

From: [REDACTED]
Sent: Monday, 28 February 2022 4:11 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 - 16:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Jamie

Last name

Parker

I would like my submission to remain confidential

No

Info

Email

Suburb/Town & Postcode

Balmain

Please provide your view on the project

I object to it

Submission

This proposal reinforces the government's commitment to developer-driven planning. It will erode the powers of elected community representatives on councils, and leaves no community in New South Wales safe from overdevelopment.

The overall effect of this proposal will be to give more power and rights to developers and take away the power of local communities and elected councils to make planning decisions in their local area.

Under the guise of 'simplification', developers will be given the power to lodge unsolicited proposals directly with a consent authority. Councils will no longer work with a proponent prior to lodgement.

Gateway determinations will be removed which means the strategic merit of a proposal will no longer be assessed to decide whether or not an application should proceed. This will cut out precious opportunities for public oversight and community engagement.

New financial penalties will put pressure on planning authorities to make rushed decisions, rather than take time and care in

assessing complex proposals. This will lead to more box-ticking and poor planning outcomes, especially where matters such as heritage, ecological sensitivity and natural disaster preparedness are concerned.

New appeal rights mean it will always be developers, and not planning authorities or the community, who decide how quickly and in what way our towns and suburbs will change.

I make the following specific comments in relation to this proposal:

- Our community doesn't support developer-driven planning.. Inviting developers to lodge unsolicited planning proposals through a simplified rezoning process will lead to overdevelopment in our community.
- 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.
- 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.
- Developers must be charged the full cost of assessing and determining a rezoning proposal, with fees structured to ensure there is no advantage or incentive for a developer to prefer one consent authority over another.
- A right of appeal for developers is not justified, especially where community advocates and elected councils do not also have this right.
- The cumulative impacts of development must be a primary consideration for any planning authority that assesses and determines a rezoning proposal.

Please don't hesitate to contact my office on (02) 9660 7586 should you wish to discuss this submission in any further detail.

I agree to the above statement

Yes