

The Minister

Department of Planning Housing & Industry NSW

Re: Response by way of Objection to the Proposed Changes to the Community Participation Plan.

Shortening the Minimum Public Exhibition Period to 14 Days for Nominated Development Types.

This submission is provided with the consent and authority of the Executive of the Bawley Point, Kioloa and Termeil Community Association Incorporated (BPKTCA inc)

The BPKTCA inc objects to the proposed changes to the Community Participation Plan for the nominated development types so as to reduce the public exhibition or notification period to a minimum of 14 days.

The nominated development types are:

1. State Significant development comprising residential development under section 4.36(3) of the Environmental Planning & Assessment Act 1979 (the EPA Act).
2. Housing developments listed under Schedule 1 of SEPP (Planning Systems)2021
3. Housing developments carried out by certain public authorities
4. In-fill Affordable housing
5. Build to rent housing
6. Seniors housing
7. Residential accommodation within accelerated Transport Orientated Development precincts (Tod developments).

For existing citizens of NSW to have one of the above development types proposed to be constructed on an adjoining parcel of land (particularly in a small lot suburban subdivision circumstance) imposed on them and deemed lawful development by an over riding State Planning Policy is a nightmare that can bring about massive amenity and ongoing quality of life impacts.

The imposition of the State planning policies that now create these development types is an example of pure advocacy for the NSW development industry. The results do not bring about affordable housing – the results of these new Policies simply bring about amplified developer profits.

Such an obvious favour to the development industry should not also carry with it shortened public exhibition/notification periods. On the contrary the notification periods should be lengthened.

The BPKTCA inc strongly objects to the proposed shortening of notification periods to 14 days. Large development types require greater notification periods rather than shorter. Sufficient time for the preparation and presentation of well considered submissions by members of the public and community associations is crucial, must be sufficient and can not be less than 28 days.

The State government MUST reconsider its position and NOT make the changes that it proposes.

If you have any questions please contact the undersigned.

Kind Regards"

Yours Faithfully

Tony Sattler

Public Officer

Bawley Point Kioloa and Termeil Community Association inc