

From: Dyalan Govender [REDACTED]
Sent: Wednesday, 18 July 2018 5:56 PM
To: DPE PS Codes Mailbox <codes@planning.nsw.gov.au>
Subject: City of Ryde Submission - Housekeeping Amendment to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)

Dear Deborah,

Staff have reviewed the EIE and make the following comments.

Council has previously expressed concerns with the operation of the Codes SEPP (in submissions to previously proposed amendments to the code), and retains general concerns about the code, particularly in relation to the lower community consultation requirements available to developers under the Codes SEPP, and the lack of effective regulation of Certifiers operating under the SEPP resulting in poor outcomes and increased regulatory loads on Councils. While the changes currently proposed do not necessarily directly exacerbate these issues, they provide a relevant context for the proposed housekeeping amendments.

With respect to the changes currently proposed, Council staff are concerned that extending the operation of the Codes SEPP by allowing certificates to be issued on sites where part of the lot is subject to Acid Sulphate constraints, allowing deferred commencement certificates to allow the creation of new lots, and extending approvals of temporary structures to include temporary uses, will only increase the risk of poor outcomes. The Code SEPP was initially designed to ensure low-risk, low-impact developments on low-risk sites could be fast-tracked. The changes proposed are designed to extend the code into higher risk and higher impact proposals and Council considers such proposals better served by the merit assessment system.

Regards,
Dyalan

Dyalan Govender
Manager Urban Strategy
URBAN STRATEGY

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