



14 December 2017

Ms Danijela Karac  
Director, Planning Frameworks  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attn: Mr Tim Archer, Team Leader Planning Frameworks

Dear Ms Karac

**Repeal of Operational SEPP 1 and SEPP (Miscellaneous Consent Provisions) 2007**

Thank you for your letter of 24 November 2017 advising of the proposed repeal of *State Environmental Planning Policy (SEPP) No.1 – Development Standards* and *SEPP (Miscellaneous Consent Conditions) 2007*.

Council has reviewed the documentation associated the proposed repeal of both instruments.

Both SEPPs apply to lands deferred from Standard Instrument (SI) Local Environmental Plans (LEPs). The Central Coast comprises land which is subject two non-SI LEPs, being the *Interim Development Order No. 122 – Gosford* (IDO 122), and the *Gosford Planning Scheme Ordinance* (GPSO). As such, both SEPPs are still applicable to land on the Central Coast.

It is understood that as a result of the repeal of the SEPPs, clause 4.6 of SI LEPs will be amended to suit older instruments (such as IDO 122 and the GPSO) to permit exceptions to development standards under these instruments.

It is also understood that SI LEP clauses 2.6, 2.7, 2.8 and 5.8 will be inserted into IDO 122 and GPSO, with clause 2.8 being drafted in the same manner as in existing SI LEPs. This amendment will address matters relating to temporary use of land, subdivision, demolition and conversion of fire alarms.

It is Council's intent to include those lands subject to IDO 122 and the GPSO within the consolidated Central Coast LEP. It is anticipated that exhibition of this instrument will occur in early – mid 2018.

In the interim however, Council is supportive of the repeal the two SEPPs as proposed and inclusion of equivalent provisions within IDO 122 and the GPSO. It is required however, that any amendments address the permissibility of "subdivision" within the land use tables, as well as the applicability of cl(2) of 2.6 in relation to minimum lot size maps.

Should you require further information, please contact Scott Duncan, Acting Unit Manager, Strategic Planning on 02 4325 5547 or email [Scott.Duncan@centralcoast.nsw.gov.au](mailto:Scott.Duncan@centralcoast.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink that reads "Tanya O'Brien".

Tanya O'Brien  
**Acting Director  
Environment and Planning**



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