

6 July 2017

NSW Department of Planning and Environment  
*Online Submission*

Dear Sir/Madam,

**Midcoast Council Submission on the Review of Complying Development in Greenfield Areas**

I firstly thank you for the opportunity for Council to make a submission to the Review of Complying Development in Greenfield Areas which includes the Background Paper and Explanation of Intended Effect (EIE) for a new Greenfield Housing Code to be contained in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

I advise that Council has no objections in principle to the State Government Review of Complying Development in Greenfield areas and generally supports the proposed new SEPP Complying Development Code and the proposed new development standards therein.

Midcoast Council understands that this Code would only be applicable to any urban release area identified within any of its Local Environmental Plans (Gloucester LEP 2010, Greater Taree LEP 2014 and Great Lakes LEP 2014) or any other Greenfield release area nominated by Council within the Code.

However, as a newly merged Council, it has become evident that the application of 'Urban Release Areas' is generally inconsistent across the three (3) former Councils that comprise the MidCoast Local Government Area. In particular, there are discrepancies in the MidCoast LGA of how urban release areas have been applied to new residential rezoning's between the former Greater Taree and Great Lakes areas.

Council therefore requests that, as part of its submission to the review, the following be considered:

- Providing Councils with clearer choice and discretion to what residential rezoning areas are identified as urban release areas in its Environmental Planning Instruments; and/or
- Reconsidering the triggers as to what areas the new Greenfield Housing Code would apply, for example: listing in the Code the areas to which the new Greenfield Housing Code would automatically apply. Clear criteria or triggers are critical to the successful application of the new Code which has the specific intent of easing Complying Development functions into the rapidly expanding areas of Sydney; a scenario which does not necessarily apply within regional areas.

Should you require any further information as it relates to this submission, please do not hesitate to contact Council's Strategic Planner, Aaron Kelly, on (02) 6538 5232.

Kind regards



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