

Tabled by Mr Sam Maddaldd  
 Director General, Dep of Planning  
 Inquiry into NSR Planning Framework  
 30/3/2009

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## FLOW DIAGRAM OF STEPS IN THE DEVELOPMENT APPROVAL PROCESSES

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### Stage in Assessments

Stage 1	Confirmation of approval regime and preparation of assessment documents
Stage 2	Notification
Stage 3	Assessment and determination

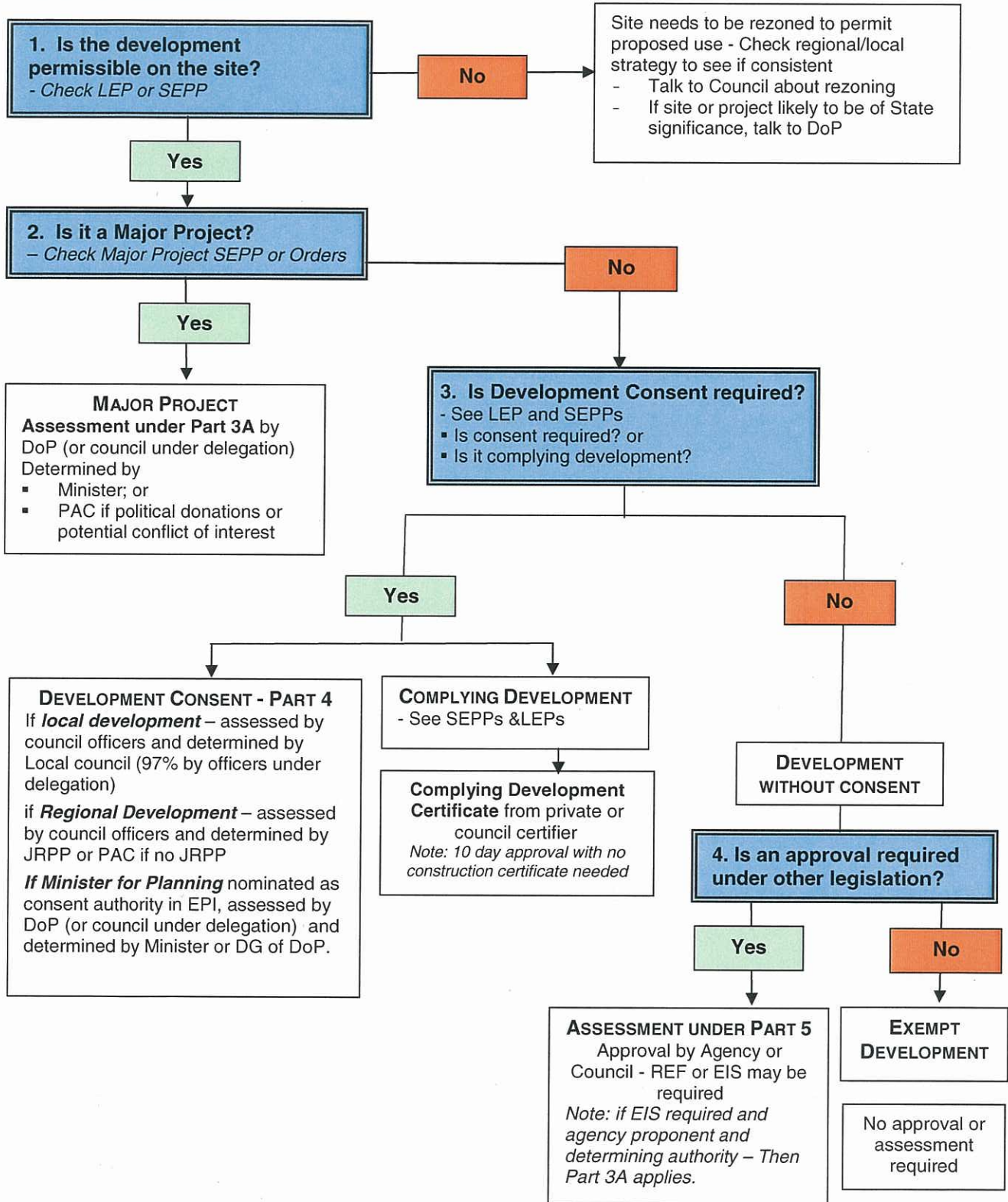
### Colour Code indicating roles

	Dept of Planning
	Councils
	Proponents
	Agencies
	Certifiers

# 1. Overview of Development Approval Processes

## What planning approvals do I need for my development proposal?

### FOUR KEY QUESTIONS



## 2. Complying Development under Part 4

### Stage 1:

Applicant refers to relevant EPI provisions (LEP, DCP or SEPP 60) to determine whether complying development

### Stage 2:

Applicant lodges application with Certifier

Certifier/council checks that complying development

If not complying development, applicant needs to lodge DA

### Stage 3:

Certifier/council issues complying development certificate in 7 days (with or without conditions in the EPI) or reject application

If private certifier, notify Council who keep a register

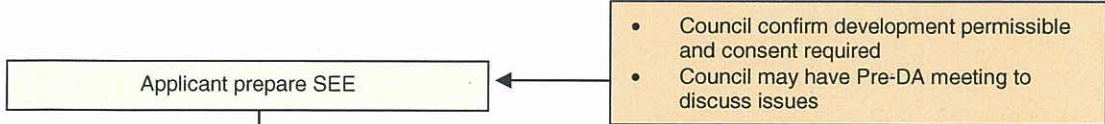
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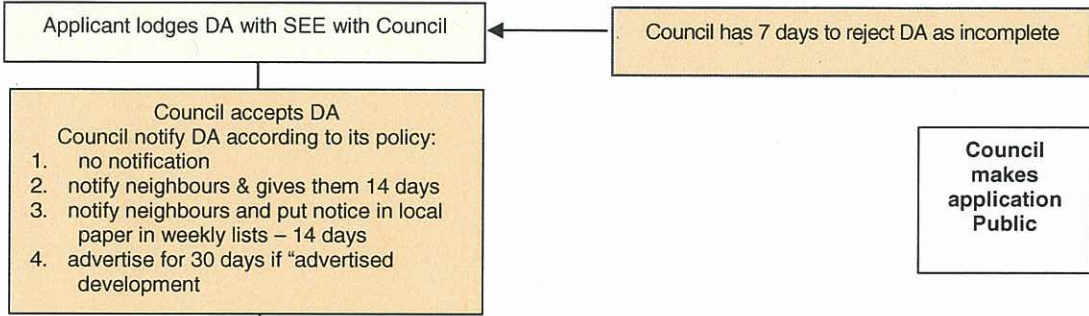
Proponents  
Certifiers

### 3. Simple DA under Part 4

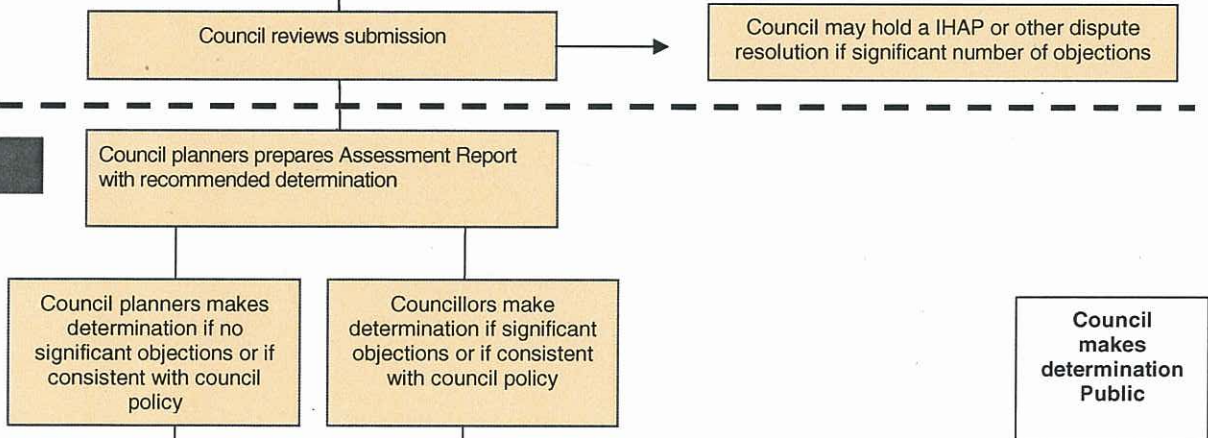
**Stage 1:**



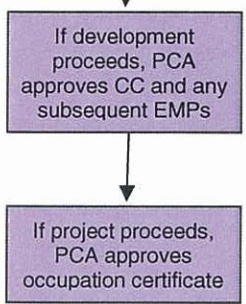
**Stage 2:**



**Stage 3:**



Applicant can take action in Court on Deemed refusal after 40 days

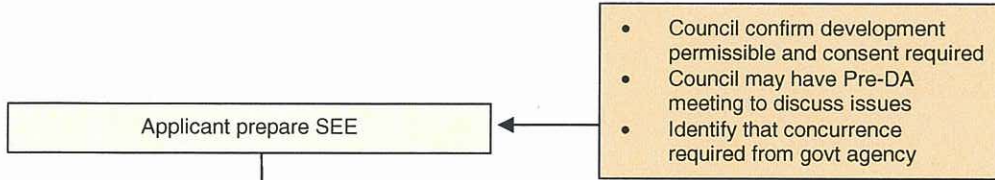


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- Councils
- Proponents
- Certifiers

# 4. DA with concurrences under Part 4

## Stage 1:



## Stage 2:

Applicant lodges DA with SEE with Council

Council has 7 days to reject DA as incomplete

Council accepts DA  
 Council notify DA according to its policy:  
 1. no notification  
 2. notify neighbours & gives them 14 days  
 3. notify neighbours and put notice in local paper in weekly lists – 14 days  
 4. advertise for 30 days if "advertised development"  
 Send copy to concurrence agency

Council makes application Public

Within 25 days, concurrence authorities may seek more information

Council reviews submission  
 Send copy of submissions to concurrence agency

Council may hold a IHAP or other dispute resolution if significant number of objections

Applicant can take action in Court on Deemed refusal after 40 if not advertised or 60 days if advertised

## Stage 3:

Council planners prepares Assessment Report with recommended determination  
 If approval to be recommended - must be consistent with concurrency authority requirements

Concurrence authority must provide advice within  
 - 40 days of receiving the application; or  
 - 21 days of receiving the submissions, if the DA is exhibited

Council planners or councillors make determination of local development

JRPP makes determination of Regional development

Council makes determination Public

If development proceeds, PCA approves CC and any subsequent EMPs

If project proceeds, PCA approves occupation certificate

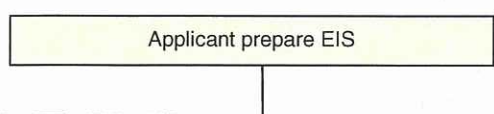
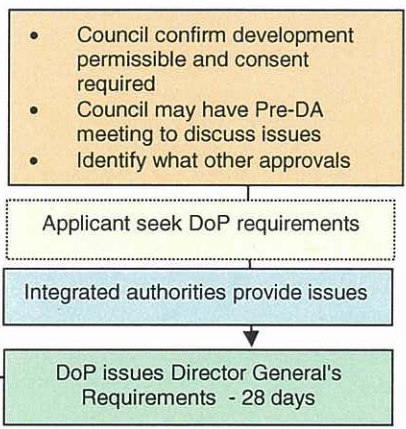
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- Agencies
- Certifiers

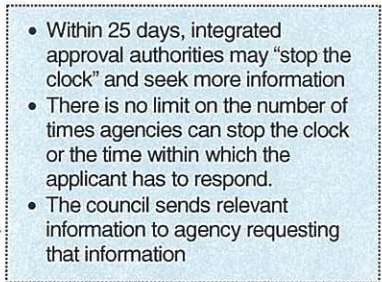
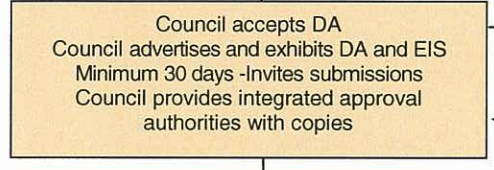
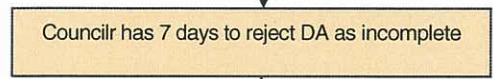
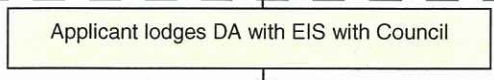
# 5. Designated & Integrated Development under Part 4

(most designated developments are also integrated)

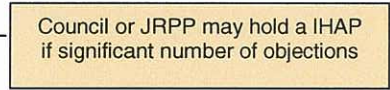
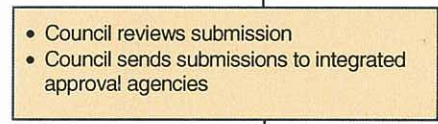
**Stage 1:**



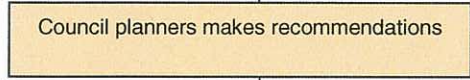
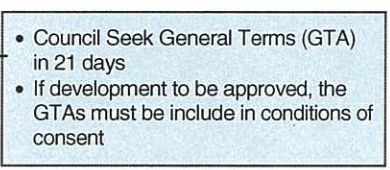
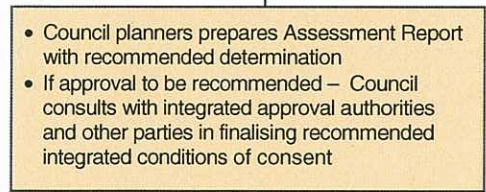
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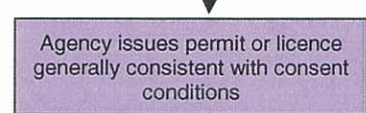
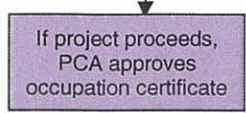
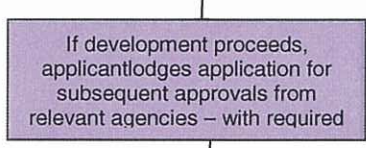
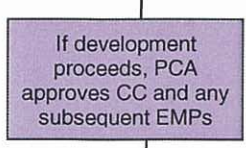
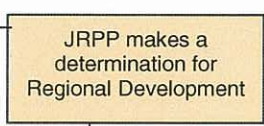
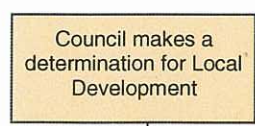
**Council makes application Public**



**Stage 3:**

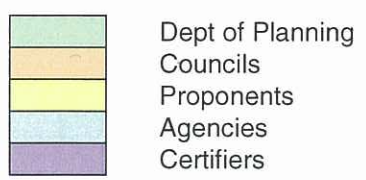


**Council makes determination Public**



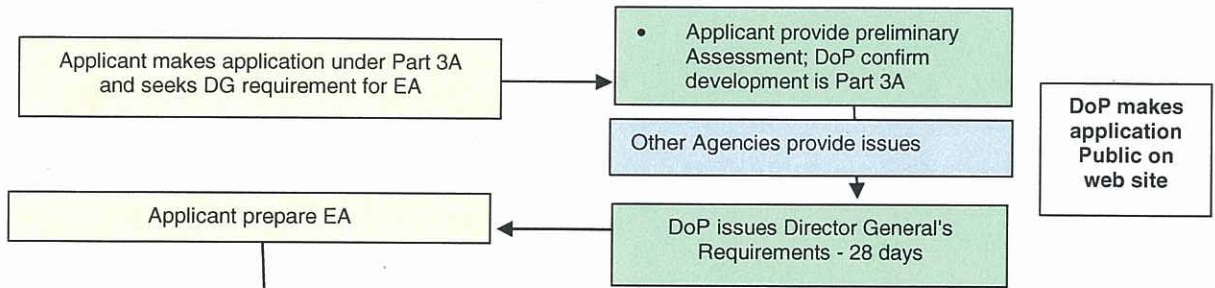
Applicant can take action in Court on Deemed refusal after 60 days + time when clock stopped

**Colour Code indicating role**

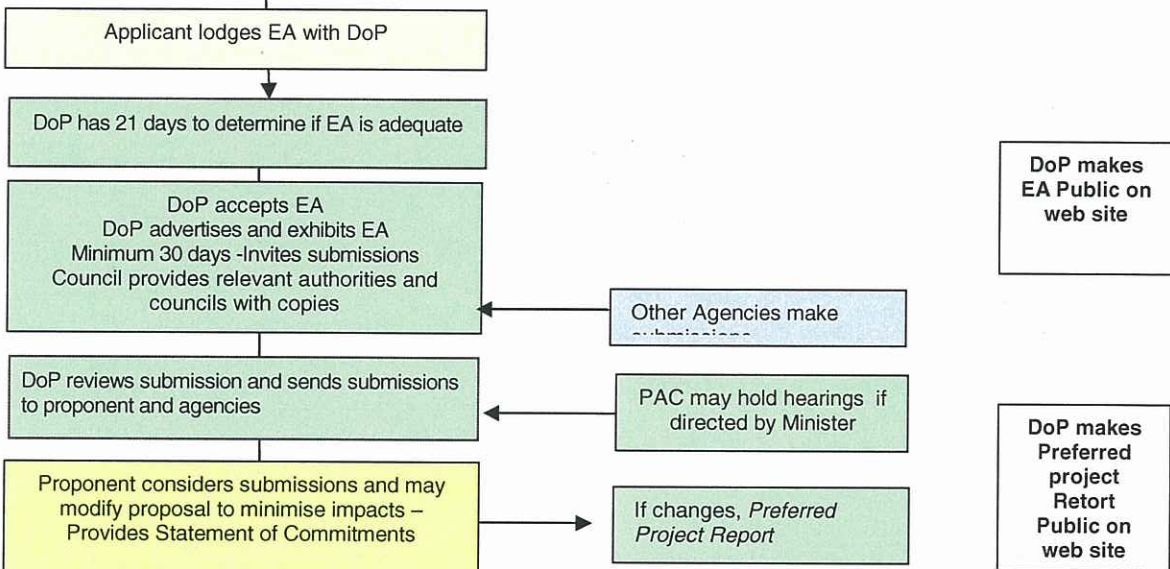


## 6. Major Projects under Part 3A

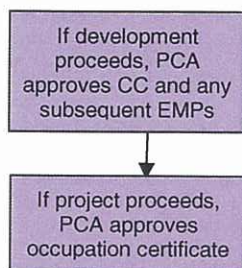
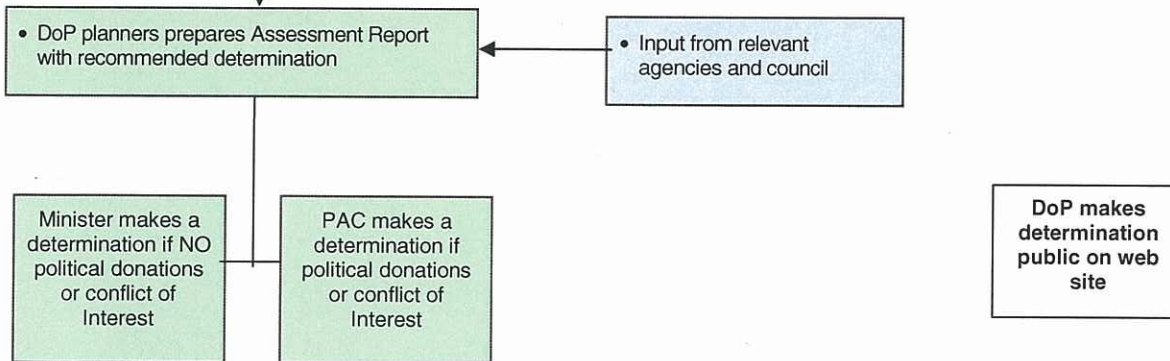
### Stage 1:



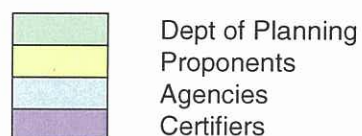
### Stage 2:



### Stage 3:



### Colour Code indicating role



Applicant can take action in Court on Deemed refusal after 30, 60, or 120 days

## 7. Comparison of Public Consultation or Notification

	Complying development	Simple DA	Designated & Integrated development DA	Part 3A application
<b>Stage 1</b> – proponent undertakes assessment			<ul style="list-style-type: none"> <li>▪ Consult with Agencies / council when issuing DGRs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consult with Agencies / council when issuing DGRs</li> <li>▪ Place application with preliminary document and DGRs on Web</li> </ul>
<b>Stage 2</b> – lodge assessment		<ul style="list-style-type: none"> <li>▪ Notify neighbours – 14 day for comment</li> <li>▪ May place notice on website or local paper</li> <li>▪ Documents available for inspection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Notify neighbours – 30 day for comment</li> <li>▪ Advertised for 30 days</li> <li>▪ May place notice on website</li> <li>▪ Documents available for inspection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Notify neighbours – 30 day for comment</li> <li>▪ Advertised for 30 days</li> <li>▪ Place all documents on DoP Website and make available for inspection</li> <li>▪ Proponent asked to respond to submissions - May change proposal in response</li> <li>▪ Preferred Project Report put on Website</li> </ul>
<b>Stage 3</b> – consent authority assesses application & makes determination	Notify neighbours prior to construction commencing	<ul style="list-style-type: none"> <li>▪ May place notice of determination on website</li> </ul>	<ul style="list-style-type: none"> <li>▪ May place notice of determination on website</li> </ul>	<ul style="list-style-type: none"> <li>▪ Place determination on DoP Web</li> </ul>