

SD09/312



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Contact:

17 June 2009

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

Attention Ms Kate Harris

Dear Sir/Madam,

Inquiry into the NSW Planning Framework

Thank you for your letter of 4 June regarding the evidence presented by Mayor Barham and myself at Ballina on 26 May 2009.

During our submission, I committed to provide a one page simplified version of what should be the determining authority framework for NSW for development applications, as highlighted at page 21 of the transcript.

Thank you for the opportunity and I hope your Committee will result in making improvements to the NSW Planning System

Yours sincerely

A handwritten signature in black ink that reads 'Ray Darney'.

Ray Darney
Director of Planning, Development & Environment Services

Enc#861736 -

NSW Planning Framework

Suggested Determining Authority Model

Prepared by Raymond Darney – Planning Director
Byron Shire Council

6/15/2009

1	<p>Exempt Development "Self Assessed"</p>	<p>Web Based – log into council website and print off approval "Self Assessment"</p>
	or	
2	<p>Complying Development i.e. residential etc</p>	<p>Council Approval Or Private Certifier</p>
	or	
3	<p>Development Application</p> <p>Council Staff Delegation</p>	<p>Developments with a building height of 13m Subdivisions 250 lots</p> <p>Or Council Delegation</p>
	or	
4	<p>Development Application</p> <p>Full Council</p>	<p>DA's with SEPP No 1 objection DA's with significant public/neighbour submissions</p>
	or	
5	<p>Joint Regional Planning Panel</p> <p>JRPP</p>	<p>State Significant Development</p> <p>Regional Development</p> <p>Development exceeding \$10million</p> <p>Designated Development – wind farms, eco generation</p> <p>Council or state development exceeding \$5million</p>