

From: [REDACTED]
Sent: Monday, 28 February 2022 4:17 PM
To: DPE Planning Legislative Reform Mailbox
Subject: Webform submission from: A new approach to rezonings in NSW

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Categories: Yellow Category

Submitted on Mon, 28/02/2022 - 16:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name
CHRISTOPHER

Last name
FLOOD

I would like my submission to remain confidential
No

Info

Email
[REDACTED]

Suburb/Town & Postcode
QUIRINDI 2343

Please provide your view on the project
I object to it

Submission

My objections to this proposal are as follows:

- I do not support developer-driven planning. Inviting developers to lodge unsolicited planning proposals through a simplified rezoning process will lead to overdevelopment and or inappropriate development in our community.

- I want to ensure Council can review the merits of a rezoning before it goes to community consultation – to ensure the community is informed on the merits and can understand the implications of the proposal.

- I fear that stifling community participation will undermine public confidence and trust in strategic planning. At the very least, community notification and broad consultation must be mandatory at the scoping stage..

- I feel flexible timeframes for assessment and determination are essential, especially where there are cost implications for planning authorities who do not meet deadlines. Forcing councils into rushed decisions will lead to poor planning outcomes, particularly where there are complex matters for assessment.

- I think it is unfair that developers have a right to appeal when the community and elected councils do not have the same right. This is biased towards developers!

- I oppose the strategic merit test changes that remove the presumption against a rezoning request that looks to amend LEP controls under five years old. What is the point of the work and expense developing LEPs if they can be ignored so easily?

- I fear that the changes proposed will overlook the cumulative impacts of development. These impacts must be a primary consideration for any planning authority that assesses and determines a rezoning proposal.

Further, I fail to understand why any clear-thinking adult could possibly conclude that a person in an office in Sydney or Parramatta could have any, let alone a better understanding, of what impacts a particular rezoning or development approval could have on a particular lot or precinct in Boggabri or Eden for example. Why would they have a better understanding than a local resident, local council employee or a Councillor in the area? Someone in an office hundreds of kilometres away would have no idea of local issues as locals do.

This sounds like corruption of our Three Tiers of Government system to me..

– If you fail to plan, you are planning to fail.

I agree to the above statement

Yes