



26 June 2009

**The Director  
Standing Committee on State Development  
Legislative Council  
Parliament House  
Macquarie Street  
Sydney  
NSW 2000**



**RE: INQUIRY INTO THE NSW PLANNING FRAMEWORK**

I refer to your letter dated 10 June 2009 with regard to the above-mentioned inquiry.

Response to question taken on notice

Question from The Hon Michael Veitch to Mr Cilliers (Griffith City Council) regarding "how a legislative framework could revitalize decentralization?"

**Response:**

Griffith City Council suggests that it is worthwhile to investigate the use of legislation or planning policy to implement maximum growth targets for certain larger metropolitan areas.

This can be done for example by:

- Firstly, identifying metropolitan areas that are currently saturated in terms of development;
- Secondly, by identifying areas of high growth in regional areas that are able to sustain a growing population in terms of economic growth and job opportunities;
- Thirdly, by introducing more rigorous controls on further expansion in the identified areas, or even go to the extent of prohibiting expansion (further subdivisions) in certain critically saturated localities; and
- Fourthly, by introducing planning policies for identified regional areas, streamlining subdivision approval and providing (funded or subsidized) access to critical infrastructure to support these subdivisions.

The suggestion is probably simplified by the following table:

Stage	Method applied
Identify saturated metropolitan areas	Investigation or consultative studies
Identify potential high growth regional areas	Investigation or consultative studies
Introduce controls to limit or prohibit expansion of identified saturated metropolitan areas	Legislation e.g. Regulation or SEPP
Introduce planning policies to support growth in identified regional areas	Legislation and policy can be used e.g. REPs and regional development incentives (similar to Local Infrastructure Fund)

For further information regarding this matter please feel free to contact me at (02) 6962 8146 or by e-mail at [George.Cilliers@griffith.nsw.gov.au](mailto:George.Cilliers@griffith.nsw.gov.au) .

Yours sincerely



**George Cilliers**  
**PLANNING AND ENVIRONMENT MANAGER**

## ADDITIONAL QUESTIONS

1. What training has been provided to your staff and councillors on the NSW planning arrangements?

- a. Has the training been sufficient/adequate? *Training was limited to information on website and a couple of workshops*
- b. Should there be more training for staff and councillors? *Yes*