sustainability, although ESD is not directly referenced with the totality of its imperative of protecting ecological systems as the basis for a secure future.

We rely on a healthy environment to ensure and support a fully functioning society and its economy, so that needs to be the primary objective.

Globally endorsed ESD principles should remain fundamental to the planning system and be rigorously applied.

This means the new planning rules must be binding regulations, implemented consistently and transparently, with measurable monitoring in place to ensure the highest standards and values are being met for our natural and built urban environment across the state.

To achieve trust in the community that the DP SEPP will have integrity, the new policy must include the following:

Strong, mandatory environmental performance standards, not simply 'consideration' of options.

Closing of all developer loopholes and remove "flexibility" in how the SEPP operates and achieves its goals.

Promote, protect, enhance and increase biodiversity in all urban areas.

Maximise mature tree and bushland retention, canopy cover and green space.

Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.

Ensure efficient water use and management of stormwater as a resource.

Require full electrification – no new fossil fuel gas connections for any new development.
Recognise embodied carbon in building materials, with a fast pathway to regulation.
Require comprehensive electric vehicle charging and cycling infrastructure.
Require design features that will keep people cool and secure in a rapidly changing climate.
Respect the existing character and heritage values of areas being re-developed.
Build for challenging climate conditions in heat-affected areas such as Sydney's western suburbs, ensuring deep soil and open space for gardens, trees and shade, light coloured roofs, etc.

Minister Stokes has emphasised the objective to 'Live within our environmental limits' and provide development that considers the rights and needs of present as well as future generations. We have seen too much recent developer-led construction that has resulted in poorly designed high rise buildings, too close to major polluting roadways, lacking quality, social amenity and open space.

It is to be hoped that the draft DP SEPP heralds a new era and a planning system that responds far better to community needs, and those of other species that share and enhance our urban areas, and much less to the profit-driven needs of those in the development lobby.

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 10:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Joanne

Last name

Earl

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

2046

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to comment on the Design and Place SEPP, in particular the Draft Apartment Design Guide and the Draft Urban Design Guide.

I am a Professor of Psychology and researcher specialising in retirement planning and adjustment. I am also a member of the NSW Ministerial Advisory Council on Ageing (MACA). My own research and that of others emphasises the importance of providing options to people at older age. Many people will want to age in place in suitable housing that meets social, accessibility and mobility needs. Downsizing is most attractive when these options exist.

Whilst the Design and Place SEPP goes part way to providing these options I see three problems with the proposal:

- Limiting 20% of apartments to incorporate Universal Design standards. This should be 100%. Failing a target of 100% then a stepped-up introduction with 100% achieved by 2027.
- Having no way of locating these apartments and matching older residents wanting to relocate. At a minimum a register is needed.
- Failing to reserve these apartments for those who need them most. The 20% of apartments should be subject to application and allocated according to accessibility and mobility needs.

Thank you for the opportunity to provide feedback on the Draft Design and Place SEPP and associated design guides.

I agree to the above statement

Yes

[REDACTED]

[REDACTED]

[REDACTED]

Submitted on Mon, 28/02/2022 - 18:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Eckstein

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Sydney

Please provide your view on the project

I am just providing comments

Submission file

[eckstein-basix-submission-2022-final.pdf](#)

Submission

See attached pdf document.

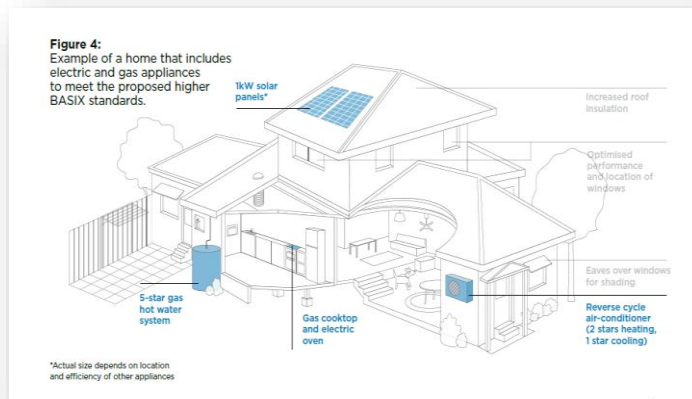
I agree to the above statement

Yes

PROPOSED HIGHER STANDARDS - BASIX -2022
SUBMISSION

David Eckstein





Extract from 2022 Exhibition Material



Examples of contemporary good passive design - Class 1 residential

Source: *Your Home*



SUBMISSION – DAVID ECKSTEIN

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Submission – Proposed Higher Standards – BASIX as part of Design and Place SEPP

In my daily work I review BASIX documentation, analyse compliance and contribute to policy refinements through the Department's Thermal Comfort Protocol Working Group. I am also regularly engaged with national initiatives relating to residential energy efficiency and thermal performance standards (ABCB, NCC, NatHERS, Residential Efficiency Scorecard etc.)

I strongly support retention of the scheme, am encouraged by expansion into the embodied emissions space and appreciate some of the proposed refinements to policy settings proposed in the draft SEPP. The establishment of a legislated regular review time frame (3 yearly) is very positive, and the expansion of categories of apartment development is also progressive reflecting that 'high rise' development in 2022 is very different from policy inception circa 2004.

When the BASIX policy was developed and implemented in 2004 the then Department of Planning exhibited a very comprehensive methodology (*May 2004 Exhibition of BASIX, Explanatory and Supporting Material Volumes 1 & 2*) for stakeholders to critique and/or refine – **See Attachment 1**. It is frustrating that the current exhibition did not meet or exceed this level of transparency.

While Policy Working Groups have been created there are some governance issues that need uplifting in this consultation space too, in order for the overall policy work to be genuinely consultative and shaped by the extensive and informed input that a wide range of stakeholders can bring to this work.

I trust that the specific comments and recommendations in this submission will be given due consideration as the department finalises the new BASIX policy settings as part of the delivery of the Design and Place SEPP Framework.

Should you seek any additional information about matters flagged in this submission do not hesitate to contact me

Yours Sincerely

A large black rectangular redaction box covering the signature area.

David Eckstein

A small black rectangular redaction box covering the contact information.

Detailed Comment / Submission – BASIX Proposed Higher Standards

1 Alignment with NCC Whole of Home and 2022 Thermal Performance Standards

Comment: Alignment with the proposed new NCC standards for energy efficient housing is a stated intent of the proposed new higher performance standards. This is logical and supported.

Question: If for any reason the NCC uplift does not proceed as intended in 2022 will the NSW government proceed with the new BASIX 'higher standards' ahead of the NCC?

Comment: This does provide an opportunity for NSW to demonstrate leadership, and the potential for this outcome to occur is validation in itself for NSW to maintain control over its own implementation time frames through continued commitment to BASIX via NSW planning and building regulation.

2 Proposed new embodied emissions index

Comment: The fact that there are hard draft targets in the Draft SEPP itself (tonnes per person embodied emissions for single dwellings and apartments) shows that the Department already has a model, no matter how draft, to use to calculate per person emissions. This means that proposed boundaries of buildings and specific materials for inclusion and exclusion already exist. No detail is provided by the Department on how compliance standards will be ensured regarding data entry by development proponents.

If the private sector was able to gauge at least which materials are proposed to be included in the calculation of embodied emissions this would act as a stimulus to reduce emissions in different materials - surely a desirable outcome in line with NSW Net Zero ambitions.

The non-provision of any of this information in the exhibited documents reflects poorly in terms of transparency and proper stakeholder engagement.

Recommendation:

A working draft of the Embodied Emission calculator should be released many months ahead of policy implementation, with a caveat clause, regarding 'draft - work in progress'

3 New category/categories of high-rise development

Comment: Expansion of 'high rise' typologies is logical and supported. There is strong case for an extra category of high rise to be established in the circa 10-20 storey range as this typology has been proven to achieve existing BASIX Energy targets more easily than 'very high rise' development.

4 New Energy Target Zones

Comment:

The Department's proposal to create a much greater number of Energy Target Zones is misguided.

While implying a highly nuanced policy settings, this is genuinely misleading and not in the public interest. Energy end use does not vary regionally by 1 or 2 percent -there are far greater influences on energy end use than the implied granularity of thermal performance ratings that appear to be the shapers of the proposed new Energy Map. CSIRO's own research (Ambrose et al.) of energy end use for space heating and cooling shows how divergent energy end use compared to thermal performance modelling (and this has only been done for Class 1 development).

There is no evidence base to support the claimed granularity/nuance. BASIX has always claimed to be an evidenced based policy framework – albeit it imperfect and based on best available information at the time of policy setting. ***The proposed new Energy Zone map takes a significant step away from evidence-based policy setting and should not proceed as proposed.***

There is no reason to have more than 4 or 5 Energy zones for the whole state (for example how many NCC Climate Zones are there covering NSW?). The proposal adds unnecessary complexity and extra cost to administer the policy going forward.

Recommendation:

The increase in target zones is not in the public interest and should not proceed as proposed.

5 New Energy Targets

Comment: The new targets differ so dramatically from the existing targets that *much more comprehensive information provisions was needed in the exhibition material*. While application of future grid greening is probably the main influencer on how different the new proposed targets are, this could have been conveyed graphically to enable stakeholder comprehension. Stakeholders cannot see the extent of influence of removal of some existing options in the current BASIX tool, nor can one see the extent to which the thermal envelope influences the overall BASIX energy score is proposed to be changed. This is especially important as it could potentially help drive more focus on envelope and passive design, (assuming there is a strong evidence base regarding energy end use for space heating and cooling), or conversely, provide less incentive to get 'good passive design' right from the start.

Further, there are many compliance issues around thermal envelope modelling and documentation that are well known to the Department that need resolving by the NSW government, such that over-rewarding building envelope factors (via the proposed new energy targets) without fixing compliance issues first will open the door to even more active compliance gaming.

The non-provision of any accessible information in the exhibited documents regarding the dramatic change in targets reflects poorly in terms of transparency and proper stakeholder engagement.

Recommendation:

Energy targets should be kept simple. The implied nuancing is not good policy, is not in the public interest and should not proceed as proposed.

6 The Merit Assessment Pathway

Comment: The Department is on record as stating that the MAP will be audited to ensure it at least matches BASIX outcomes.

The Department has not undertaken any on ground analysis of BASIX outcomes for many years. It is poor governance to propose auditing a new compliance pathway without knowing what existing pathways are delivering. To continue developing the policy settings without a robust understanding of current on ground outcomes is a flawed approach to policy development.

The MAP is not an unreasonable approach in itself as long as the Department still requires MAP pathway users to enter headline data into the BASIX tool (not an unreasonable ask as MAP users will still need to access BASIX for Water Efficiency compliance anyway?). The department should not 'let go' of the value of its data sets captured in BASIX.

Given existing serious compliance issues around thermal modelling, it would be inappropriate for the MAP to accept accredited thermal performance assessors as competent persons under the scheme without additional professional qualifications in building design and energy modelling.

Recommendation:

It is not appropriate to talk about auditing of the MAP without parallel processes for 'traditional' BASIX compliance. For the Department to demonstrate integrity and transparency it needs to undertake (or assign to another agency) a level of auditing of BASIX evidence of compliance at DA/CC stages and of on-ground (construction) outcomes of BASIX policy.

7 Updating the BASIX Tool

Comment: If the Department gets this right it could well re-set a new leadership position that could influence other jurisdictions in terms of policy delivery platforms.

The Sandbox tool (v1.0) does not provide enough insight into how much new and intelligent functionality is being built into the new tool.

Its unclear how much of the 'new build' is being done in house and how much use is being made of external web-design expertise. A combination of internal and external design is not unreasonable but external stakeholders have no sense of how this work is being delivered.

8 Communications materials - info-graphics

Comment: See *Attachment 2 in this submission*.

The Department has missed an opportunity to promote good design via the images of 'typical' single dwelling design used in the exhibition material. Surely the NSW government could have accessed the freely available Your Home design material that the federal government is very keen to promote as examples of good contemporary housing design

Recommendation: Any further BASIX higher standards material released should use images of good passive design, not 'business as usual' images

9 Provision of high-quality information on the proposed changes to BASIX assumptions, calculations and method

Comment: See *Attachment 1* for the degree of transparency applied when BASIX was first proposed in 2004

Recommendation: Significantly improve transparency of process and technical documentation in 2022 ahead of finalisation of policy settings

9 Improve transparency and governance processes going forward

Comment: The exhibited material falls short of good to best practice regulatory review and policy consultation. See for guidance the NSW governments own 'standard' [here](#). Note that compliance, effective stakeholder consultation and (robust) quantitative analysis are flagged as expected components of better regulation

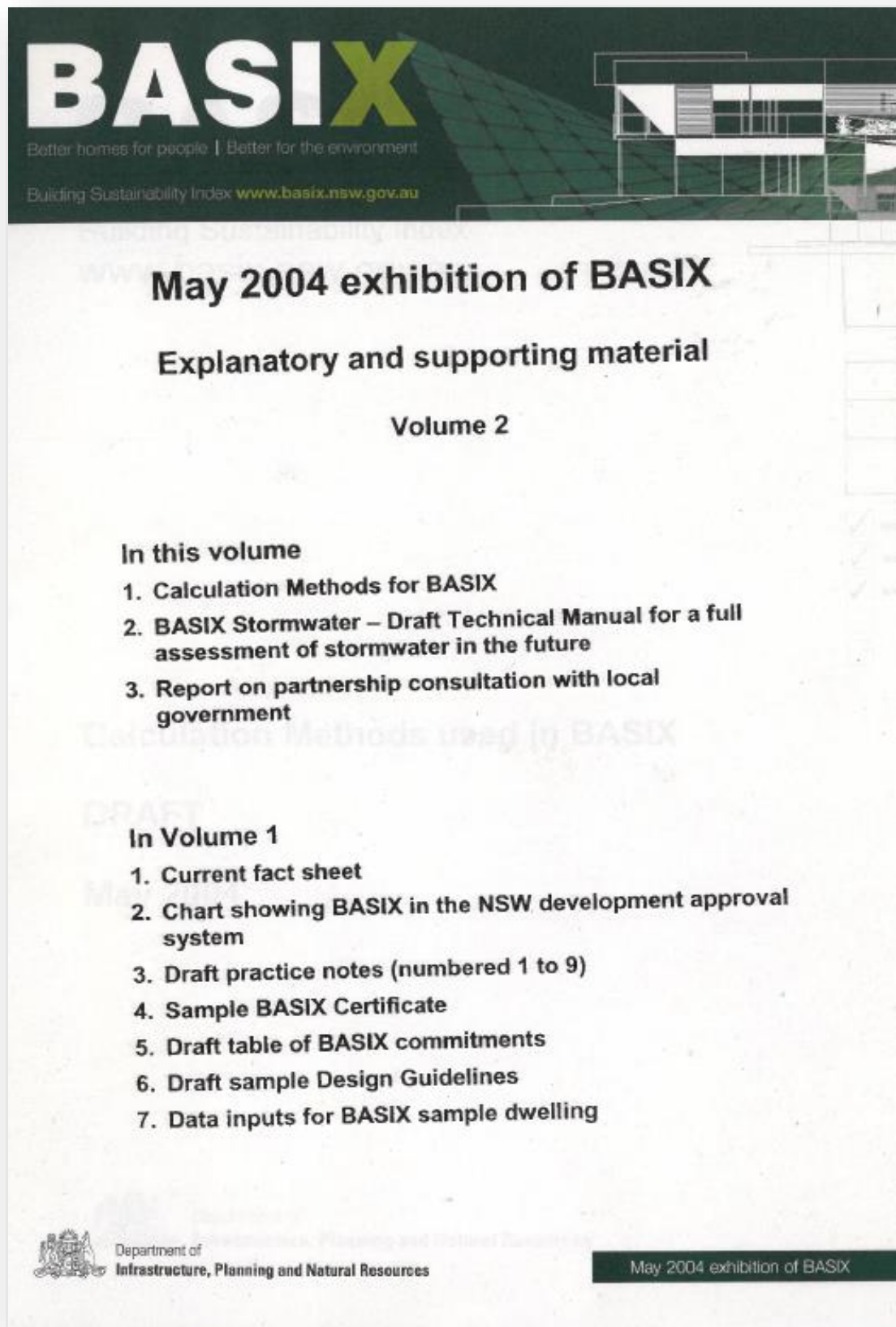
What is expected?

The Better Regulation requirements have been in place since 1 June 2008. As part of meeting these requirements:

1. new and amending regulatory proposals must demonstrate compliance with the Better Regulation principles;
2. a BRS is required for significant new and amending regulatory proposals, and must be published online;
3. the impacts of the proposal must be identified and justified through quantitative and qualitative analysis of all available data. The level of analysis should be proportionate to the significance of the proposal;
4. opportunities to simplify, repeal, reform or consolidate existing regulation should be considered;
5. planning for implementation, compliance, enforcement and monitoring must be undertaken as part of regulatory development to improve regulatory design, and avoid unnecessary compliance costs;
6. the options should include digital solutions to make existing, or new requirements, easier to meet;
7. effective consultation with stakeholders is required to inform the development of regulatory proposals, and to assist the government in thoroughly understanding the impacts; and
8. regular review (using all available data) is required so regulation remains relevant, continues to meet its policy objectives, and does not impose unnecessary regulatory burdens as circumstances change.

Recommendation: Going forward, work on the SEPP generally and the BASIX components should apply the NSW governments own better regulation principles

END



Calculation Methods used in BASIX

DRAFT

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A. BACKGROUND – BASIX FRAMEWORK, BENCHMARKS AND SCORES

A1. THE BASIX FRAMEWORK

BASIX, the Building Sustainability Index, provides a means of assessing the environmental impact of proposed residential housing developments. It does this by quantifying various material demands (such as for energy and water) of the proposal and comparing them to the equivalent demands of a "benchmark" average. That benchmark represents all existing housing stock of the same type as the proposed dwelling. For example, if the proposed dwelling is a three bedroom detached house in Sydney, the relevant benchmarks for energy and water are taken as the average greenhouse gas emissions and water consumption for all existing three bedroom detached dwellings in Sydney.

At its most fundamental level, BASIX assesses the environmental impact on a 'per occupant' basis by using statistical information to link the dwelling form and size to the probable, long-term number of occupants. In view of present-day housing occupancy rates, dwellings with five or more bedrooms can, in effect, be treated by BASIX as having the same number of inhabitants as the four bedroom equivalent.

A2. DEMAND CALCULATIONS

The calculations that underpin BASIX assess deviations from the benchmark. For each design element or technology that is proposed in the residential development described under BASIX, the difference in energy and water demand between the established benchmark and the proposal is calculated. For water, this is expressed as litres of mains-supplied water saved per day. In the case of energy, the measurement is made in terms of kilograms of greenhouse gas emissions (CO₂-e) avoided per day.

For energy, the difference in total greenhouse gas emissions (ΔG) between the benchmark and the proposal can be calculated as:

$$\Delta G = \Delta G_1 + \Delta G_2 + \Delta G_3 + \dots + \Delta G_n, \quad (A1)$$

where: ΔG_1 , ΔG_2 , etc are the greenhouse differences between each of the "n" design elements or technologies that constitute the proposed dwelling and the corresponding benchmark design elements or technologies of the benchmark dwelling.

Similarly, the total mains-supplied water saving (ΔW) is:

$$\Delta W = \Delta W_1 + \Delta W_2 + \Delta W_3 + \dots + \Delta W_m, \quad (A2)$$

where: ΔW_1 , ΔW_2 , etc are the mains water consumption differences between the "m" design elements or technologies in the proposed dwelling and the corresponding benchmark design elements or technologies of the benchmark dwelling.

Each greenhouse or mains water difference (ΔG_i or ΔW_i) is calculated by BASIX in response to the specific design element or technology choices selected by the proponent to describe the proposed dwelling. Those calculations are of the general form:

$$\Delta G_i = G_{i,B} - G_{i,P} \quad (A3)$$

and,

$$\Delta W_i = W_{i,B} - W_{i,P} \quad (A4)$$

where: MP_{PV} is the nominal maximum rated power (kW_{peak}) of the PV array, and F is a factor that, in effect, describes the number of equivalent hours per year in which the array is operating at its nominated maximum power point.

Therefore, for specification of the array that will be installed as part of the development proposal, the change in greenhouse emissions calculated as

$$\Delta G_{PV} = E_{PV} \times G_{electr} \quad (F52)$$

are credited by BASIX to the proponent. This is transformed according to Equation A9 into a BASIX score that reflects the impact of the alternative electricity supply on the total greenhouse emissions for the dwelling.

F8. APPLIANCES

Four types of domestic appliances are included in BASIX. While not available for reaching the BASIX target, these appliances (refrigerator, dish washer, clothes washer and clothes dryer) represent some of the common end-uses for energy in the dwelling.

The efficiency of each appliance is selectable by the proponent and covers the range of Energy Star ratings available in the market. In entering their choice of appliance, the proponent will invariably see that the greatest greenhouse savings lie in the choice of refrigerator. This is because domestic refrigerators account for approximately 11% of the greenhouse emissions of a dwelling.

BASIX applies a standard form of calculation in determining the greenhouse saving arising from selection of a specific energy-rated appliance in each available appliance list. The general approach to the greenhouse calculation is described in Section 8.1 below.

F8.2 Greenhouse savings resulting from appliance Star Ratings

In general, two principal factors, namely the size of the appliance and the Energy Star rating, determine the annual energy consumption of the four appliances recognised in BASIX. For the refrigerator however there are other factors, such as the arrangement of the freezer and the food storage compartment, the defrost method etc, that also need to be taken into account for an accurate determination of the energy saving. To keep the refrigerator selection simple, BASIX assumes that the most common form of refrigerator, ie top freezer compartment, cyclic defrost represents the set of available choices.

One of the great advantages of working with appliance efficiencies described under a standardised Energy Star rating system is that BASIX is able to determine the annual energy consumption of the nominated appliance simply from the appliance size or capacity together with the minimum energy performance standard (MEPS - which defines the 1 Star annual energy consumption), and the fractional energy reduction per Star.

BASIX uses the likely number of occupants in the proposed dwelling (determined by the number of bedrooms) to estimate the size or capacity of the installed appliance in terms of:

- the internal volume for the refrigerator,
- the number of place settings for the dish washer,
- the clothes load (kg) for the clothes dryer, and
- the clothes load (kg) for the clothes washer.

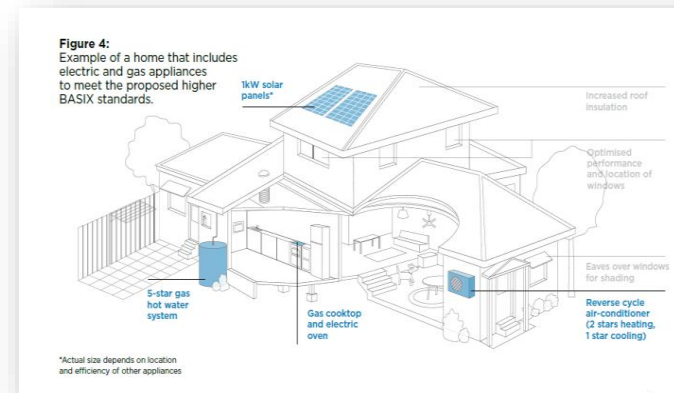
This size information, together with the MEPS and Star in

Attachment 2 - Missed opportunity for higher quality infographics to promote good design

BASIX 2004 Exhibition Material Illustration of Compliance Pathways



BASIX 2022 Exhibition Material Illustration – No Significant Design Change from 2004 – good design is not promoted here



Missed opportunity to use *Your Home* Designs in exhibition material reflecting contemporary good passive design



Telopea House street view

Missed opportunity to use *Your Home* Designs in exhibition material to reflect contemporary good passive design



Banksia House northern facade

Submitted on Fri, 25/02/2022 - 11:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

John

Last name

Edye

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Cedar Brush Creek 2259

Please provide your view on the project

I support it

Submission

I thoroughly support the Design & Place SEPP 2021 initiative. The changes to the planning regulations it suggests are long overdue. If this initiative is implemented, the planning system might finally put people, nature and sustainability at the core of its approval processes.

However I have some very real concerns. It appears, from the documentation, that the development industry has played a major role in the evolution of the DP SEPP. That side of the housing and building industry has a long history of circumventing regulations, or negotiating variations, with the main purpose being improving their profits.

I think it is crucial, if this new SEPP is to have any teeth, that it maintain strong compliance with the stated performance standards of the new SEPP, and remove any possibility for developers to subvert the standards in their negotiations with the approval authorities. However putting 'sustainability, quality, beauty and vibrancy of places at the forefront of development' in this SEPP means that subjective constraints would still be part of 'flexibility' in the development approval process, because all of the listed descriptions are subjective, and open to interpretation and potential abuse.

Additionally, there are two apparent 'Elephants in the Room' in the development of this SEPP, population growth, and what is considered 'essential' by the community in terms of housing needs in 2022

What is considered comfortable, vibrant and beautiful in 2022 is very different and more impactful on the environment, and the development of climate change, than what was required or acceptable in 1962. Throw population growth into those impacts and they increases exponentially

To deal with the climate change issues facing the planet I think the obvious priority in this initiative should be to reduce the impact of humans on the environment and resources. Although population growth is not in the scope of this SEPP it has an important role to play in the impact of humans on the planet, and should be a major focus of Government management.

As the world's driest inhabited continent Australia's environment may not be able to cope with future rapid population growth, and it is showing signs that it is not coping already. In a survey in 2019 the ANU Centre for Social Research & Methods asked the question 'The Australian population is now a little over 25 million... Do you think Australia needs more people?' Using population weights, and excluding those who didn't answer the question, only 30.4 per cent of the population answered yes to this question, compared to 69.6 per cent who felt that Australia did not need more people *.

Australia's population growth has been fuelled by immigration, to support economic development. To support the intentions of the DP SEPP some other more sustainable forms of economic development must be created that don't trash the environment.

The DP SEPP is a very important initiative that will play a crucial role in making house and commercial construction in NSW more sustainable. But to make a more lasting impact on stopping climate change we need to question the excessive standards of comfort that people have come to believe is their right and tackle the huge issue of population growth.

*ANU Centre for Social Research & Methods

Report No. 28: January 2019

I agree to the above statement

Yes

Submitted on Thu, 24/02/2022 - 12:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Annika

Last name

Faber

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Repton 2454

Please provide your view on the project

I support it

Submission

I support the new Sepp planning and design document with joy! It supports a healthy environment , a healthy lifestyle and a sustainable future so necessary in this modern world.

I agree to the above statement

Yes

Submitted on Sat, 26/02/2022 - 16:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Antoinette

Last name

Farrow

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

LANE COVE 2066

Please provide your view on the project

I support it

Submission

I am very concerned about the level of inappropriate housing developments in Sydney with: dark roofs, no tree cover, dwellings too close to each other, inadequate insulation, often tiny or entirely absent eaves, no public transport, and more.

This new plan is a great start but needs to ensure that it:

- Includes strong, mandatory environmental performance standards.
- Closes all developer loopholes and remove "flexibility".
- Protects, enhances and increases biodiversity in urban areas.
- Requires design features that will keep people cool and safe in a warming climate, including maximising mature tree and bushland retention, canopy cover and green space.
- Ensures use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.
- Requires full electrification – no new fossil fuel gas connections for any new development.

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 11:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Greg

Last name

Fenech

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2072

Please provide your view on the project

I object to it

Submission

I write to object to "The Design and Place SEPP 2021"

My objection is centred around the 1 hectare limit. In today's built up suburbs, it is likely that the only land available that exceeds the 1 hectare hurdle is land currently zoned "Public Land". It only takes a local council to re zone this land to "Operational Land" and then suddenly, under this draft SEPP, there are R3 / R4 developments in R2 zoned areas..

This is EXACTLY what is currently occurring in Gordon, at the 4 Pennant Ave Gordon site. Council are pushing ahead with changing the land zoning from Public Land to Operational Land against the wish of local residents..

The Land & Environment Court has in principle approved R2 zoning however Ku ring gai Council has indicated that they want R3 zoning. This is an area surrounded by only R2 properties and on the last remaining open space on the west side of the Pacific Highway. As was demonstrated during the Public hearing on Thursday 24th February where approximately a dozen residents spoke out against the proposed rezoning, the Council prepared documentation "supporting" the re zoning are inaccurate / untrue containing many, significant untruths. This re zoning should not proceed based on such defective documentation.

I say last as (1) Gordon Golf Course is under constant threat from Ku ring gai Council to be re developed and it cannot be considered "Open space" as the Council prohibits residents using the Golf course for exercise / walking and (2) the Council did NOT build a park in Dumaresq Street Gordon using Section 94 Grants received for such purposes. The 3 properties purchased are still houses notwithstanding the Grants were received 10 plus years ago. This NEEDS investigation by NSW Government and

prosecution of Council as appropriate.

I strongly urge the SEPP to be re drafted removing the 1 hectare provision as this only adds further significant pressure on NSWs dwindling remaining open spaces. We cannot afford to lose any more existing Open spaces, especially when local Councils have a history of (1) preparing inaccurate documentation to support their own benefit and (2) use Public funds not for the purposes intended / communicated.

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 16:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Shauna

Last name

Forrest

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Lane Cove

Please provide your view on the project

I object to it

Submission file

[design-place-sepp-2022-sf.-https.docx](#)

Submission

Submission from Shauna Forrest on
State Environmental Planning Policy (Design and Place) 2021 (DP SEPP)

Zonings in the Local Environment Plan (LEP) provide protection specific to the community's environment, such as the E2 zone for environmental conservation and RE1 for public recreation. Local Councils are relied upon by residents and are best placed to preserve these zonings against encroachment by development applications for vested interests, be they major developers or local residents.

Therefore, I disagree with Planning Policy that will allow NSW government to override council zonings and so I reject objective 15 The densities proposed in the Design Criteria of Objective 3 of the Draft Urban Design Guide and particularly Section 3.3 - could override LEP Zoning Maps, Lot Size Maps and floor areas

For future ready sustainable, urban design suitable to minimise the effects of Climate Change, and maximise liveability in our cities and rural areas, NSW Planning policy must:

- Include strong, mandatory environmental performance standards.
- Require design features that will keep people cool and safe in a warming climate.

- Close all developer loopholes and remove "flexibility".
- Protect, enhance and increase biodiversity in urban areas.
- Maximise mature tree and bushland retention, canopy cover and green space.
- Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.
- Require full electrification – no new fossil fuel gas connections for any new development.
- Recognise embodied carbon in building materials, with a fast pathway to regulation.
- Require comprehensive electric vehicle charging and cycling infrastructure.

I offer this Submission in good faith,
Shauna Forrest,

[REDACTED]
[REDACTED]

I agree to the above statement

Yes

<https://www.planningportal.nsw.gov.au/design-SEPP-2021>

**Submission from Shauna Forrest on
State Environmental Planning Policy (Design and Place) 2021 (DP
SEPP)**

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Therefore, I disagree with Planning Policy that will allow NSW government to override council zonings and so I reject objective 15

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For future ready sustainable, urban design suitable to minimise the effects of Climate Change, and maximise liveability in our cities and rural areas, NSW Planning policy must:

- **Include strong, mandatory environmental performance standards.**
- **Require design features that will keep people cool and safe in a warming climate.**
- **Close all developer loopholes and remove "flexibility".**
- **Protect, enhance and increase biodiversity in urban areas.**
- **Maximise mature tree and bushland retention, canopy cover and green space.**
- **Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.**
- **Require full electrification – no new fossil fuel gas connections for any new development.**
- **Recognise embodied carbon in building materials, with a fast pathway to regulation.**
- **Require comprehensive electric vehicle charging and cycling infrastructure.**

I offer this Submission in good faith,

Shauna Forrest,

[REDACTED]

[REDACTED]

Submitted on Mon, 31/01/2022 - 10:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Matthew Gee Kwun

Last name

Chan

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Earlwood, 2206

Please provide your view on the project

I am just providing comments

Submission file

[design-and-place-sepp-submission.pdf](#)

Submission

Please find my submission attached. thanks

I agree to the above statement

Yes

Dear Department of Planning

Thank you for allowing me to provide feedback to the Design and Place SEPP as private individual. I would like to also disclose that I am researching in the subject area similar to that of the below submission pertinent to Livable Housing Design Guidelines.

In relations to both the proposed Apartment Design Guide and Urban Design Guide, can you require in relations to the interface amongst building, communal, and public space; that a change of ground level and raising the ground level above street level require ramps and lifts?

Under the proposed Apartment Design Guide, can you require that a private circulation space have a 1m width path of travel?

Under the proposed Apartment Design Guide, how can private developers access the alternative design response that allow community housing providers to potentially increase the amount of livable housing design guidelines silver accredited dwellings?

If an application for a development in an inaccessible area is lodged, will the consent authority refuse the application or requires the applicant to improve the surrounding location to be accessible?

Whose responsibility is it to make inaccessible public or active transport mode or infrastructure to be accessible: state/local government or the development applicant?

What is the government policy or policies in relations to reutilising or decommissioning vacant car parking spaces when a new or upgrade public transport mode or modes are provided in an area?

Can the Design and Place SEPP in relations to car parking spaces be amended to say that for developments that are within 400m of public transport that the consent authority with transport study is permitted to allow for a reduced number of spaces, for developments between 400m and 800m the consent authority with transport study balance the statutory requirement to increase spaces and the Apartment Design Guide recommendation to reduce spaces, and for developments beyond 800m to be equal to the statutory requirement?

Is it possible to simplify the regulatory amendment requirement for charging stations for electric vehicles to reduce exemptions and to provide a single requirement for all or as many building class types as possible?

To what extent will these development application strategic planning be incorporated into state and local government strategic plans and other policies especially where there is a deviation or where the concept is missing from the government documents?

Will the Design and Place SEPP amend Exempt and Complying Developments SEPP to increase the rear setback from 0.9m to 4m as stated in the Urban Design Guide for dwelling house?

As the result of increasing the rear setback for a dwelling house, what would be the appropriate rear setback for a secondary dwelling and a group home?

How will state and local governments under the guidance documents under Place and Design SEPP to protect trees post occupation certificate or to limit the use of dangerous tree provisions to remove a tree that is not a danger?

Will the NSW government consider the use of a transfer of development rights scheme similar to the Sydney Heritage Floorspace Scheme to provide an additional incentive for developers to provide parks, green and open spaces in urban areas beyond government compulsory acquisition, voluntary planning agreements and easements given such requirements of facilities under the urban design guide?

Whose responsibility is it to provide green spaces, re-locate utilities, relocate powerlines underground and provide traffic calming devices: the government or the development applicant?

How will the urban design guide respond to buildings greater than 6 storeys?

Will the Standard Local Environmental Plan Order 2006 be amended to so that part 5 includes a mandatory clause when preparing local environmental plans that require that residential flats, mixed-use, shop-top developments inclusive of residential accommodation and non-residential uses provide a site-specific development control plan consistent with the Design and Place SEPP?

Will the definition of “residential flat” and “shop top housing” in the Standard Local Environmental Plan Order 2006 be amended to include “as approved under the Design and Place SEPP”?

Will outdated environmental planning instruments as referenced be replaced with updated ones?

How will the Housing SEPP, Design and Place SEPP, and associated guidance documents operate when business and industry zones will be converted to employment zones?

Again, I thank you for allowing me to make a submission.

Lawson A., 2008, “Transferable development right in NSW”, Australian Planner, Vol 45, no 1, pp.24-25
Legislation NSW, 2021, “Standard Instrument LEP Order 2006”, State of NSW, last visited on Monday 31 January 2022, 9:13am, <https://legacy.legislation.nsw.gov.au/~pdf/view/epi/2006/155/whole>

Livable Housing Australia (LHA), 2017, “Livable Housing Design Guidelines”, Livable Housing Australia, last visited on Monday 31 January 2022, 9am, https://livablehousingaustralia.org.au/wp-content/uploads/2021/02/SLHA_GuidelinesJuly2017FINAL4.pdf

Road and Maritime Services, 2002, “Guide to Traffic Generating Developments”, State of NSW, last visited on Monday 31 January 2022, 9:03am, “www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/guides-manuals/guide-to-generating-traffic-developments.pdf”, 4.6

Tree Preservation Order, 2018, City of Canterbury Bankstown, last visited on Monday 31 January 2022, 9:06am, “<https://www.cbccity.nsw.gov.au/resident/trees-garden-home/pruning-removing-trees/tree-preservation-order>”

Williams P., 2011, “URBAN GROWTH MANAGEMENT IN NEW SOUTH WALES: MARKET-BASED APPROACHES FOR NATURAL RESOURCE CONSERVATION “, University of New South Wales, last visited on Monday 31 January 2022, 9:10am, “[www.soac.fbe.unsw.edu.au/2011/papers/SOAC2011_0034_final\(3\).pdf](http://www.soac.fbe.unsw.edu.au/2011/papers/SOAC2011_0034_final(3).pdf)”

Submitted on Thu, 24/02/2022 - 17:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Patricia

Last name

Gemmell

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Naremburn 2065

Please provide your view on the project

I am just providing comments

Submission

I have limited expertise when it comes to urban planning, but having witnessed rampant and continuing over-development in my area over the last decade, I feel motivated to say a few things.

First, I live in an area which I believe has one of the smallest areas of green space per capita in the state. I believe strongly in the importance of preciously guarding this green space for our physical health and mental wellbeing – our Covid experience, if nothing else, has taught us our need for these spaces. Furthermore, our biodiversity is also precious and increasingly under threat. We need beauty in our lives and spaces for spiritual nourishment as much as anything else.

My experience of opposing certain developments in recent years has made me see just how much developers try to push the envelope and ignore compliance if they can. Planning policy should be quite clear on what is and isn't allowed, and these regulations need to be based on what is best for a community and not on what is most profitable for a developer. People in communities are not always good at knowing or articulating what this "best" is, and tend to trust that planners will be well educated in best practice and standards, and will create policies to build and maintain flourishing communities. Unfortunately, this has not been what we have seen happening. A new Design and Place SEPP is, however, a wonderful opportunity to make a difference.

I believe that we are indeed in the midst of a climate crisis, so that every effort needs to be made in planning policy to ensure as much carbon neutrality as possible. I further believe that we have many tools at our disposal to effect that – they just need to become part of standard planning policy.

Finally, it is my experience that development happens in a piecemeal fashion – for residents, it can feel as if we are constantly fighting a new battle every day. The impression I get is that there is no holistic plan that takes the whole picture into account. I don't know if there are ways of doing that, but the general aesthetic and feel of a place are much more important to people's happiness and peace of mind than is generally recognized.

Thank you for the opportunity to share these few thoughts with you. I am hopeful that you can translate them into good design and

policy principles.

I agree to the above statement
Yes

Submitted on Thu, 10/02/2022 - 14:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Philip

Last name

Graus

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

2021

Please provide your view on the project

I support it

Submission file

[pdf-pg-comments-draft-urban-design-guide.docx](#)

Submission

I am very supportive of such a Guide. My attached comments are intended to provide constructive suggestions

Philip Graus

I agree to the above statement

Yes

Draft Urban Design Guide and Design skills and design review – Comments

1. Design skills and design review

Suggest that the wording of a qualified 'urban designer' require that an urban designer, architect, landscape architect or planner demonstrates a minimum of 5 years' experience in an *active design role*. Complex master planning projects include a range of roles including statutory compliance and other technical non-design roles. General experience in master planning does not necessarily imply urban design capability.

2. Draft Urban Design Guide

Overview

Precinct scale design and development presents a significant challenge, particularly low-density residential subdivisions and increasingly high-density Planning Proposals and State Significant Development. There is a need for a document such as the Draft Guide to play a significant role in improving outcomes for both these types in particular.

While the Draft Guide is intended to address all types of development over one hectare, the quantum of diagrams gives the impression that low to medium residential subdivisions are the focus of the Draft Guide. This form of development is generally poor standard with respect to design – amenity and sustainability and requires significant guidance. It would be helpful if the introduction set a stronger context explaining the various precinct types (as the ADG identifies apartment types) and paid similar attention to each type, perhaps having sections for each as the issues are very different and would assist those using the Draft Guide going to the most appropriate sections of the document. Such a structure would be more similar to DCPs divided into development types which industry and others are familiar with, possibly facilitating assessment.

Given that the Ministers Directions refer to Planning Proposals, it is likely that many applications, including State Significant Developments (SSD's) will increasingly be high-density high-rise mixed use and other precinct proposals. Strong economic drivers and business cases pressures proposals to challenge basic DCP controls including setbacks, building separation etc. Many of these are subsequently approved by State Government and set precedents for other proposals which cumulatively undermine local objectives.

Subsequent proposals tend to be approved by the Land and Environment Court as the local context has been degraded and local controls become less relevant. The Draft Guide has the potential to ensure its principles can assist in more context appropriate Planning Proposals and SSD's. It would be sensible for the government to review the principles with the Land and Environment Court to ensure their effectiveness.

Generally, communication of the principles would be strengthened by including case studies that provide clearer and more explicit guidance. The case studies in the Draft Guide need material to demonstrate the Draft Guide principles. For example, a precinct plan of Renwick could illustrate the 15% open space, deep soil and canopy, public transport, 400 metres to shops and services. If it doesn't meet most of the principles, then it may not be the right example. Similarly for high density, including solar access to the open space etc and how towers and podiums mitigate high wind environments. There are an increasing number of excellent examples that could be included. Specific amenity issues such as high

wind environments are an increasingly significant issue as development pressures challenge more moderate built form outcomes.

About this guide

Figure 1 referring to state region and district scales is very useful. The introduction could provide a clear statement setting this document within the broader remit of urban design at the metropolitan scale. Such a statement should acknowledge that urban design provides physical design direction at all scales from metropolitan, precinct, to local place design and that individual precincts cumulatively structure the broader public domain of open space and connections. Individual precincts need to demonstrate how they contribute to their broader context.

Current research internationally and in Australia has highlighted the importance of regional scale design thinking with respect to integrating ecological systems into urban design structures. The Greater Sydney Commission/s current review also highlights the importance of regional connectivity. Smaller projects including residential subdivisions and precincts should also respond to these broader systems to ensure that the cumulative impact of such proposals is positive.

While beauty is noted as one of the five SEPP Design Principles there is no discussion of what this is, or how it will be considered. What would be the considerations here? What guidance should be offered? Further elaboration would be very helpful.

PART ONE

1.1 Importance of place in urban design

The term 'great places' has become a catch phrase and has lost its impact. The term 'great' refers to a thing 'considerably' above the average. How will the Guide consider the quality of a place beyond the ordinary or 'Business as Usual'? It infers a level of design excellence. This section should also make reference to cultural significance of place.

1.2 Public space as an urban design outcome

The public domain including open space is three dimensional as the illustration of Paddington Reservoir indicates very well. There should be a discussion of built form in this section, in addition to treating it separately on page 71. The quality of open space is highly dependant on solar access and low wind environments. Many potentially pleasant looking two-dimensional plans, including active edges etc, do not achieve their objectives once towers are added. Public spaces also rely on pedestrian scaled edges, and upper-level setbacks to provide that scale as well as sun and low wind environments.

Global economic pressures in Sydney create a challenging design environment for large projects. It would be very helpful if the Guide could provide guidance here. One solution could be to include benchmark case studies with sufficient details to assist. The ADG is a good example of the use of case studies supported by guideline metrics.

More research on achieving low wind environments in tall building environments would be very helpful. Analysis of a range of recent projects including measurements of

wind speeds would be extremely valuable research and could inform practical rules of thumb guidance.

1.3 Components of successful places

Figure 4 in section 1.3 is potentially misleading as it implies that public space sits over the various elements in the urban design hierarchy. A sustainable urban structure should highlight ecological systems as one of the overarching structuring components of urban settlement, along with transport etc. Natural systems are therefore part of the urban structure, commonly needing to be repaired, enhanced and restructured. Perhaps a different diagram that doesn't imply a hierarchy is required to communicate the message that each of these elements contribute to a successful public space. Also point 9 on page 15 should define the significant scale of ecological systems, rather than as 'features'.

A landscape led approach relies on both the public and private domain. Figure 4 in section 1.3, while highlighting public space as central as a place element does not address emerging issues such as climate change and urban heat especially in areas such as Western Sydney and other regional areas. Given that private development areas are generally 50 - 60% of a precinct, these areas need to contribute significantly to permeability, tree canopy and deep soil. In this regard the private domain is an increasingly essential part of urban structure.

'Beyond Business as Usual' resilient and adaptable precincts cannot succeed by relying only on the public domain. Public open space also can't succeed unless urban heat island effect is more broadly addressed.

PART TWO

Urban Structure

Note that paths of movement include key elements such as freight, which are significant urban elements and too often ignored. Such structural elements may mitigate against the achievement of urban design objectives if incorrectly located.

Objective 1

Clarify that urban nature runs through *all* urban development, not only public space. The objectives here are silent on the role of private development which needs to 'work hard' with respect to permeability, tree canopy to mitigate heat island impacts. The quantum of public space simply cannot achieve the sustainability outcomes required. A number of the sub-objectives in this section could be read as applying largely to the public domain of open spaces. Where the private domain is noted (1.5) references to large lots seems to imply that this section relates to low density subdivisions – is this the intention?

While it may be beyond the remit of the Draft Guide to override Complying Development standards which mitigate against sustainable outcomes, the Draft Guide should more strongly reference the importance of urban development's role in contributing to the outcomes noted above, in particular the need for urban development areas to include sufficient tree canopy, permeable areas and deep soil. Perhaps it should be noted that if lots targets are not met, then open space and path areas need to compensate to

achieve the overall target. This could be on page 50 as an 'alternative design solution' similar to page 55. There could also be some commentary in 'why this is important' on page 50 stressing the importance of both public space and lots etc. Do the standards on page 51 cover mixed – use and commercial precincts?

Objective 3

3.3 – Figure 16 should show public transport a couple of blocks back from the creek edge, so that landscape and transport amenity are integrated. Refer Objective 26 in the Greater Sydney Region Plan, urban design principles.

Objective 11

Good section on water retention. As noted above make it explicit that this refers to the private domain also – words here mostly refer to public domain.

Case studies will be very helpful as noted above – there should be useful, accurate data – site cover, % permeable surface etc. Points here are quite general. Refer back to the Draft Guide principles and how they are met.

Built Form

As noted above the relationship of built form to the public domain is an important consideration. Points 15 to 19 could note solar access etc. The image on p71 shows the importance of solar access and human scale very well. Reconsider the image on page 78. Are the big footprint square towers meant to be residential? If so the ADG considerations of 20m depth etc could be demonstrated. 17.5 should note measures that mitigate wind effects, in particular tower setbacks.

Philip Graus FRAIA MPIA (Fellow)
Adjunct Professor, UTS

10 February 2022

[REDACTED]

-----Original Message-----

From: Richard Green

[REDACTED]

either

-----Original Message-----

[REDACTED]

Did you want me to on forward the email below? I can give you the email address for you to send directly if you like.

[REDACTED]

-----Original Message-----

From: Richard Green [REDACTED]

Sent: Friday, 25 February 2022 1:47 PM

To: [REDACTED]

Subject: Sydney survey

I did the 5survey but did not submit it as bias Question s. What about overshadowing . No use have green space and playgrounds if they are always in shade Parking being close to public transport is not a reason for reducing parking . Is it the state intention to pay for a hire car say 50 times a year so people ca get out of the city a Nd enjoy the national parks which our fore father were thoughtful enough to provide They knew how to do proper overall planning , not be just fixated on one aspect With respect to trees I understand Clover is cutting down trees and removing nature strips to make cycle ways . More hard surface ,hotter temperatures and ugly The bikes should go on the roads with the cars . Often they do this anyway as they are badly designed so you can not turn into a side street

I suggest you start from scratch

This survey will most likely usedto justify bad decisions

Sent from my iPad

Richard Green Consulting

Richard Green

[REDACTED]

Submitted on Mon, 28/02/2022 - 10:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

Gunst

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2072

Please provide your view on the project

I support it

Submission

Whilst I support the proposed Design and Place SEPP in general, I object strongly to Objective 15 of the Urban Design Guide. It will allow apartment buildings in the same block as detached houses, overriding our local Council zoning maps. So R4 High Density and R3 Medium Density will be allowed with R2 Low Density Residential on lots over 1ha in metropolitan and regional urban areas, whether they are higher density greenfield areas or consolidated lots in established suburbs. We have a local park, Pennant Park (4 Pennant Place, Gordon) currently under threat of conversion from public space to R2. This proposal would allow multi story dwellings on land that is currently public green space. I request that Objective 15 be removed from the Urban Design Guide.

Andrew Gunst

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 10:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Meghan

Last name

Gunst

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Gordon 2072

Please provide your view on the project

I object to it

Submission

I object to objective 15 and propose that it be removed from the submission, as it will drastically change existing neighbourhoods and be open to exploitation with no ability to maintain community character and sustainable development with close attention to real world traffic, noise, pollution, transport pressure on existing amenities.

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 20:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Susan

Last name

Gunst

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

2072

Please provide your view on the project

I am just providing comments

Submission

Whilst I support the proposed Design and Place SEPP in general, I object strongly to Objective 15 of the Urban Design Guide. It will allow apartment buildings in the same block as detached houses, overriding our local Council zoning maps. So R4 High Density and R3 Medium Density will be allowed with R2 Low Density Residential on lots over 1ha in metropolitan and regional urban areas, whether they are higher density greenfield areas or consolidated lots in established suburbs. We have a local park, Pennant Park (4 Pennant Place, Gordon) currently under threat of conversion from public space to R2. This proposal would allow multi story dwellings on land that is currently public green space. I request that Objective 15 be removed from the Urban Design Guide.

I agree to the above statement

Yes

Submitted on Thu, 17/02/2022 - 15:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

1.1 NAME

First name

Mitchel

Last name

Hanlon

I would like my submission to remain confidential

No

1.2 INFO

Email

[REDACTED]

Suburb/Town & Postcode

Tamworth

Please provide your view on the project

I object to it

Submission file

[nsw-planning_sepp_hanlons-consulting-v01.pdf](#)

Submission

Please see attached submission document.

Regards,

Mitchel Hanlon

I agree to the above statement

Yes

17 February 2022

Our Ref: **MH:2022-DOPE Submission**

NSW Department of Planning, Industry and Development

4 Paramatta Square
12 Darcy Street
Paramatta NSW 2150

Dear Sir,

RE: PROPOSED DESIGN AND PLACE SEPP 2021
Submission by Hanlons Consulting

We refer to the proposed Design and Place SEPP 2021.

Whilst we welcome the aims within the suite of documents, we object to the narrow definition of an urban designer.

As a registered land surveyor, my university studies included subjects in town planning and land development. The NSW government competency assessments for graduate surveyors to become registered land surveyors specifies an assessment on the candidate's capacity to prepare a concept design for:

- a conventional residential subdivision of 20 ha or 50 lots;
- a rural subdivision of 50 ha or 20 lots; or
- an industrial subdivision of 20 ha or 20 lots.

For each type of subdivision, the candidate must:

- undertake and document a site inspection with photos and notes
- obtain relevant planning requirements from the consent authority.
- obtain copies of the relevant planning instruments.
- obtain copies of relevant topographic and planning constraints mapping.
- obtain specialist reports.
- undertake site analysis, road and lot layout design.
- prepare relevant plans as required by the consent authority.
- Prepare concept cut/fill, drainage, service and landscaping plans.
- Complete a development application form.
- Prepare a statement of environmental effects.
- Undertake a detailed cost analysis and report for the economic feasibility.

The candidates must demonstrate competence in the following topics, amongst other things:

- Legal framework and hierarchy of planning instruments
- Development applications and approval processes (including the NSW Planning Portal)
- Consent authority standards

- Principles of subdivision design.
- Environmental considerations.
- Appreciation of site features, opportunities and constraints.
- Design and document preparation.
- Cost estimate and economic feasibility.
- Preparation of a planning report.
- Working with specialist consultants e.g. ecologists, noise, geotechnical, heritage, etc.
- Communication with stakeholders and authorities.
- Development applications.
- Project management.
- Work Health and Safety Act 2011.
- Ethics and professional conduct.
- Spatial information competencies as may relate to town planning:
 - Point of truth.
 - Fitness for purpose.
 - Flow of data through a project.
 - Metadata.
 - NSW Spatial Information Management framework.
 - Digital cadastre.

This information can be found on the NSW Board of Surveying and Spatial Information website in the following document:

- BOSSI Determination – Board Examinations 2022

The above provides detail on the town planning competence requirements for registered land surveyors in NSW. I believe registered land surveyors are equally competent to execute estate design due to the tertiary education and post graduate competency assessment.

In regard to the practicalities of regional practice, I wish to state the following:

- I established my practice in Tamworth in 2003 initially offering professional services in surveying, town planning, environmental & civil engineering, and project management.
- Over the years, we have prepared planning submissions for a number of housing estates in the Tamworth district. Examples include:
 - Mitchell Park Estate – 40 lot urban subdivision, Marathon St, Westdale, 2340.
 - Emerald Estate – 15 lot urban subdivision, Emerald Ave, Tamworth, 2340
 - Mulconda Estate – 40 lot urban subdivision and 150 unit Seniors Living, Johnston Street, North Tamworth 2340.
 - Oaklands Estate – 30 lot rural residential subdivision, Nundle Rd, Nemingha, 2340
 - Rosewood Estate – 26 lot rural residential subdivision, Horseshoe Pl, Moore Ck, 2340
 - Mt Falcon Estate – 200 lot urban subdivision, Woodside Rd, Tamworth, 2340.
- Many of these sites required attention to site contamination, traffic, air quality (noise, dust, odour), ecology (including vegetation offsets), etc.
- I have acted as an expert witness in the Land and Environment court and prepared Environmental Impact Statements for various designated developments.

Since establishment, I have employed seven (7) degree qualified town planners. I do not consider any of these planners to be sufficiently competent to undertake estate planning or manage a development application from concept to development consent. All required in-house training in urban estate planning and the preparation of Statements of Environmental Effects.

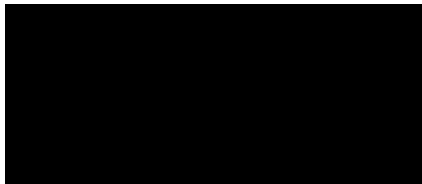
I believe the proposed SEPP will detrimentally affect regional development. Typically, it is the local surveying firms who undertake the concept and planning work for new housing estates. The vast majority of subdivisions in regional NSW have an area in excess of 1 ha. A farmer who wishes to subdivide a 10 ha lot into five x 2 ha lots with frontage to a main road does not need an assessment of the merits of the development. To me the proposed SEPP has a Sydney focus but state wide implication that has not been completely assessed.

The regions are currently suffering shortage of skilled professionals. The restriction on a surveyor's ability to undertake estate planning will choke the growth of the regional centres and exacerbate the current housing shortage.

It is with the above in mind that the list of qualified professionals be expanded to include Registered Land Surveyors.

I would welcome further discussion on this matter further should the opportunity arise.

Yours faithfully



MITCHEL HANLON CONSULTING PTY LTD

Mitchel Hanlon

B.Surv. *UNSW*, M.Nat.Res. *UNE*, Dip.Proj.Management *TAFE*, MIS, MRICS

Registered Land Surveyor

Managing Director

Submitted on Fri, 25/02/2022 - 18:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Penelope

Last name

Harvey

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Darlington 2008

Please provide your view on the project

I support it

Submission

I support the draft Design & Place State Environmental Planning Policy but I wanted to add something that I think may have been missed (based on my reading of the website).

I want to express my support for minimum accessibility standards for all new home builds - to make homes suitable for people whose mobility is impaired. I support this not just because I support people with disabilities, but because it is likely in an ageing population that mobility is likely to become an issue for most of us!! I would like to encourage the NSW government to include such standards in the new policy.

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 10:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Wendy

Last name

Hastings

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

2795

Please provide your view on the project

I support it

Submission

I think it is essential that when urban centres are planning for expansion & housing development there needs to be caveats put on builders & developers. Houses must have high enviro ratings, water tanks, solar panels& heavy insulation. All areas must have footpaths & or cycle ways to support active transport. Further, green spaces must be incorporated so that residents have access to spaces for activity.

Areas must include trees to compensate for previous removal of species.

I agree to the above statement

Yes

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Submitted on Sat, 11/12/2021 - 08:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Peter

Last name

Hayes

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Chatswood

Please provide your view on the project

I support it

Submission

The inclusion of Clause 99 in the Regulations for new Development Consents is a very welcome amendment and can't come soon enough.

There remains the need to "reverse engineer" existing residential apartment buildings. This is essential to facilitate and expedite transition to new EV ownership.

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 12:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brian

Last name

Hudson

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Ashbury 2193

Please provide your view on the project

I am just providing comments

Submission file

[submission-urban-planning-have-your-say-feb-22.docx](#)

Submission

have uploaded a file

I agree to the above statement

Yes

The new Planning Policy must include following points

- Include strong, mandatory environmental performance standards.
- Close all developer loopholes and remove "flexibility".
- Protect, enhance and increase biodiversity in urban areas.
- Maximise mature tree and bushland retention, canopy cover and green space.
- Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.
- Require full electrification – no new fossil fuel gas connections for any new development.
- Recognise embodied carbon in building materials, with a fast pathway to regulation.
- Require comprehensive electric vehicle charging and cycling infrastructure.
- Require design features that will keep people cool and safe in a warming climate.

Submitted on Fri, 25/02/2022 - 11:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

1.1 NAME

First name

Anthony

Last name

Hull

I would like my submission to remain confidential

No

1.2 INFO

Email

[REDACTED]

Suburb/Town & Postcode

coogee

Please provide your view on the project

I support it

Submission

Dear Sir/Madam, apart from wanting to add my voice for a new SEPP to be made as sustainable and environmentally friendly as possible - one of the highlight features I would hope is included is a MORATORIUM ON ALL NEW GAS CONNECTIONS for residential and ideally commercial developments.

Gas useage residentially and commercially has undoubted research based negative health consequences. It also locks in the burning of fossil fuels in our state for many years to come..this must be avoided if we are moving toward a significantly emissions reduced future. Also because of the significant fugitive emissions that are known to occur at the end user premises - as well as through the whole gas supply chain.

Gas is not a clean fuel.

As a specialist medical practitioner I cannot emphasise the importance of this issue highly enough.

Kind Regards,

Dr. Anthony Hull

I agree to the above statement

Yes

Submitted on Thu, 24/02/2022 - 15:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

1.1 NAME

First name

timon

Last name

Jansen

I would like my submission to remain confidential

No

1.2 INFO

Email

[REDACTED]

Suburb/Town & Postcode

2477 wollongbar

Please provide your view on the project

I am just providing comments

Submission

In the sepp we need consumer at the forefront not business and developer's profits. This includes strong, mandatory environmental performance standards.

Close all developer loopholes and remove "flexibility".

Protect, enhance and increase biodiversity in urban areas.

Maximise mature tree and bushland retention, canopy cover and green space.

Ensure use of energy efficiency and renewable energy to achieve net zero emissions for all new buildings.

Require full electrification – no new fossil fuel gas connections for any new development.

Recognise embodied carbon in building materials, with a fast pathway to regulation.

Require comprehensive electric vehicle charging and cycling infrastructure.

Require design features that will keep people cool and safe in a warming climate.

I agree to the above statement

Yes

Submitted on Thu, 24/02/2022 - 17:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

harry

Last name

johnson

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

Iluka

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to make a submission to The Design and Place SEPP 2021.

I object to the project in its present form for it is not ambitious enough in its vision for a sustainable city in a warming climate where rapid population growth is still our present State Government's goal at a time when today we can no longer guarantee the world's children and grandchildren and future generations air that is safe to breathe anywhere in the world. Our present system is obviously failing too many people and too many species.

The project should demand strong, mandated environmental standards.

All developer "loopholes" must be closed and "flexibility" must be removed.

The project must protect and increase bio-diversity in urban areas.

There should be maximum retention of mature trees, bushland retention, evergreen canopy cover and green space and urban sprawl should be limited.

Maximise the use of energy efficiency and renewables to achieve net-zero emissions for all new buildings.

Mandate full electrification and no new, fossil fuel gas connections for any new development.

50% of household water use is used outside the house, so mandate all new homes to have the largest possible rainwater tank to suit the size of the block. Encourage householders to maximise the planting of local native plant species. Native plant species have a far lower demand for water than exotic plants and a great attractant to native animal species.

Encourage householders to purchase homes with more vegetable gardens and less cement and grased areas.

Consider the embodied carbon in building materials.

Require comprehensive electric vehicle charging stations and safe bicycle access tracks in flat suburbs so that the tracks are linked to all local public transport hubs.

Require design features to help keep people cool and safe in a warming climate.

Design features incorporated in new homes do not cost the Earth. In 2012 my partner and I designed our 3 bedroom, lowset home to be both energy efficient and environmentally friendly. Our daily energy demand is between 3-4 kWh. It didn't cost the Earth to achieve this level of energy use.

We are facing a Federal election in May and a State government election next year.

The on-going Covid pandemic has caused people a great deal of anguish and much food for thought in the lead-up to the coming elections. Today more than ever before, more people are asking what sort of a city do they want to hand on to their children and grandchildren and as they sit locked in heavy traffic every morning and evening and as they sweat it out in homes no longer suitable in

a warming climate, they are thinking very carefully about the choices they would make if they chose to elect a government who would listen to them and act on their wishes and not just bow to the narrow demands of the development lobby.
Breathe safely and all the best in your deliberations about the future you choose for those you cherish.

Harry Johnson

I agree to the above statement

Yes

Submitted on Mon, 28/02/2022 - 19:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mila

Last name

Kasby

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Kenthurst 2156

Please provide your view on the project

I am just providing comments

Submission

I am a Councillor at the Hills Shire Council, a veterinarian, small business owner, and mother of two daughters.

I would like to commend the NSW Government on your intent in aiming for better urban design and planning and for taking into account emissions produced when energy consumption from electricity is calculated.

There are a number of things however that I feel would greatly improve the BASIX standards and should be incorporated;

1. Ban gas connections in new residential buildings.

Gas is toxic to human health, it is expensive (3 x more than renewable energy), unnecessary and to remove the connection the household owner must incur more costs.

Methane is responsible for a significant amount of greenhouse gas emissions and global temperature rise. Electricity for cooking and heating using efficient electric appliances is cheaper and cleaner (less toxic) to residents who deserve better than to be locked in to using gas.

2. Change gas from being classified as low emissions to high emissions.

Methane is a fossil fuel that leaks from all areas of the gas supply chain.. It is more potent than CO2 in causing global warming and it should not be locked in for long term use (past the next 2 years). We need to minimize our gas use.

3. Ensure that all new buildings use renewable energy (either solar PV or through a PPA) and are fitted with energy efficient electric appliances to achieve net zero emissions.
4. Buildings must be designed to best achieve passive cooling in a warming climate.
5. Electric vehicle charging and cycling infrastructure should be incorporated into new builds (as it is in the UK.) Infrastructure is more economical during construction as opposed to retrofitting.
6. Have regulation encouraging the use of low carbon and recycled materials (take into account the materials used in the building carbon rating). Also use materials that help with cooling.
7. Retain and preserve mature trees, bushland and canopy as much as possible (strict rules not just guidelines) and maximise green space. Ensure that soil depth is adequate for large trees and that enough street space is left for vegetation. Ensure a greater ratio of porous to non porous surfaces in private residential dwellings.
8. Include mandatory strong environmental performance standards without flexibility and "loopholes".
9. Protect and encourage urban biodiversity, food gardens, community gardens, vertical gardens and pollination corridors. Prevent fragmentation of wildlife (especially koala) habitat.

The SEPP has good intent but needs to be stronger in it's direction and have more clarity around the detail.

Thank you for the opportunity to comment.
Kind regards

Clr Dr Mila Kasby

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 10:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

NAME

First name

Margaret

Last name

Kay

I would like my submission to remain confidential

No

INFO

Email

[REDACTED]

Suburb/Town & Postcode

2064

Please provide your view on the project

I am just providing comments

Submission

I welcome the opportunity to comment on the Design and Place SEPP, in particular the Draft Apartment Design Guide and the Draft Urban Design Guide.

As a member of the NSW Ministerial Advisory Council on Ageing (MACA), I see housing choice, which includes houses designed to accommodate accessibility and mobility needs, as crucial to enabling people to live at home in their community. Accessible housing is an important issue for all NSW residents, not only older people and people with disability, who make up one third of NSW households. If a person cannot leave their house, nor receive visitors, because of physical barriers such as steps at the front door then loneliness and social isolation are exacerbated.

I am disappointed that the Design and Place SEPP does not embrace the opportunity to mandate Silver Livable Housing design minimum accessibility standards for all new apartments in line with the National Construction Code (NCC). I appreciate that the NSW government has not agreed to adopt these standards at the moment, but people need certainty, when buying a new apartment, that it will meet minimum accessibility standards. Currently there is no way for people to know where such apartments (if any) are located.

All new housing should be designed and built to the new NCC standards. The inclusion of minimum accessibility features such as a step-free entry, wider corridors and doorways and a shower and toilet that are easy to use will enable people of all ages and abilities greater choice in where they live. It will also enable older people to age in their own home safely and comfortably, whether they own or rent.

The existing guide that 20% of apartments should incorporate Universal Design standards is nowhere near adequate to provide certainty to the 2 million older people in NSW that they will be able to purchase apartments designed to allow them to age in place.

I support the other aspects of the SEPP, such as glazing, consideration of aspect and cross ventilation, that will improve the energy efficiency of new apartments. It is pleasing that the SEPP recognises the need to address the impacts of climate change by providing for EV and bike storage.

The SEPP's inclusion of walkability and access to public transport, public open space and close proximity to town centres is also commended. Connection to community is crucial for healthy ageing. Similarly, the inclusion of safe paths, shade, seating and access to amenities, as outlined in the Urban Design Guide, is supported.

Thank you for the opportunity to provide feedback on the Draft Design and Place SEPP and associated design guides.

I agree to the above statement

Yes

Submitted on Fri, 25/02/2022 - 17:34

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ian

Last name

Kerr

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2444

Submission

I agree with making all urban planning more sustainable. I would like all house blocks to allow for north facing passive solar houses. Increased use of community houses arranged around/encircling natural bush with car bike & pedestrian access around the outside only. So kids can play safe inside. No more clear felling every tree on development sites. No more developments allowed where there is no room for a tree to grow. No houses allowed that are not sustainable in energy & water capture/use.

I agree to the above statement

Yes