

Planning Legislation updates 2017  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir

**SUBMISSION – DRAFT STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017**

Ref: ab/PT/SF18

Tamworth Regional Council (TRC) appreciates the opportunity to provide feedback regarding the Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (SEPP). In this regard the following comments are provided;

***Exempt Development***

It is proposed that home based childcare remain within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for exempt development. This development type would be better suited to being placed within the draft SEPP for educational establishments and child care facilities. This will allow a holistic approach to all development types within the one policy rather than staggered through two (2) or more policies.

***Complying Development***

The issue of Complying Development Certificates for child care facilities in regional and rural areas is not supported by TRC.

At present, regional areas are not subject to notification requirements. This was introduced due to the overwhelming response from relevant stakeholders regarding standard, smaller development types. Should Complying Development permit child care centres as a development type, our residents would surely expect such notification and an opportunity to raise any concerns.

It is appreciated that various Development Control Plan standards vary across small Local Government Areas within the metropolitan region and that timeframes for merit assessments can be lengthy. However, TRC and other regional councils have consistently better-than-average time frames for assessment. It is uncommon for development assessments to exceed statutory deadlines.

Other than meeting the general requirements it is noted there are no design based development standards proposed within the Draft SEPP.

***Complying Development issued by the Consent Authority***

To permit complying development to be issued only by the consent authority, preventing private certifiers from issuing these certificates, will certainly undermine the hard work of the industry to balance the remaining inequitable playing field of certification within New South Wales.

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Thank you again for the opportunity to provide feedback on these key matters. If you require any further input, please continue to consider Tamworth Regional Council as a relevant stakeholder

Yours sincerely



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**Director Planning & Compliance**

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