

20 May 2014

Executive Director Planning Reform and General Counsel
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001
Attention: Marcus Ray

Dear Marcus

Exhibition of changes proposed under State Environmental Planning Policy (Exempt and Complying Development) Amendment (Commercial and Industrial) 2014.

Thankyou for the opportunity to provide comments on the proposed planning amendments under *State Environmental Planning Policy (Exempt and Complying Development) Amendment (Commercial and Industrial) 2014 ('the SEPP')*. Warringah Council would like the Department of Planning and Environment to take into consideration the following points of submission:

1.0 Changes to front building setback provisions – Industrial Buildings

The clarification to the SEPP for front building setback is somewhat easier to understand, however concern is raised that when setback requirements are applied in conjunction with other requirements such as parking dimensions and landscaping the issue becomes complex. It would be helpful for the Department to provide diagrams to go with the 'explanation of intended effect' to illustrate the expected design outcomes. In this regard, Warringah Council is concerned that ancillary elements of the setback are easily compromised by the complexities of the SEPP. For example, under the SEPP a 3.0m landscape setback is required, but this may be reduced for "*areas necessary for vehicle and pedestrian access*" within the front building setback.

A visual guide for developers to illustrate the applicable dimensions and how the development standards relate to achieve the desired outcomes of the SEPP would be helpful.

2.0 Changes to car parking provisions – Commercial and Industrial Buildings

Warringah Council supports the need for proponents using the SEPP to comply with local car parking requirements specified in a DCP or LEP of the applicable local government area.

3.0 Changes to car parking to not be required for internal fit-outs





Warringah Council is concerned that internal fit-outs sometimes warrant changes to car parking with merit assessments but the SEPP enables this consideration to be overlooked. Therefore, the SEPP may inadvertently be allowing the displacement of existing on-street parking and putting further pressure on Council's resources, such as improving local accessibility for disabled persons.

Warringah Council appreciates the opportunity to make a submission and trusts that the issues raised above will be duly considered by the Department. Should you wish to discuss the matters raised or require any further clarification, please do not hesitate to contact Lashta Haidari, Planning Assessment Manager on 99422466.

Yours faithfully

Rod Piggott
Acting Group Manager, Development and Compliance Services