

Joint Regional Planning Panels and Update on the Implementation of the Planning Reform Legislation

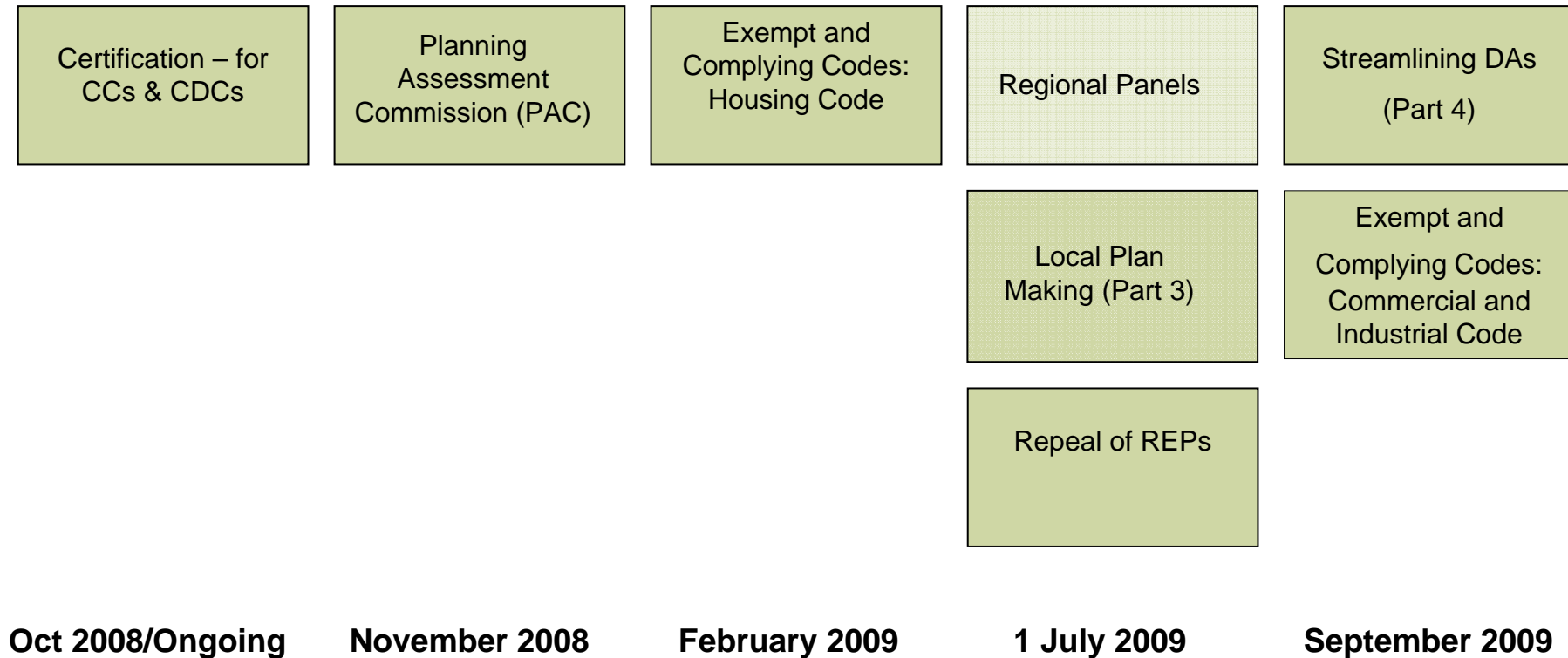
Marcus Ray
Executive Director Assessment Systems & General Counsel

17 July 2009

Major changes to the NSW planning system

- Improvements targeted to all levels
- Better approval processes – from small to large, regionally significant developments
- Faster spot rezoning processes
- Strengthening confidence in the planning system
- Well planned developments for better outcomes for communities
- **Boosting the economy – delivering jobs.**

Making the changes happen



7/28/2009

Today's Session:

Joint Regional Planning Panels

- Regional Panels
 - What they do?
 - Who they are?
 - Which regions?
- Regional Panels, Councils & Department of Planning roles and responsibilities
- 7/28/2009 Implementation program, administration and

Regional Panels' functions

- Determine *regionally significant* DAs
- Determine referred *Crown DAs* if not determined in timeframes
- *Relevant Planning Authority* (RPA) to prepare LEPs if requested by Minister
- Independent advice to the Minister, if requested

Regionally significant development

Listed in the Major Project SEPP

- Development under Part 4 worth over \$10M
- Designated development
- Subdivisions over 250 lots
- Certain coastal development (currently Part 3A)
- Developments under Part 4 worth over \$5M if:

7/28/2009

Two regions in Sydney Metro

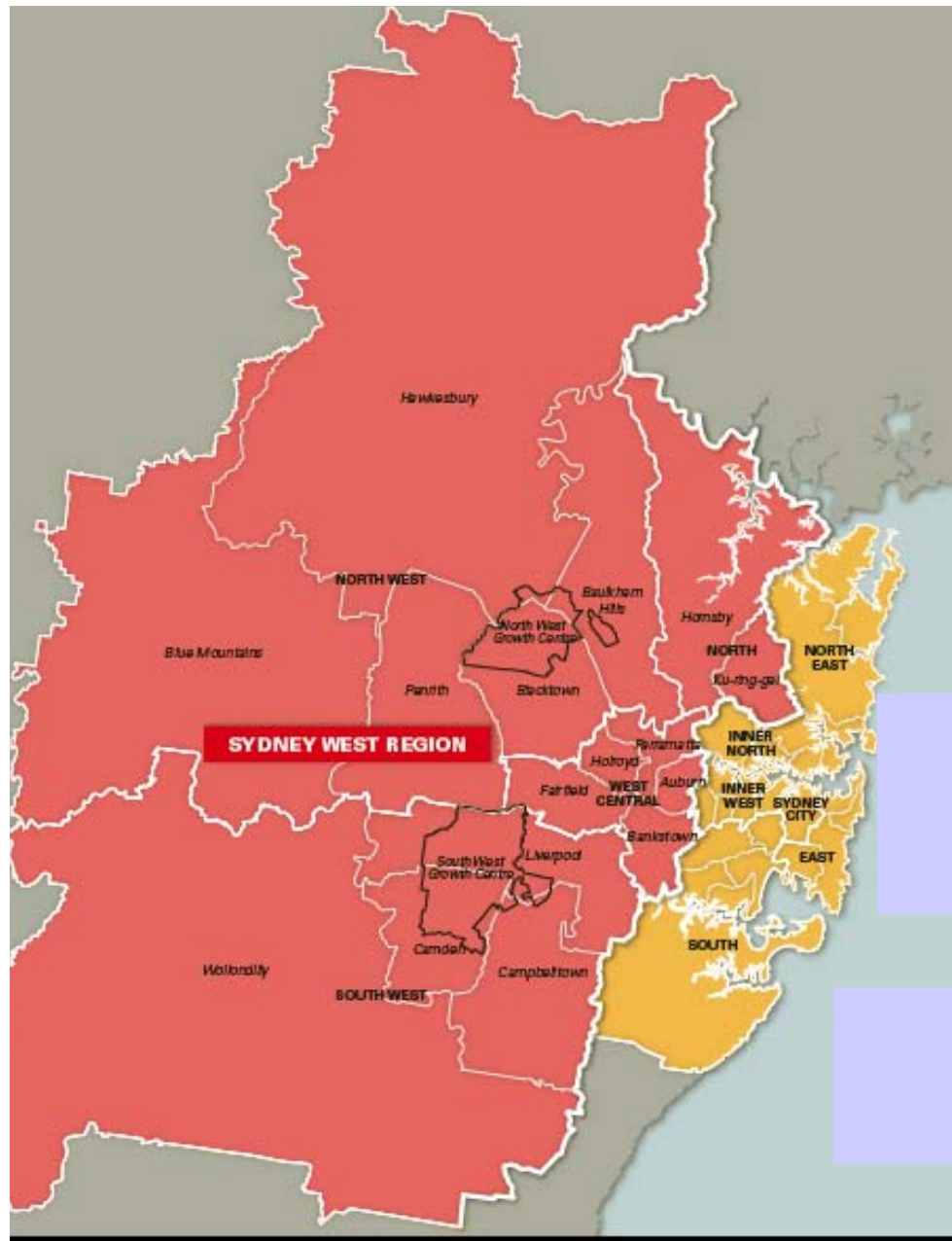
METRO WEST

NORTH WEST

Auburn
Baulkham hills
Blacktown
Hawkesbury
Holroyd
Hornsby
Kuring-Gai
Parramatta

SOUTH WEST

Bankstown
Blue Mountains
Camden
Campbelltown
Fairfield
Liverpool
Penrith
Wollondilly



METRO EAST

NORTH EAST

Hunters Hill, Lane
Cove, Manly, Mosman,
North Sydney,
Pittwater,
Ryde, Warringah
Willoughby

SOUTH EAST

Ashfield, Botany Bay,
Burwood, Canada Bay,
Canterbury,
City of Sydney,
Hurstville, Kogarah,
Leichhardt,
Marrickville,
Strathfield, Sutherland
Randwick, Rockdale,
Waverley, Woollahra

Membership of Regional Panels

- **Three State-appointed members:**
 - Required expertise: planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering, tourism or government and public administration.
 - Plus alternates for each region
- **Two nominees from Council where DA located:**
 - One to have expertise: planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering or tourism.

7/28/2009 **Plus alternates for each council**

Costs

- Councils receive DA fees to cover:
 - cost of assessment; and
 - costs for two Panel members.
- NSW Government to meet:
 - costs to establish, operate and administer the Panels; and
 - costs for three State members.

Code of Conduct

- Regional Panel members' "conduct" obligations
 - Conflicts of interest
 - Personal benefit
 - Protecting and using information.
- Avoid, manage and disclose conflicts of interest, being:

7/28/2009 Pecuniary interests

Non-pecuniary interests

Roles and responsibilities

Council	Regional Panel	Secretariat	Department of Planning: Regional Team + Special JRPP support team
<ul style="list-style-type: none"> • Receive and assess DAs and make recommendations to regional panel • Prepare LEPs 	<ul style="list-style-type: none"> • Determine regionally significant development • Determine Crown DAs if requested • Relevant Planning Authority if requested • Independent 	<ul style="list-style-type: none"> • Register DAs • Meeting related matters (e.g. agendas, schedules & travel) • JRPP Management matters including Remuneration • Advice to panel 	<ul style="list-style-type: none"> • Supporting council's assessment • Education and implementation support to councils • Performance monitoring

Operational Procedures

- Procedures for the Operation of Regional Panels, include:
 - Function of Regional Panels
 - Procedural matters in determining Development Applications including Meeting procedures
 - Post determination matters.

Council's key roles with Regional DAs

Role	Who responsible?	Change to current practices?
Pre-DA meetings	Council officers	No change
Receipt of DA	Council officers	No change
Public notification	Council officers	No change
Assessment of DA	Council officers	No change
Prepare Assessment	Council	No change

Assessing Regionally Significant DAs

- Council planners undertake any pre DA meetings
- When DA lodged – council planners notify/advertise DA
- Council planners assess DA
- Panel may have briefing/site visit at request of applicant, council planners or community members

7/28/2009

15

- Councillors may make submission directly to

Community involvement

- Council undertake DA notification, exhibition, and assessment process in accordance with normal procedures
 - DA Documentations on council website
- Regional Panel website – when meetings, relevant documents, other matters
- Panel meetings open to the public
- Panel decisions made available on council & panel websites

Determination meeting procedures

- Panel Secretariat setting a date, organises venue, agenda and giving notice
- Site visit – open process
- Public meetings – open process
 - Presentation may be made by:
 - Applicant
 - Person or bodies who made submissions
 - Person responsible for assessment
 - Regional Panel appointed experts.

Monitoring performance of Regional Panels

- Performance monitoring of:
 - Number and type of DAs
 - Timeframes and outcomes
 - Views of participants.
- Local Development Performance Monitoring Report
- Monitoring will enable review & adjustments if required, eg:
 - Whether regions too large/small
 - Regional development criteria in Major Projects SEPP
 - Administrative practices.

Department of Planning working with councils, industry and community on implementation

- Assistance
 - Detailed operating procedures
 - Code of Conduct
- Staffed hotline: 1300 938 344
- Website: www.jrpp.nsw.gov.au
- Email address:
jrppenquiry@jrpp.nsw.gov.au

7/28/2009

- Further information sessions.

Commercial & Industrial Code – Stage 1

- Introducing additional exempt development types relating to commercial and industrial premises
- Make certain internal alterations and change of use complying development
- Will apply to 153,000 industrial and commercial lots Statewide.

Amendments to the Housing Code

In response to feedback received since the commencement of the Housing Code, a number of amendments are being made:

- Introduce more exempt development types
- Clarify the definition of building height
- Revise standards applying to alterations and additions
- Internal Alterations to existing housing

Conclusion

- DoP committed to:
 - Ongoing consultation with stakeholders
 - A program of ongoing support to local government, covering all aspects of planning reforms
 - Building Australia's best planning system