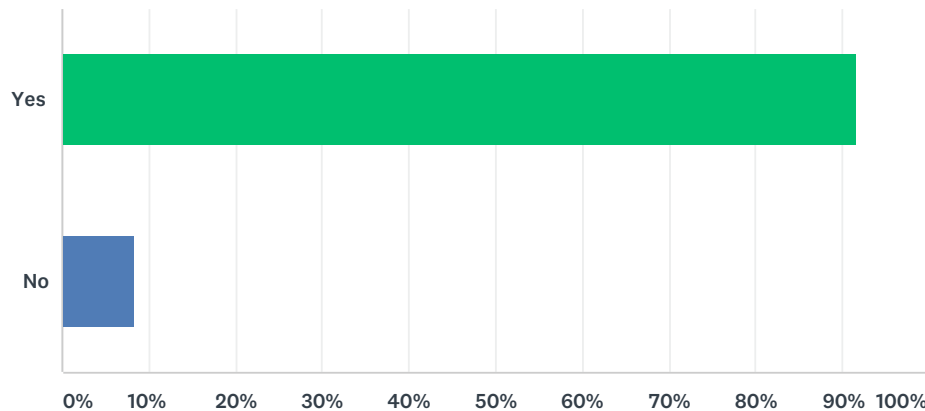


Q1 Should the current regulations be simplified or consolidated to reduce regulatory and administrative burden?

Answered: 24 Skipped: 1

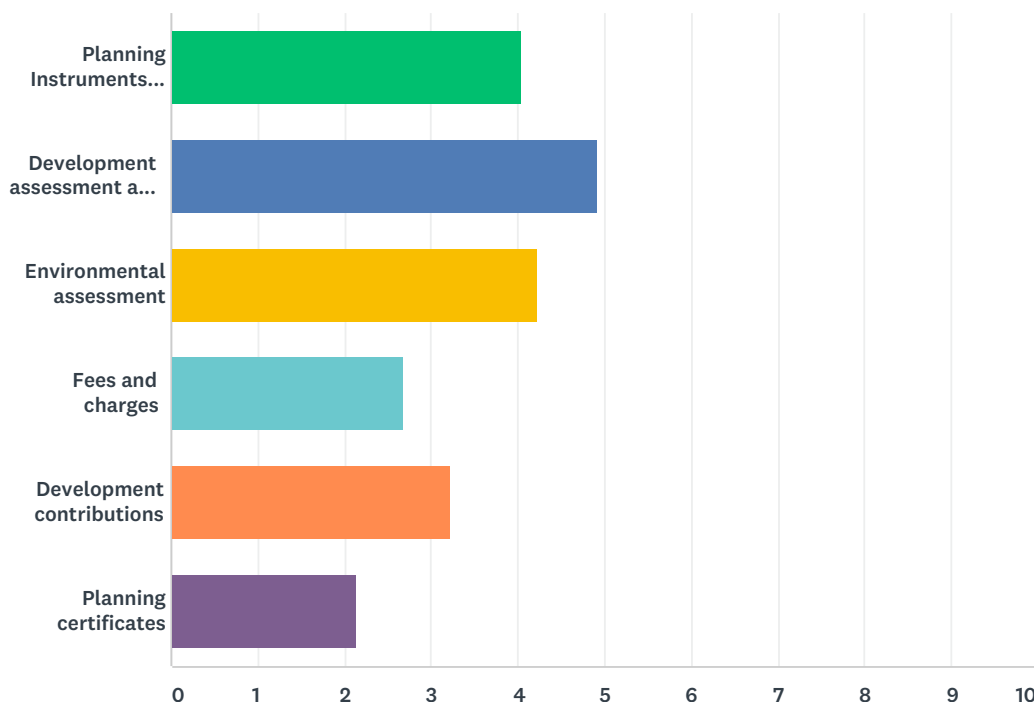


ANSWER CHOICES	RESPONSES	
Yes	91.67%	22
No	8.33%	2
TOTAL		24

#	COMMENT	DATE
1	there is a lot of words and cross references. this can be simplified.	11/23/2017 8:07 AM
2	but also the related legislation - riparian, rural fire, roads etc and referral policies of other agencies, eg Endeavour Energy, Transgrid , rail	11/22/2017 11:50 AM
3	This means actually simplified.	11/22/2017 8:58 AM
4	YES!! Simplification! Melbourne achieved this over a decade ago through their homogeneous Planning Schemes which include design controls in the same format for every single council. Please NSW step up the game and consolidate and simplify DCP's LEP's and Council forms so that the process is identical in every LGA.	11/22/2017 8:49 AM
5	Simplification while retaining clarity is always something to strive for. Sometimes this can't be achieved, as some matters are complex and require complex administration.	11/22/2017 8:45 AM
6	Simplification may reduce risk of mis-interpretation and procedural errors.	11/22/2017 8:27 AM
7	There are many layers of duplication in current planning instruments.	11/21/2017 9:38 PM
8	WE HAVE CONSTRUCTED aUSTRALIA'S MOST COMPLEX REGULATORY SYSTEM AND CONTINUE TO COMPLICATE RATHER THAN SIMPLIFY	11/21/2017 9:21 PM
9	The main issue is the cost of applying for a development application. This is as a result of combining the DA BA process and allowing for private Certifiers. The result is that councils require in effect a full building application at the DA stage. This is very expensive for most applicants. All that is necessary at the DA stage as far as nearby residents are concerned is a development in principle. This can be prepared by the architect relatively cheaply. This would not involve many consultants as at present. So please go back to separate DA and BAs.	11/21/2017 5:57 PM
10	no comment	11/21/2017 5:01 PM
11	Their is no burden. The regulations are clear and in plain language.mehat is needed is greater training on how to use them, or practice notes (similar to what the Department of Planning has issued previously on other planning matters).	11/17/2017 1:44 PM

Q2 Please rank the regulation issues which have greatest potential for reform to better meet the objects of the Act? (Rank 1-6 greatest to least)

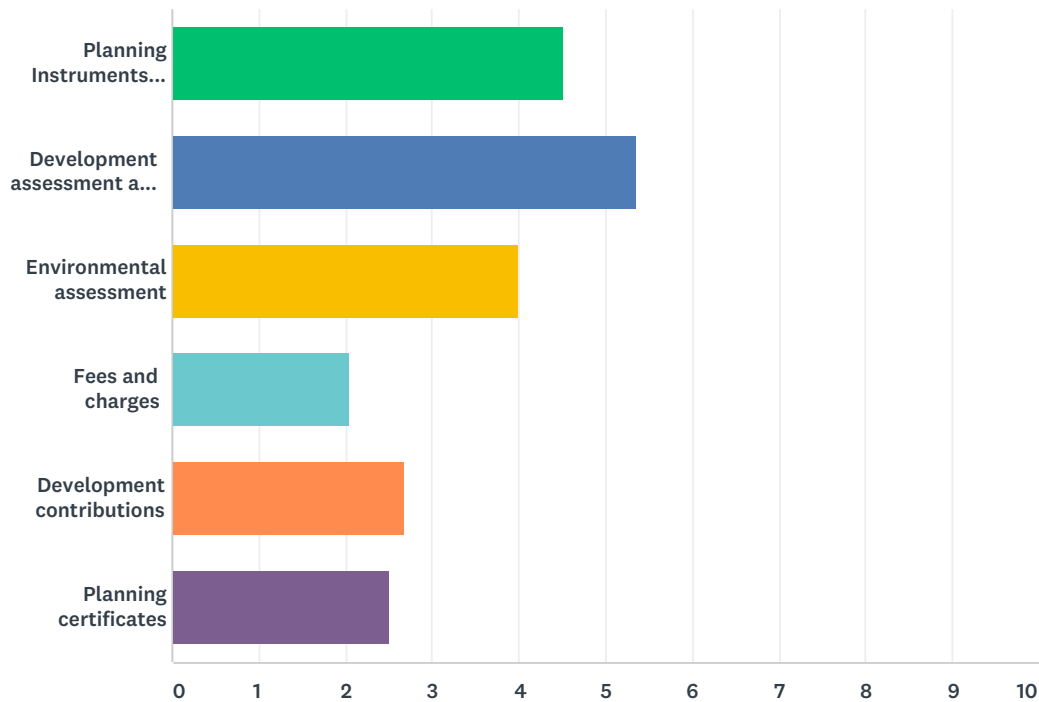
Answered: 24 Skipped: 1



	1	2	3	4	5	6	TOTAL	SCORE
Planning Instruments (making Planning Proposals and DCPs)	8.70% 2	43.48% 10	17.39% 4	13.04% 3	8.70% 2	8.70% 2	23	4.04
Development assessment and consent (for local development and CDCs)	50.00% 11	13.64% 3	22.73% 5	4.55% 1	9.09% 2	0.00% 0	22	4.91
Environmental assessment	21.74% 5	21.74% 5	26.09% 6	21.74% 5	4.35% 1	4.35% 1	23	4.22
Fees and charges	4.76% 1	4.76% 1	9.52% 2	28.57% 6	38.10% 8	14.29% 3	21	2.67
Development contributions	9.09% 2	13.64% 3	22.73% 5	13.64% 3	27.27% 6	13.64% 3	22	3.23
Planning certificates	8.70% 2	4.35% 1	4.35% 1	13.04% 3	13.04% 3	56.52% 13	23	2.13

Q3 Please rank the regulation issues with the greatest potential for reform to improve efficiency? (Rank 1-6 greatest to least)

Answered: 23 Skipped: 2



	1	2	3	4	5	6	TOTAL	SCORE
Planning Instruments (making Planning Proposals and DCPs)	21.74% 5	30.43% 7	34.78% 8	8.70% 2	0.00% 0	4.35% 1	23	4.52
Development assessment and consent (for local development and CDCs)	56.52% 13	21.74% 5	21.74% 5	0.00% 0	0.00% 0	0.00% 0	23	5.35
Environmental assessment	4.55% 1	40.91% 9	18.18% 4	27.27% 6	4.55% 1	4.55% 1	22	4.00
Fees and charges	0.00% 0	0.00% 0	4.55% 1	22.73% 5	45.45% 10	27.27% 6	22	2.05
Development contributions	4.55% 1	4.55% 1	18.18% 4	27.27% 6	18.18% 4	27.27% 6	22	2.68
Planning certificates	13.04% 3	4.35% 1	4.35% 1	13.04% 3	30.43% 7	34.78% 8	23	2.52

Q4 What is the most important single regulation issue requiring reform?

Answered: 22 Skipped: 3

#	RESPONSES	DATE
1	Development Approval process	11/23/2017 7:25 PM
2	Reducing processing timeframes of DAs.	11/23/2017 1:44 PM
3	simplification of development assessment	11/23/2017 1:41 PM
4	stop the clock provisions - many councils still stop the clock more than once and it makes it very confusing to work out the appeal period	11/23/2017 8:07 AM
5	developer contributions at the regional level.	11/22/2017 10:08 PM
6	contributions and clarity on value capture	11/22/2017 11:59 AM
7	agency referrals and approvals. Uncertainty in contributions	11/22/2017 11:50 AM
8	strategic planning	11/22/2017 9:39 AM
9	Over-regulation	11/22/2017 9:08 AM
10	Excessive detail (requirements) in DCPs	11/22/2017 8:58 AM
11	Development assessment & reform	11/22/2017 8:55 AM
12	Please abolish individuality for Council's in their expression and formatting of their DCP. We need to establish the same format for every council when applying design controls and clauses. Same with Application forms and processes for each Council. This will help in employment flexibility and training also.	11/22/2017 8:49 AM
13	The amount of information required to be put on Certificates by local councils. It is extremely onerous	11/22/2017 8:45 AM
14	Development assessment - it is an overly complex and onerous process for applicants and councils / agencies.	11/22/2017 8:27 AM
15	Broaden extent of complying development.	11/21/2017 9:38 PM
16	certification of buildings	11/21/2017 9:21 PM
17	Providing certainty by maintaining LEPs and DCPs for longer.	11/21/2017 5:57 PM
18	Variations to legislation such as LEPs without having to go through planning proposal process.	11/21/2017 5:30 PM
19	Debelopment assessment	11/21/2017 5:18 PM
20	Part 4 DA's	11/21/2017 5:06 PM
21	Development compliance. The Department is taking a higher focus on development compliance with planning consents and conditions (or in some instances work without consent). The regulations need to provide clear rules around this, including how fines and warnings are issued and when issued. Their is currently no clear rules, yet it is a pressing statutory planning issue with both the public sector and private sector in development.	11/17/2017 1:44 PM
22	Development Assessment - The process is slowing processing times.	11/16/2017 9:18 AM

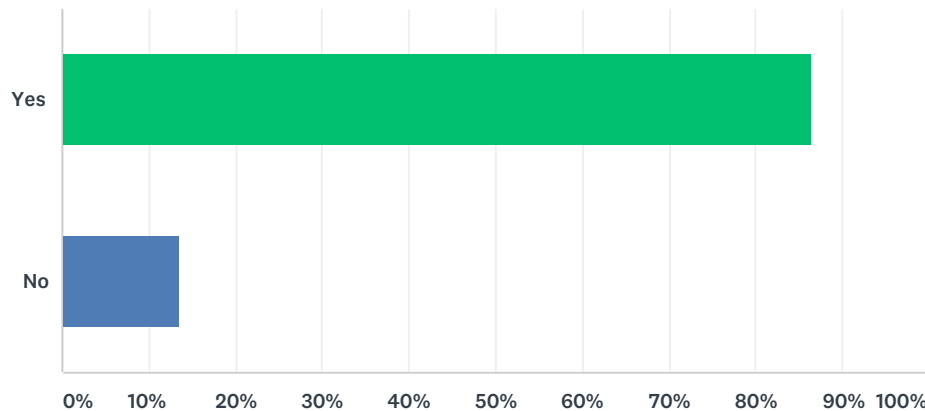
Q5 What digital solutions could be used to make regulatory requirements easier to meet?

Answered: 20 Skipped: 5

#	RESPONSES	DATE
1	Online application (DA, CC, CDC, s68) lodgement. Credit card payment of application fees.	11/23/2017 1:44 PM
2	expansion of planning portal to include dcp controls, dcp compliance tables online	11/23/2017 1:41 PM
3	Submission of DAS electronically. This will save time. Having all submissions and documents by Council all on a DA tracker.	11/23/2017 8:07 AM
4	Compulsory use of DA tracking systems that are GIS based. Systems should include publication of relevant documents.	11/22/2017 10:08 PM
5	No idea sorry	11/22/2017 11:59 AM
6	requiring anecies to respond within specififed timeframes on line	11/22/2017 11:50 AM
7	access to current maps and legislation	11/22/2017 9:39 AM
8	Easy - have standard online paperless lodgments of applications - like the UK have had for over ten years	11/22/2017 9:08 AM
9	The solution is administrative, not digital.	11/22/2017 8:58 AM
10	ONLINE DA SUBMISSIONS AND SPEAKING TO A DUTY PLANNER WITHOUT WAITING 48 HOURS FOR A CALL BACK!	11/22/2017 8:49 AM
11	The Department of Planning should take over the 149 Certificate Production process via their portal. They can then manage all the data in one location.	11/22/2017 8:45 AM
12	Make digital lodgements of DAs MANDATORY FOR ALL COUNCILS. As custodians of our environment, their rhetorical demands of 6 printed copies of all documentation STINKS OF HYPOCRICY.	11/22/2017 8:27 AM
13	Standard template DCP	11/21/2017 9:38 PM
14	Totally digitally assessed DAs	11/21/2017 9:21 PM
15	On-line checklists or assessment tool that can be uploaded to Councils. Former Gosford Council have a great DA assessment tool that is digital and this could be translated into a tool that could be digitally uploaded as an SEE to Council's and translated directly into their system - this could very easily show the non-compliances with Council polices and state legislation.	11/21/2017 5:30 PM
16	Common controll	11/21/2017 5:18 PM
17	Bring back Electronic Housing Code	11/21/2017 5:06 PM
18	online planning information and interactive planning documents	11/21/2017 5:05 PM
19	The regulations are on the current NSW legislation website. However their should be a section in the on-line planning portal of the Department of Planning website. It could include a simple user interface.	11/17/2017 1:44 PM
20	Get the E Planning Code into legislation.	11/16/2017 9:18 AM

Q6 Can regulation for preparing planning proposals and making LEPs be significantly improved?

Answered: 22 Skipped: 3



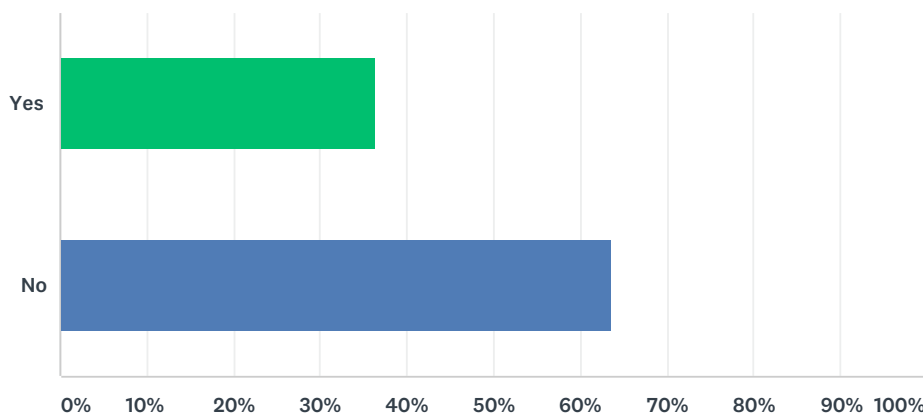
ANSWER CHOICES	RESPONSES	
Yes	86.36%	19
No	13.64%	3
TOTAL		22

#	ADDITIONAL COMMENTS	DATE
1	Marginal improvement possible but not significant improvement.	11/23/2017 1:48 PM
2	Having some statutory time frames for planning proposals, as councils do not have time frames and many of their processes differ (e.g. some advertise prior to the initial council decision and prior to exhibition. Not having to do the DCP amendment prior to Gateway, but after when some certainty is known. outlining the level and type of information in more specific manner, as councils now want everything upfront. statutory time frames for agencies to respond.	11/23/2017 8:13 AM
3	need to link to clear regional/district strategic plans that can be used to test planning proposals. The reg will only be useful if these plans are in place.	11/22/2017 10:13 PM
4	the spirit of the gateway was to be a simpler up front go or no go before significant funds are expended,,, over time the full swathe of documentation has been required by councils again.. defeating that original objective for efficiency	11/22/2017 12:01 PM
5	too many different approaches inside and outside priority growth areas (PAP vs Gateway) and reduce / remove role of local Government (Rezoning are a State responsibility)	11/22/2017 11:53 AM
6	clear link to strategic planning	11/22/2017 9:40 AM
7	I would scrap having to do Planning Proposals	11/22/2017 9:09 AM
8	Its clumsy, but probably not 'significant' improvement	11/22/2017 9:00 AM
9	Yes. We can simplify the process (looking at you Department of Planning) so that Planning Proposals do not have to take years. Additionally, I know the government wants to step up Community Consultation, but these members of the community should also be industry professionals, not old grandpas who dont want to see progression and development across the street. They hold back applications far more often than most other reasons.	11/22/2017 8:51 AM
10	Lines between appropriate zoning of land and assessment of relevant attributes is being distracted by assessing rezonings as if they were DAs. Too much reliance is placed on concept plans by consulting agencies, and the expectation at DA stage is that the exact concept plan from the rezoning will be approved.	11/22/2017 8:51 AM

11	Regulation should set a 90 day limit for assessment of Planning Proposals before applicant may opt to refer the matter to DoPE. All draft amendments to LEPs and SEPPs should be deemed to be abandoned if their assessment has concluded they have remained dormant for > 12 months.	11/22/2017 8:51 AM
12	by reference to strategic planning	11/21/2017 9:23 PM
13	Separate DAs and BAs.	11/21/2017 5:58 PM
14	Can be improved through a clearer guide or practice note	11/17/2017 1:47 PM

Q7 Do current regulation requirements for preparing, exhibiting or amending Development Control Plans improve planning outcomes?

Answered: 22 Skipped: 3

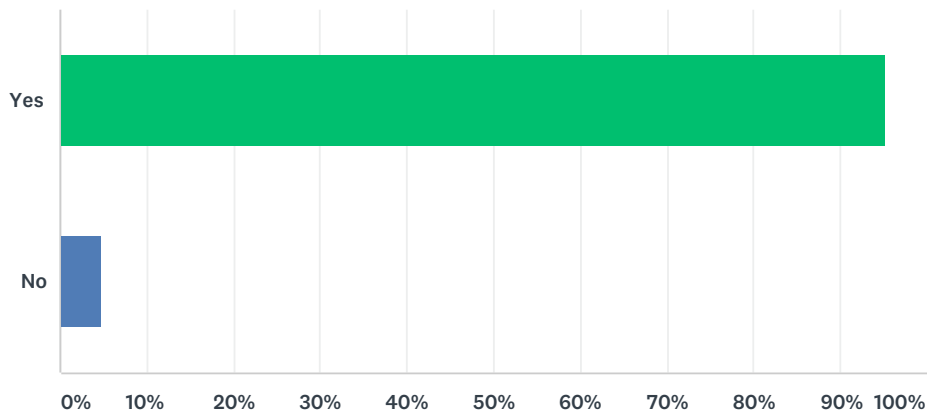


ANSWER CHOICES	RESPONSES
Yes	36.36% 8
No	63.64% 14
TOTAL	22

#	ADDITIONAL COMMENTS	DATE
1	Regulatory Impact Statements should be prepared which demonstrate clear linkages to reducing red tape, green tape, shortening approval timeframes, reducing duplication and inefficiency, and worked example planning outcomes.	11/23/2017 1:48 PM
2	standardised DCP would assist in terms of the contents page Option for not only councils to develop DCPs, but applicants, can quicken the process	11/23/2017 8:13 AM
3	There is no department oversight over the content of DCPs, which can include rogue or onerous requirements	11/22/2017 12:01 PM
4	The issue with DCPs is conflicting / inconsistent requirements on the same matter between LGAs. Suggest there be a standard DCP which addresses common requirements across all LGAs with allowance for local matters	11/22/2017 11:53 AM
5	Council staff get lost in the detail !	11/22/2017 9:00 AM
6	YES! FOLLOW VICTORIA'S FOOTSTEPS AND INCORPORATE A SINGLE FORMAT INCLUDING CLAUSES THAT ARE IDENTICAL FOR EACH COUNCIL!	11/22/2017 8:51 AM
7	Better community engagement required in the digital era	11/21/2017 9:23 PM
8	As earlier, it just needs practice note/s	11/17/2017 1:47 PM

Q8 Should there be a set maximum time period for a planning authority to notify a person that it does not support the preparation of a planning proposal ?

Answered: 21 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	95.24%	20
No	4.76%	1
TOTAL		21

#	ADDITIONAL COMMENTS	DATE
1	one month	11/23/2017 8:13 AM
2	That already exists	11/22/2017 12:01 PM
3	max of 21 days	11/22/2017 9:09 AM
4	With some conditions. Many times the application is incomplete. The time period should only apply to Planning Proposals that comply with the guidelines and are complete applications.	11/22/2017 8:51 AM
5	YES - particularly where applicant has paid Council for lodgement and processing the PP.	11/22/2017 8:51 AM
6	It is currently 90 days, effectively	11/21/2017 9:23 PM
7	This is critical. A test of adequacy process should follow first, with a set time to confirm if it is adequate to be exhibited etc	11/17/2017 1:47 PM

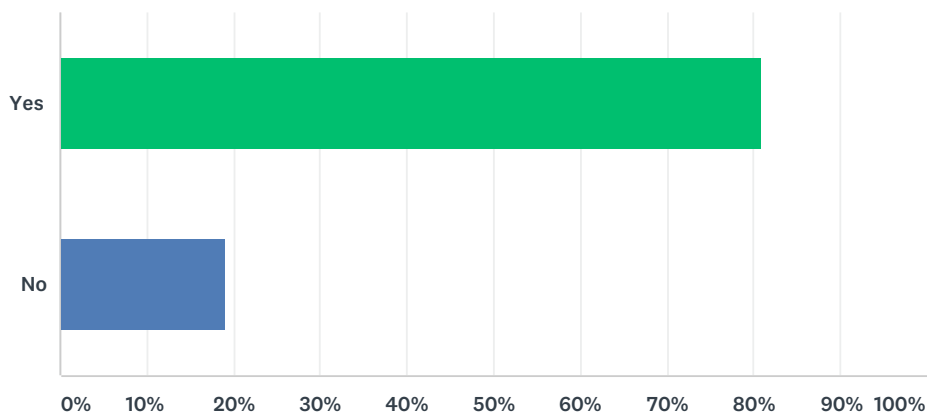
Q9 What provisions could be reformed to facilitate faster and more efficient (housing) approvals?

Answered: 19 Skipped: 6

#	RESPONSES	DATE
1	Certification of DCP standards	11/23/2017 7:26 PM
2	Specific training and awareness courses for Council front counter staff.	11/23/2017 1:52 PM
3	reduction in dcp controls - what REALLY matters not subjective controls	11/23/2017 1:44 PM
4	fees can be increased if paid slightly higher price - incentive to asses quicker statutory time frame for state agencies - they never comment or concur within 30 days. outline the level of detail required, as some councils require absolute detail upfront as they want assurity, due to private certifiers and not council certifiers.	11/23/2017 8:17 AM
5	appropriate arrangements in place for developer contributions to fund infrastructure particularly at a regional level where a SIC does not apply. if these are in place and approved at the planning proposal notification stage, development applications won't be held up whilst arrangements are made e.g. VPAs.	11/22/2017 10:21 PM
6	the politicians need to explain CDC and code assessable far far better to allay community fears and show the benefits to the state/housing supply	11/22/2017 12:03 PM
7	make subdivision (particularly greenfield) more accessible to use of CDCs	11/22/2017 11:55 AM
8	strategic planning streamlined development assessment	11/22/2017 9:43 AM
9	Mandatory housing targets for LGAs	11/22/2017 9:10 AM
10	1. Reduced regulatory detail. 2. More attractive complying development controls, so more use this option.	11/22/2017 9:03 AM
11	Conditions of consent - these should be standardised, and allow more design details to be deferred to prior to issue of a Construction Certificate. Councils are generally requiring 80% of CC design as part of the DA submission, stretching out time for DA assessment and approval, at greater cost to the developer.	11/22/2017 9:00 AM
12	Abolish Councillors. Please replace with IHAP panels which comprises of industry professionals, not biased Councillors who are swayed by the grandpa next door who plays the sympathy card every time.	11/22/2017 8:54 AM
13	Extend CDCs to include limited forms of low/medium density development, reform assessment of medium/high density projects	11/21/2017 9:31 PM
14	Separate DAs and BAs.	11/21/2017 6:00 PM
15	private planning certification similar to building certifiers?	11/21/2017 5:34 PM
16	E-lodgment, more staff	11/21/2017 5:07 PM
17	simplified notification - greater clarity on modifications	11/21/2017 5:05 PM
18	Housing approvals already doing well. I think enough reforms have been made. There is only enough that can be done through a CDC, and that is exhausted as certifiers are not trained nor able to do merit assessments. Accordingly we need to accept there is an assessment process. What could be introduced is if it is not determined in 3 months by a council, it is a deemed approval.	11/17/2017 1:53 PM
19	Electronic lodgement and referral processing. Expand Complying Development especially allowing certain types into the Drinking Water Catchment (let certifiers run NorBE, they can't be any worse than Council planners using the system) so rural dwellings can be approved under complying.	11/16/2017 9:25 AM

Q10 Are requirements for notice of determination reasonable?

Answered: 21 Skipped: 4

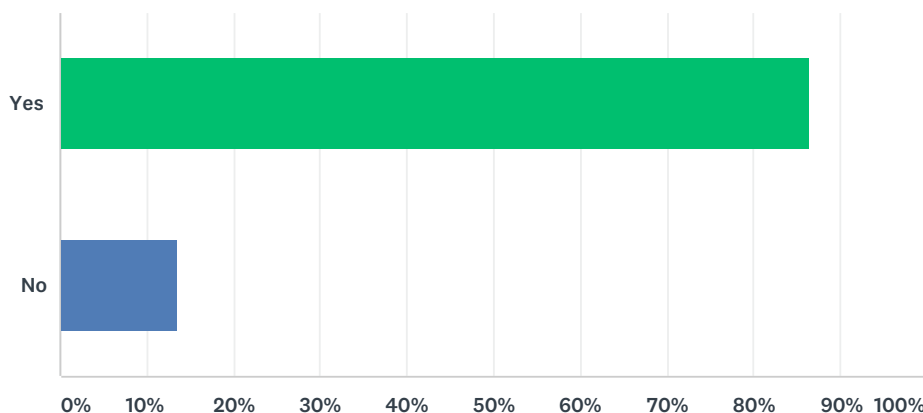


ANSWER CHOICES	RESPONSES	
Yes	80.95%	17
No	19.05%	4
TOTAL		21

#	ADDITIONAL COMMENTS	DATE
1	However, DA tracking systems should be in place to ensure the information is available to anyone.	11/22/2017 10:21 PM
2	Seems like a greater paper trail and something ripe for procedural 3rd party appeals	11/22/2017 12:03 PM
3	Numerous consents are issued with errors / inconsistencies, requiring a S.96 application for Council to rectify. Councils should issue draft conditions of consent to enable applicants to check these for correctness. Conditions requiring design modifications may then be dealt with under a S.96 where deemed necessary.	11/22/2017 9:00 AM
4	No change required.	11/17/2017 1:53 PM

Q11 Could the Regulations be reformed to improve the uptake of complying development?

Answered: 22 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	86.36%	19
No	13.64%	3
TOTAL		22

#	ADDITIONAL COMMENTS	DATE
1	Specific training and awareness courses for Council front counter staff is required.	11/23/2017 1:52 PM
2	not as complex	11/23/2017 8:17 AM
3	The requirements have become far more onerous than originally intended. To often a DA is triggered. The SEPP has become much stricter than local codes were.	11/22/2017 10:21 PM
4	yes. see comment at 9 above	11/22/2017 12:03 PM
5	anything will help!	11/22/2017 11:55 AM
6	I could be made simpler	11/22/2017 9:10 AM
7	Controls for complying development are often excessively restrictive.	11/22/2017 9:03 AM
8	CDC provisions are very broad, but also very complex to interpret under the Exempt & Complying Codes SEPP.	11/22/2017 9:00 AM
9	Under any circumstance DO NOT ALLOW DWELLING HOUSES TO BE CONSTRUCTED UNDER CDC! EVER!	11/22/2017 8:54 AM
10	see above	11/21/2017 9:31 PM
11	Their is enough complying development. Certifiers are not trained to do merit based planning assessment, accordingly we need to stop relying or pushing the CDC system. Complying development is simply about speed, rather than good development outcomes.	11/17/2017 1:53 PM

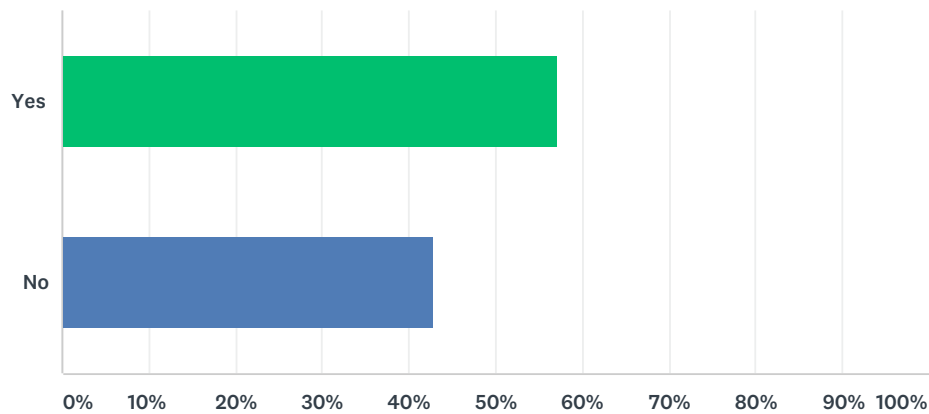
Q12 What are the known issues or inefficiencies to address concerning development assessment and consent?

Answered: 17 Skipped: 8

#	RESPONSES	DATE
1	Extremely inconsistent approaches within and between different councils as to minimum DA lodgement information requirements.	11/23/2017 1:52 PM
2	whole is too cumbersome, needs to be streamlined, council assessment officers need support to be able to do merit assessments to achieve GOOD development outcomes	11/23/2017 1:44 PM
3	detailed and pages of conditions of consents agency comments as they want all details up front and do not understand the rezoning vs DA stage.	11/23/2017 8:17 AM
4	time delays from 3rd party agency comments. a one stop shop as promised for managing agency comments would be good	11/22/2017 12:03 PM
5	Simple - DA process takes way to long.	11/22/2017 11:55 AM
6	to many layers of considerations, complicated and conflicting legislation clear responsibility and to many referrals Agencies unclear or conflicting responsibilities	11/22/2017 9:43 AM
7	Timescales for assessment	11/22/2017 9:10 AM
8	Excessively restrictive controls, eg setbacks.	11/22/2017 9:03 AM
9	Council engineers taking 6 months + to assess routine subdivisions in Sydney's Growth Centres, planners not understanding certain varying provisions such as lot size and 'early release'.	11/22/2017 9:00 AM
10	Nosy Councillors who are now obsolete and are swayed by members of the public. Please create an DA application form that is the exact same format for every council and same with DCP's. LEP's achieve this, DCP's should too.	11/22/2017 8:54 AM
11	Can't comment on this	11/22/2017 8:52 AM
12	Poor training of planners who do not understand ADG, digital assessment of DAs, often poor council dept leadership focuses on minor applications, i could go on for hours!!!	11/21/2017 9:31 PM
13	Simplify the DA process	11/21/2017 6:00 PM
14	lack of resources planners not willing to make decisions - planners used to consider all issues and then make a decision - sometimes this decision was opposing another professional advice - it is becoming clearer than Council planners are not confident enough to make this decision or recommend something - even when it is a better planning outcome because it might not meet the letter of the law!	11/21/2017 5:34 PM
15	Start again..too complicated	11/21/2017 5:07 PM
16	Better training needs to occur on the importance and role of statutory planning. Their is a constant focus on strategic planning, but statutory is also important and vital to development. Another issue is also timing. Minor development should be determined in 8 to 12 weeks. Major 6 months.	11/17/2017 1:53 PM
17	Referrals (concurrence and integrated) take too long, generally the Council getting them to the referral authority. Notification/Advertisement should happen in the first week of a Council having a DA not weeks later. If the DA isnt up to standard reject it over the Counter not let it sit on Additional Info or notify it deficient.	11/16/2017 9:25 AM

Q13 Should requirements for EIS be reviewed?

Answered: 21 Skipped: 4

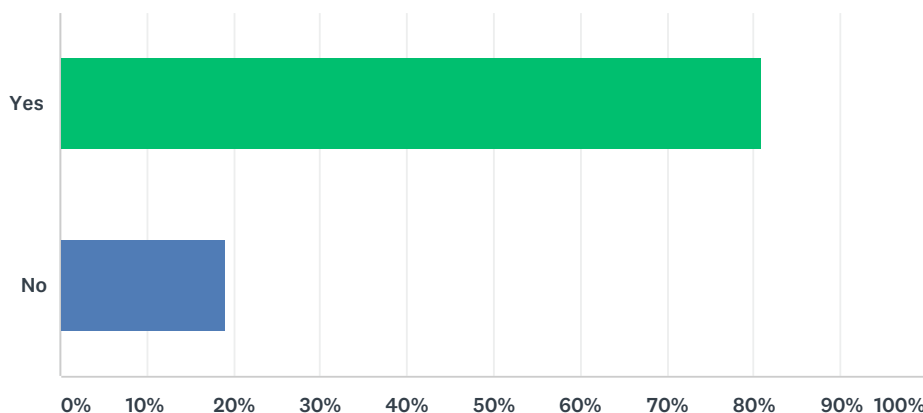


ANSWER CHOICES	RESPONSES	
Yes	57.14%	12
No	42.86%	9
TOTAL		21

#	ADDITIONAL COMMENTS	DATE
1	the guidelines make it better now	11/23/2017 8:17 AM
2	not extensively, just updated.	11/22/2017 10:22 PM
3	the proposed changes seem onerous in terms of the \$\$\$ it will cost applicants unnecessarily	11/22/2017 12:03 PM
4	Why can't an EIS be an SoEE? Unnecessary separation of processes.	11/22/2017 11:56 AM
5	To be simplified	11/22/2017 9:10 AM
6	Not critical now - desirable though	11/22/2017 9:04 AM
7	The whole relationship of where this sits with the new Biodiversity Conservation Act needs to be revised and clarified.	11/22/2017 8:53 AM
8	dont know	11/21/2017 9:31 PM
9	System is currently good and the department should be congratulated.	11/17/2017 1:53 PM

Q14 Should Voluntary Planning Agreement practice notes be required to be considered?

Answered: 21 Skipped: 4

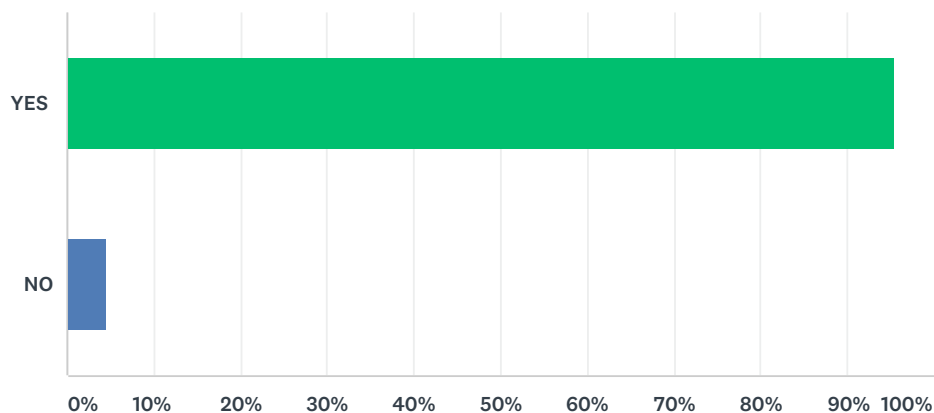


ANSWER CHOICES	RESPONSES	
Yes	80.95%	17
No	19.05%	4
TOTAL		21

#	ADDITIONAL COMMENTS	DATE
1	many councils do their own process and have their own policies. Parramatta Council introduced value sharing capture of 50%, and they delay applications until they generally get a significant dollar value for infrastructure or land.	11/23/2017 8:20 AM
2	greater clarity on value capture rather than each council making it up as they go	11/22/2017 12:04 PM
3	They should be mandatory. Current use of VPAs by some Councils for value capture (eg Parramatta) is contrary to current practice note and nothing short of extortion.	11/22/2017 11:58 AM
4	This better ensures both/all parties understand the principles of negotiating VPAs.	11/22/2017 9:09 AM
5	vpas are an invitation for council greenmail	11/21/2017 9:32 PM
6	Voluntary Planning Agreements should be removed. They only cause inequities in the planning process.	11/21/2017 6:02 PM
7	VPA process is still not clear. Accordingly practice notes are critical.	11/17/2017 1:54 PM

Q15 Should councils be required to adopt a transparent VPA policy?

Answered: 22 Skipped: 3

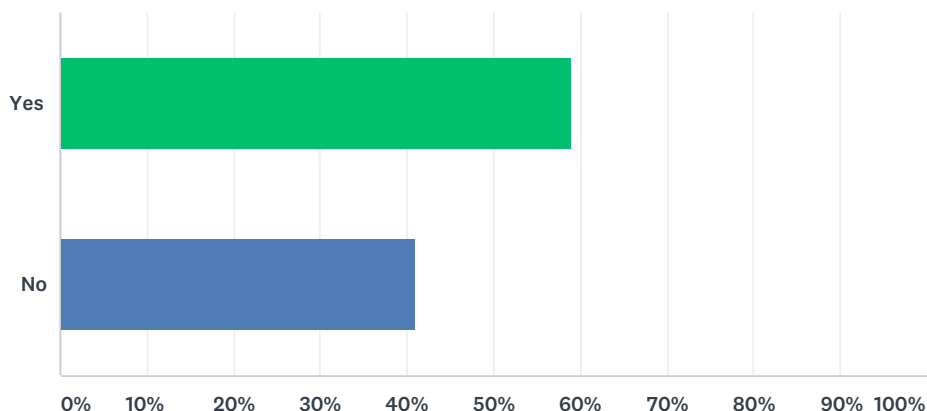


ANSWER CHOICES	RESPONSES	
YES	95.45%	21
NO	4.55%	1
TOTAL		22

#	ADDITIONAL COMMENTS	DATE
1	As should the Deptment	11/23/2017 7:27 PM
2	but with guidance and checks by DPE or IPART	11/23/2017 8:20 AM
3	Most certainly - the system is verging on the corrupt	11/22/2017 9:11 AM
4	Policy should be standard State wide to apply to all Councils, so they are not burdened in preparing such a policy and do not err from principles of fairness in VPAs.	11/22/2017 9:09 AM
5	Get rid of them.	11/21/2017 6:02 PM
6	This can be done through website notification process.	11/17/2017 1:54 PM

Q16 Is the type of information required in 149 Certificates useful?

Answered: 22 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	59.09%	13
No	40.91%	9
TOTAL		22

#	ADDITIONAL COMMENTS	DATE
1	But depends on the subject council and how they have prepared it, including format, layout and design, and whether the information in it is accurate.	11/23/2017 1:54 PM
2	its very standard, but there should also be a list of previous consents for that property included onto the certificate.	11/23/2017 8:21 AM
3	too generic and often have mistakes anyway.	11/22/2017 12:04 PM
4	No they are a waste of time. They are horrifyingly confusing for the public and unnecessary for the industry	11/22/2017 11:59 AM
5	to complex but reflects the complicated legislation	11/22/2017 9:44 AM
6	They are valid only the day they are issued (next day a new EPI may be drafted or adopted), and do not provide any information on zoning / FSR / height of neighbouring land, nor provide details of approvals issued on neighbouring land, as they should, so as to provide more relevant information in conveyancing / purchase as part of due diligence.	11/22/2017 9:12 AM
7	In principle yes, but with the aim of avoiding liability they are often unhelpful to all but planners - don't think this was the aim !	11/22/2017 9:06 AM
8	Mostly it is, however the onus on Council to produce and manage the data required for the certificate production is resource intensive, and often beyond their reasonable expected capabilities.	11/22/2017 8:55 AM
9	must be simplified with certitates issued automatically through the Planning Portal	11/21/2017 9:33 PM
10	Should include a requirement for dwelling entitlement as mandatory!	11/21/2017 5:35 PM

Q17 What other the known issues or inefficiencies should be addressed in the regulation review?

Answered: 13 Skipped: 12

#	RESPONSES	DATE
1	Preparation of a Regulatory Impact Statement as previously mentioned, with clear resolution of any potential unintended consequences.	11/23/2017 1:55 PM
2	culture change for council staff	11/23/2017 1:45 PM
3	JRPP function should also be to provide timeframes to councils. JRPP do not push timeframes hard and tend to let councils run the timeframe process and information.	11/23/2017 8:22 AM
4	?	11/22/2017 12:04 PM
5	excessive contributions (NSW highest in Australia and impacting on affordability).	11/22/2017 12:00 PM
6	Complying DAs. DAs which are 100% compliant (and not mapped by LEP as constrained land) should have a time limit of 30 days for determination.	11/22/2017 9:14 AM
7	S117s	11/22/2017 9:11 AM
8	Regulation of DCP formatting and clauses. Should be the same across every LGA in NSW. Same with DA forms and Council processes. This will make staff time, consultant time and training time in Councils a lot more efficient.	11/22/2017 8:56 AM
9	s82 review processes, the content of many sepps	11/21/2017 9:33 PM
10	Go back to the original planning act and leps. Stop tinkering.	11/21/2017 6:03 PM
11	unnecessary political interference!	11/21/2017 5:35 PM
12	DA lodgment and rejection process Deemed approval provisions	11/21/2017 5:08 PM
13	Compliance issues must be stated clearly. This needs to focus on the process of an authority identify a non compliance with a development consent or illegal works, the assessment process and grades of penalties and warnings.	11/17/2017 1:57 PM