



Our reference: 7986811
Contact: Matthew Rose
Telephone: 4732 7703

22 December 2017

Danijela Karac
Director, Planning Frameworks, Planning Policy
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Karac

Repeal of SEPPs - Development Standards & Miscellaneous Consent Provisions

Thank you for your 24 November 2017 letter seeking feedback on the amendments proposed to various planning documents to facilitate the repeal of *State Environmental Planning Policy 1 – Development Standards*, and *State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007*.

Council's initial advice in relation to this matter, provided to the Department on 11 May 2017, remains unchanged and is reiterated. No objection is raised to the amending of:

- *Penrith Local Environmental Plan 1998 (Urban Land)*,
- *Penrith Local Environmental Plan No. 201 (Rural Lands)*,
- *Penrith Interim Development Order 47*, and
- *Penrith Interim Development Order 93*,

in order to insert standard instrument clause 4.6- exemptions to development standards into these plans and orders. This support is provided on the basis that development standard exemptions currently contained within Clause 4.6 of Penrith Local Environmental Plan 2010 are introduced into the above instruments, in particularly *Penrith Local Environmental Plan No. 201 (Rural Lands)*.

This will ensure that the provisions restricting the variation of the minimum lot size development standard (4.6(6)) will apply to relevant zones. This is an important change that allows Council to appropriately manage the sensitive environmental areas administered under these documents.

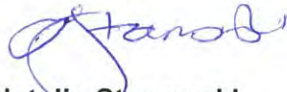
Additionally, no objection is raised with the insertion of standard instrument clauses 2.6- subdivision, 2.7 – demolition, 2.8 – temporary use of land and 5.8 – conversation of fire alarms into the above plans and orders. There is no objection to the proposal to make the number of days for the temporary use of land consistent across the above local planning documents.

It is noted that *State Environmental Planning Policy (Penrith Lakes Scheme) 1989* applies to the same land as Penrith Interim Development Orders 47 and 93. This SEPP prevails over the local planning documents and restricts development to that

specified in the SEPP. While there is no objection to amending these documents, due to their current application, there may be little value in amending these local documents.

If you wish to further discuss any matters raised in this submission, please contact Councils Senior Planner Matthew Rose on 4732 7703 or matthew.rose@penrith.city.

Yours sincerely



Natalie Stanowski
A/City Planning Coordinator