

18 December 2017

Customer Service | 1300 292 872 | (02) 6670 2400

Danijela Karac
NSW Department of Planning & Environment
320 Pitt Street Sydney NSW 2000

Danijela.Karac@planning.nsw.gov.au

Dear Ms Karac

Proposed repeal of SEPP 1 and SEPP (Miscellaneous Consent Provisions) 2007

Thank you for the opportunity to provide comments to the Explanation of Intended Effect for the repeal of *State Environmental Planning Policy No. 1 – Development Standards (SEPP 1)* and *State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007*. We commend the Department for attempt to simplify the planning system by reducing complexity of controls, often duplicated in state policies, strategies, regional plans and local environmental plans. As per our previous advice, Tweed Council preference is to exclude the application of Clause 4.6 from clauses regulating subdivision of rural and environmental land under the Tweed LEP 2000, particularly clauses 20, 21 and 21A. We wish to point out that these three clauses include provisions enabling a degree of flexibility with respect of land subdivision, making further variations to lot size superfluous.

Council is now finalising the Tweed Rural Land Strategy, expected to deliver recommendations with respect of subdivision of rural land, which will be implemented through specific amendments to both the Tweed LEP 2000 and Tweed LEP 2014. In addition, Tweed Council is committed to finalising the *E-zone review*, which in the longer term will result in repealing the Tweed LEP 2000 from Tweed LGA.

In response to other matters outlined in your letter of 24 November, we raise no objections to the proposed insertion of clauses 2.7 Demolition, 2.8 Temporary use of land and 5.8 Conversion of fire alarms to the Kings Forest section of the SEPP (*State Significant Precincts*) 2005. We put it for Department's consideration to also include these clauses into the Rise (Bilambil) site, identified as major development in this SEPP.

Once again, thank you for the opportunity to provide comments. Please do not hesitate to contact me should you wish to discuss further.

Yours faithfully



Iain Lonsdale
Acting Director Planning and Regulation

tsc@tweed.nsw.gov.au
www.tweed.nsw.gov.au



PO Box 816
Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN: 90 178 732 496