



Planning Legislation Updates 2017  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

30 March 2017

Dear Sir/Madam

**Re: Planning Legislation Updates**

I refer to the exhibition of the Planning Legislation Updates.

***Community Participation***

- *Community Participation Plans*
  - Guide or template for the proposed Community Participation Plans is requested.
  - Council raises concern in regard to the introduction of minimum public exhibition requirements. Council's Development Control Plan currently does not require notification or exhibition of dwellings and ancillary residential development in residential areas, as this type of development is low impact and meets the DCP requirements. The proposal for all applications for consent for local development to be exhibited for a minimum of 14 days is not supported as it will increase processing timeframes and delay development. Council generally processes development applications for dwellings and ancillary in less than 14 days. It is recommended that the minimum exhibition period only apply to more intensive development or variations to DCPs, which can impact on neighbouring properties.
- *Statement of Reasons for Decision*
  - The exhibition documentation does not provide any detail with regard to how the Statement of Reasons for Decision documents are to be notified? Council is concerned that as with current legislation, that the statement will be required to be advertised in the local newspaper, which will result in a significant cost to Council. The preferred method would be via the Council's website.
- *Early Consultation with Neighbours*
  - Council does not encourage developers seeking the early approval from neighbours as it can lead to adjoining property owners being intimidated by developers.
  - It is Council's experience that consultation prior to the lodgment of an application can result in property owners contacting Council for further information on an application that has not been received. This has a significant impact on Council's resources. It also can create community angst, if not all the information is provided to the property owner.

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**Strategic Planning & Better Planning Outcomes**

- Local Strategic Planning Statements – do these Statements require publication in the local newspaper or will Council's website be adequate?
- Clarification is requested as to level of checking required for the "regular LEP checks".
- Concern is raised regarding the format of the Standard DCP, particularly if it is proposed to be the same as the SEPP (Exempt and Complying Development Codes). DCP's should be easily interpreted.

If you have any questions regarding this matter, please contact Council's Manager Development & Planning, Carolyn Hunt on 6740 2100.

Yours faithfully



Carolyn Hunt  
MANAGER DEVELOPMENT & PLANNING

Contact: 02 6740 2122  
Reference: 1056469