



COMMUNITY PARTICIPATION PLAN 2019

Hunter's Hill Council

NOVEMBER 2019

A guide for engagement in the
land use planning system

Exhibited: 30.09.2019 to 20.11.2019

Adopted: 25.11.2019

Effective:





Acknowledgement of Country

Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.

Council pays respect to Elders past present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

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Explanation Note

- The Draft Community Participation Plan (2018), prepared by the NSW Department of Planning, Industry and Environment, in accordance with the Act.
- Hunter's Hill Community Strategic Plan 2028, Community Engagement Strategy and Council policies on communication and community engagement, prepared by Hunter's Hill Council under the Local Government Act 1993
- Part 6 (Assessment Procedures – Notification Policy) of Hunters Hill Consolidated Development Control Plan 2013, prepared by Hunter's Hill Council under the Act

The adopted and valid Hunters Hill Community Participation Plan will replace Part 6 (Assessment Procedures – Notification Policy) of Hunters Hill Consolidated Development Control Plan 2013.

1.0 Community participation in the planning system

Hunter's Hill Council recognises community participation in the planning system provides people with the opportunity to have a say and be involved in Council decisions and actions.

Recent legislative changes to the Environmental Planning and Assessment Act 1979 (EP&A Act) are intended to strengthen the opportunities for the community to participate in the planning in the local context of the Municipality of Hunters Hill. The Community Participation Plan (Plan) intends to make it easier for our community to understand and be involved with Hunter's Hill Council's (Council) planning functions.

Community participation is an overarching term used by a planning authority, like Council, to outline how it will engage the community in its functions under the EP&A Act. Such functions include the local plan making process and making decisions on proposed development via the development application (DA) assessment process and the complying development certification processes. The level and extent of community participation will vary depending on the community, the scope of the proposal under consideration and the potential impact of the decision.

The community includes anyone who is affected by the planning system and includes individuals, community groups, Aboriginal and Torres Strait Islander communities, peak bodies representing a range of interests, business groups, local government, and State and Commonwealth government agencies.

The purpose of The Plan is to address Council's responsibility to deliver the objectives of the EP&A Act, which includes the promotion of orderly and economic use of land, facilitating ecologically sustainable development, promoting social and economic well-being and promoting and conserving local heritage.

Council is also required to address community engagement under the Local Government Act 1993 (LG Act) for its functions under that act. The Hunters Hill Community Strategic Plan 2028 and the Community Engagement framework prepared under LG Act address all Council functions beyond its planning functions addressed in this Plan.

Why is community participation important?

- It builds community confidence in the planning system
- It creates a shared sense of purpose, direction and understanding of the need to manage growth and change, while preserving local character
- It provides access to community knowledge, ideas and expertise



1.1 What is our Community Participation Plan?

The Plan is designed to make opportunities for the community to participate in Council's planning functions clearer. It does this by setting out in one document, how and when the community can participate in planning matters across the Hunters Hill local government area.

This Plan also establishes the community participation objectives that Council will use to guide our approach to community engagement. Objectives are based on the principles outlined in the EP&A Act.

1.2 What planning functions does our Community Participation Plan apply to?

The Plan applies to the statutory planning functions of Council as a planning authority under the EP&A Act. Council has two main planning functions, being local policy and plan making (strategic planning) and development assessment (development planning). These functions are summarised in the table below.

Plan making & strategic planning

Strategic planning is an essential aspect of Council's work in which the strategic direction, vision and context for planning in Hunters Hill Municipality is undertaken. It involves planning for our community and integrates social, environmental and economic factors with the area's special attributes and their future realisation in the planning system.

Examples include:

- Creation and amendment of local strategic planning statements
- Planning proposals to create and amend for local environmental plans
- Creation and update of development control plans
- Creation and amendment of contribution plans
- Plans for catalyst areas or growth areas

Development Applications & Assessment

When making decisions on a proposed development or planning enquiry/ proposal consideration is given to whether a proposal is in accordance with strategic priorities of the Department or Hunters Hill Council, applicable policies and guidelines.

1.3 Who does our Community Participation Plan apply to?

The Plan is a requirement of Division 2.6 and Schedule 1 of the EP&A Act and applies to the exercising of planning functions by Council and its officers delegated authority under EP&A Act and the LG Act.

It also applies to applications that may be considered and determined by Regional and Local Planning Panels, which are required to make certain decisions required under the EP&A Act and set out in Ministerial Directions. Planning panels operate with their 'code of conduct' and are made up of a mix of Government appointed experts and locals representatives. The two Planning Panels for our area are the Sydney North Planning Panel and the Hunters Hill Local Planning Panel.

For more information on planning panels go to:

www.planningportal.nsw.gov.au and search for 'Planning Panels'

www.huntershill.nsw.gov.au and search for 'Local Planning Panel'

The Plan will be reviewed on a periodic basis.

1.4 Who does our Community Participation Plan not apply to?

The Plan does not apply to planning functions of the Department of Planning, Industry and Environment (Department) or other public authorities, who are required to prepare their own Plan. Refer to the Department's and other public authorities websites to view their plans.

Plans of the Department and other agencies should be considered as to whether they apply, especially if any application for development or draft plan lodged with Council requires referral to them.

1.5 Where does our Community Participation Plan apply?

The Plan applies to all the land in the Municipality of Hunters Hill.

1.6 When does our Community Participation Plan apply?

The Plan applies to any application for development (DA) or draft plan that is prepared and lodged with Council after the Plan is adopted by Council.



2.0 How the community can participate in the planning system

2.1 Our community participation objectives

The participation objectives developed for the Plan are informed by the community participation principles identified in Section 2.23(2) of the EP&A Act. They are also informed by Council's Community Engagement Strategy prepared under the LG Act. These participation objectives will be supported by measurable actions that will be used to:

- Further develop specific community participation/engagement/consultation strategies
- Embed best-practice community participation at Council
- Evaluate the effectiveness of our community participation

The type of actions we will undertake to deliver the participation objectives, are summarised in the table below. Examples of some of our current practice are outlined.



Community participation objectives

Objectives

Community participation is inclusive

Actions

- Keep the community informed by:
 - promoting participation opportunities
 - seeking community input.
- Build strong partnerships with the community.
- Accurately capture the relevant views of the community.
- Conduct community engagement opportunities in a safe environment.
- Make information as accessible and inclusive as possible, and seek input from groups who may find it difficult to participate in standard engagement activities, including young and older people; people with disability; Aboriginal and Torres Strait Islander people; people from a culturally and linguistically diverse background through communication and engagement initiatives.
- Prepare information that is relevant, concise, written in plain language and easy to understand.
- Use best practice engagement methods and techniques.

Examples

- Participation opportunities are promoted widely through a variety of channels including our website, correspondence, emails, media releases, editorial features and social media.
- Through community engagement we can understand community concerns and preferred project outcomes.
- Printed copies of planning proposals, strategies and draft LEP and DCPs and exhibition material are available for viewing at Council Administration Building and upon request.
- Auslan Interpreters service available where appropriate or at request of customer.
- Other communication tools like easy read documents to address access for people with diverse communication requirements to be investigated for identified projects.

Community participation is genuine & accountable

- Clearly establish the purpose for engagement and tailor engagement activities to match the;
 - context e.g. location; type of application; stage of the assessment process; previous engagement undertaken
 - scale and nature of the proposal and its impacts
 - level of community interest
 - community's preferences about how they would like to participate
- Genuine and proper consideration to community input.
- Regularly review the effectiveness of community engagement.
- Encourage community participation by:
 - keeping the community informed promoting participation
 - opportunities - seeking community input.
- Integrate community input into the evaluation process.
- Ensure community engagement accurately captures the relevant views of the community.
- Protect privacy and respect confidentiality.
- Comply with any statutory obligations.

- Planning Officers are at engagement activities where appropriate.
- Seek feedback from participants at engagement sessions and undertake evaluation surveys as appropriate.
- Through engagement we can understand community concerns and preferred project outcomes.
- Use a range of technology, like as concept plans and 3D modelling options to make it easier to visualise how a place, plan or project would look like and what it means for a local community.
- Use digital engagement tools and face-to-face engagement activities to capture community feedback.
- Provide the community with feedback on outcomes from initial consultations for input to further refine plans.

Objectives	Actions	Examples
Community participation is easy, relevant & transparent	Clearly set out the purpose of any engagement and how and when the community can participate.	Participation opportunities are promoted widely through a variety of channels including our website, correspondence, emails, media releases, editorial features and social media.
	Use visual representations to make it easier to understand the possible impacts of a proposal.	Specify circumstances when notification of DAs is not required.
Community participation is timely & responsive	Conversations should be clear on the purpose including what is and is not negotiable.	Provide the reasons for planning decisions, including how community views have been taken into account.
	Explain how community input was taken into consideration and ensure the response to community input is relevant and proportionate.	Track planning proposals and DAs on our website.
	Start community engagement as early as possible, and continue this engagement for an appropriate period.	Proponents for major developments should consult members of the community affected by the proposal before an application for planning approval is made.
	Provide the community reasonable time to provide input.	Undertake target information sessions and surveys to specific audiences using relevant media.
	Keep accurate records of engagement activities and community input.	Consultation reports are distributed to community members who participated in the process or signed up for updates, as well as other channels like our website, social and mainstream media.
	Adjust engagement activities (if necessary) in response to community input.	Our plans, planning proposals or the proposed development may change in response to community feedback.
Community participation is meaningful		Following determination of a DA or finalising a planning proposal or strategy, all persons who made submissions will be advised in writing of the decision.
	Explain how community input was taken into consideration, and ensure the response to community input is relevant and proportionate.	Our planning teams regularly engage with community groups to ensure that feedback has been understood.
	Give genuine and proper consideration to community input.	Provisions of our plans or the proposed development may change in response to community feedback. A building height may be amended, or a project could take an altogether different approach.
	Regularly review the effectiveness of community engagement.	We undertake an annual survey and seek feedback from attendees at community sessions.
	Integrate community input into the evaluation process.	Consultation reports are distributed to community members who participated in the process or signed up for updates as well as other channels such as our website, social and mainstream media.
	Comply with any statutory obligations.	
	Protect privacy and respect confidentiality.	



2.2 Our approach to community participation

Council's recognises and abides by best practice principles developed by the International Association for Public Participation (IAP2). The IAP2 Public Participation Spectrum helps identify and select the appropriate level of public participation to select methods of engagement, and to identify a range of tools for engagement. The model is value-based, decision-oriented and goal-driven.

The Public Participation Spectrum has different levels of participation and it is not possible for the Plan to prescribe exactly how the community will be engaged for every project or development application. The most appropriate engagement approach will depend on the nature and type of planning proposal or project or DA.

Council will consult with the community and keep it informed on planning proposals and DAs as required by the Plan. Submissions received during the formal exhibition periods will be considered and the community will be advised of Council's final decision. In the preparation of planning strategies, Council will involve the community in shaping final decisions and the directions of these plans.

3.0 The role of exhibitions in the planning system

Opportunities to participate in the planning system, which include plan making and development assessment, will respond to the nature, scale and likely impact of the proposal or project being considered or assessed.

A standard, regular and valuable way for the community to participate in the planning system is by making a submission on a planning proposal or DA during the notification/formal exhibition stage. Submissions can raise positive aspects of a plan or DA to be encouraged or raise areas of concern that may require further attention in assessment.

Section 2.21(2) of the EP&A Act outlines the types of plans and DAs that must be considered in a CPP (mandatory) and Schedule (1) sets out the minimum exhibition time frames for them. The EP&A Act also allows for the inclusion of non mandatory applications.

Sometimes a decision about a draft planning proposal (strategic planning) might be made before it is publicly exhibited. This type of decision is known as a 'pre-gateway' decision. Other than this type of specialised decision, no decision would be made before the exhibition or notification time frame for any draft plan, or DA on a draft plan, has ended.





3.1 Why undertake exhibitions of plans and DAs?

A corner stone technique we use to encourage participation, is the formal public exhibition of a planning proposal or DA. During the public exhibition relevant documents are made available for the community to view. This may include a draft of a policy, plan or proposed DAs that Council is seeking community input on.

3.2 What are the exhibition time frames for plans and DAs?

3.2.1 Exhibition time frames set by the NSW Government

Section 2.21(2) of the EP&A Act details the types of proposals that must be considered in the CPP and Schedule 1 sets a minimum time frame for their exhibition or notification. The mandatory minimum time frames for the exhibition of relevant plans and DAs (for Council planning function) are shown in the tables below.

Council will always exhibit a proposal for this mandatory minimum time frame and will consider an extended time frame for exhibition based on the scale and nature of the proposal.

Mandatory exhibition time frames for plan-making

TYPE OF PLAN APPLICATION	DAYS FOR EXHIBITION (MINIMUM)
Draft Community Participation Plan	28 days
Draft Local Strategic Planning Statement	28 days
Planning proposals for Local Environmental plans, subject to a gateway determination	28 days or as specified by the gateway determination, which may find due to the minor nature of the proposal that no public exhibition is required
Draft Development Control Plans	28 days
Draft Contribution Plans	28 days
Draft Planning Agreements	28 days

Mandatory exhibition and notification time frames for development applications

Type of development application - EP&A Act	Minimum days for exhibition or notification (mandatory) - EP&A Act	Type of development application - This Plan	Minimum days for exhibition or notification (specified) - This Plan*
Local Development Consent (other than for complying development certificate, for designated development or for State significant development)	14 days, or (a) if different period specified in a CPP, the specified period (b) if no period specified in CPP, no public exhibition	<p>(a) Demolition, relocation or alterations to: (i) a heritage item; or (ii) a building, work, relic or tree within a heritage conservation area,</p> <p>unless partial demolition is proposed, and if the Council considers that the proposed partial demolition would not adversely affect heritage significance of the heritage item or the heritage conservation area.</p> <p>(b) Development within a residential zone for any of the following purposes: (i) car park; (ii) child care centre; (iii) community facility; (iv) educational establishment; (v) hospital; (vi) place of public worship; (vii) residential flat building.</p> <p>(c) All Development types not listed in (a), (b) and (d).</p> <p>(d) Modification of Development Consent under section 4.55 or section 8.2 of the EP&A Act for development types in (a) and (b).</p> <p>(e) Modification of Development Consent under section 4.55 or section 8.2 of the EP&A Act for all development types in (c).</p>	<p>30 days</p> <p>30 days</p> <p>14 days</p> <p>30 days</p> <p>14 days</p> <p><i>*The minimum notification periods may be extended at the discretion of Council's Director Development and Regulatory Services in order to accommodate special circumstances of a particular site or development proposal</i></p>
Modification of Development Consent, required to be publicly exhibited by the EP&A Regulations	The period (if any) determined by the consent authority in line with CPP	Modification of Development Consent, required to be publicly exhibited by the regulations	In accordance with the EP&A Regulations and same specified period
Integrated Development	28 days	Integrated Development	28 days
Designated Development	28 days	Designated Development	28 days
State Significant Development	28 days	State Significant Development	28 days
Environmental Impact Statement (Division 5.1)	28 days	Environmental Impact Statement (Division 5.1)	28 days
Environmental Impact Statement for State Significant Infrastructure (Division 5.2)	28 days	Environmental Impact Statement for State Significant Infrastructure (Division 5.2)	28 days
Re-exhibition of any amended application or matter referred to in table required by or under Schedule 1 of the EP&A Act.	The period (if any) determined by the person or body responsible for publicly exhibiting the application or matter	Re-exhibition of any amended application or matter in table above, required by the Act	Same specified period

3.2.2 Exhibition time frames set by the Community Participation Plan

The exhibition time frames for DAs are outlined in the table on the previous page.

While the EP&A Act sets minimum mandatory exhibition time frames for DAs, the Plan can extend the time frames to tailor the exhibition of applications to suit the local context. One of the purposes of the Plan is to transfer the provisions of Council's Notification Policy (Section 6) of Hunters Hill Consolidated Development Control Plan 2013 into the Plan.

3.2.3 What DAs are not notified?

- Proposed developments which are defined as exempt development or complying development according to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and/or the Hunters Hill Local Environmental Plan 2012 (LEP 2012).
- Proposed works that the Council considers to be of a minor nature, or that are considered likely to have no detrimental effect upon adjoining land or neighbouring land.
- Proposed changes of use that do not involve building works provided that the proposed use is permissible within the land use zone which applies to the development site.
- Proposed strata subdivision of a commercial development, dual-occupancy or multi-unit residential development, whether existing, approved or constructed.
- For development applications and applications under S4.55 and S8.2 of the EP&A Act where amended plans are submitted prior to granting of consent, and where the responsible officer considers that impacts of the original proposal would not be increased in relation to adjoining land or neighbouring land.

To find out more about exempt or complying development and complying development certification under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 go to:

www.planningportal.nsw.gov.au and search for 'Complying Development'.

For more information on Complying Development Certification by Council, go to:

www.huntershill.nsw.gov.au and search 'Complying Development'.

3.2.4 What other plans and DAs might be notified?

In addition to the DAs mentioned previously in the Plan that are exhibited and notified, there are other times when an application may be exhibited and or notified. Section 2.22(2) of the EP&A Act also allows a planning authority to include additional consultation processes for planning functions.

The below table outlines other application types that may be exhibited and notified in the Plan.

TYPE OF APPLICATION FOR DEVELOPMENT	DAYS FOR EXHIBITION OR NOTIFICATION
Application for development that is before the Land and Environment Court where changes have been made as part of the Court's assessment process	30 days

3.3 What are the notification requirements for DAs?

For DAs that require notification, the following notifications will occur by Council or the consent authority:

(a) Development proposals, written notice shall be provided to the following:

- (i) Owners or occupants of adjoining land which is located next to the site of the proposed development; and
- (ii) Owners or occupants of neighbouring land where, in the opinion of the responsible officer, the existing use or current enjoyment is likely to be affected detrimentally if the proposed development were to be carried out; and
- (iii) Any other persons that are required to be notified according to the Environmental Planning and Assessment Regulations.

Note. Generally, within 10 days after the receipt of a development application which is considered to be satisfactory, the responsible officer will form an opinion as to which persons (if any) should be notified.

(b) When determining whether a development proposal is likely to have detrimental effects upon adjoining or neighbouring

lands, the responsible officer will consider:

- (i) Views to and from neighbouring lands;
- (ii) Overshadowing of neighbouring lands;
- (iii) Privacy of neighbouring lands;
- (iv) Potential noise impacts upon neighbouring lands

(c) Applications to modify a development consent, or for the review of a development consent:

- (i) Proposals to modify an approved development under Section 4.4 of the EP&A Act which are considered significant by the responsible officer and/or the Council - notified to all owners and occupants who were notified in relation to the original DA.
- (ii) Requests for review of a development consent according to Section 8.2A of the EP&A Act - notified to owners or occupants who made submissions in relation to the original development application.

For written notice:

- Where the adjoining or neighbouring lands are owned or occupied by more than one person, notification requirements will be satisfied by written notice to one owner or occupier
- Non-resident owners of adjoining or neighbouring lands will be notified of the proposed development via their postal address which is shown on the Council's records
- Where the adjoining or neighbouring lands are strata titled, notice of the proposed development will be sent to the Secretary of the Owner's Corporation
- Where the adjoining or neighbouring lands have a community title, or are a precinct or neighbourhood parcel within the meaning of the Community Land Development Act, notice of the proposed development will be sent to the Secretary of the association for that community, precinct or neighbourhood parcel

Persons that will not be notified are:

- (i) Owners or occupants of a property that, in the opinion of the assessment officer, is not likely to be substantially affected by the proposed development
- (ii) Owners or occupants of adjoining or neighbouring lands who have submitted a letter which confirms that they have no objection to the proposed development

The notice of an application for development will be displayed on land to which the development application relates and will include details of the exhibition in accordance with the Act and the Environmental Planning and Assessment Regulations.

The notice will be a sign which is placed on the site in a position at the street frontage and the signs shall remain in place until the required notification period has expired.

- (i) The required notice shall be provided in the form of a sign which is placed on the site in a position immediately next to the street frontage
- (ii) Notification signs shall remain in place until the required notification period has expired.

3.4 Where to see plans and documents that are a part of an exhibition?

To make participation in the planning system as easy as possible, Council will provide information in various places and ways to ensure that the community is able to make an informed opinion on what might be happening in our Municipality and to make submissions if required.

Planning information, including plans and supporting documents will be available for viewing on Council's website at any time, which includes an 'application tracker' and via the NSW Planning Portal. You can also visit Council Administration Building and speak with our Customer Service Officers.

Draft planning strategies or instruments (planning proposals) can be viewed on Council's website during an exhibition period and via the NSW Planning Portal.

Depending on the type of development and likely impacts, notification may include:

- an email or letter
- an advertisement in the local newspaper
- notice on Council's website, including via the 'application tracker'
- a site notice
- notice on the NSW Planning Portal.





3.5 How to make a submission

You can make your submission on a draft plan or DA in several ways. However, all submissions must be in writing. Submissions will be registered into Council's Records Management System.

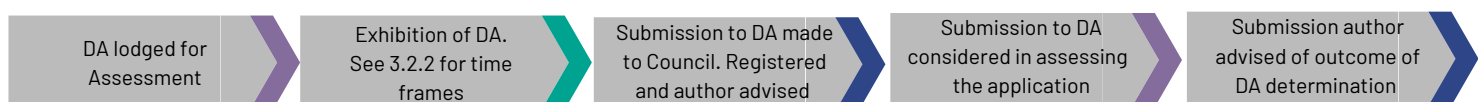
You can:

- Write an email with the draft plan name or application number as the subject and send it to:
council@huntershill.nsw.gov.au any time throughout the exhibition or notification period
- Write a letter and send it to Hunter's Hill Council, PO Box 21, Hunters Hill NSW 2110
- When available, you can write your submission in an online feedback form on Council's website at:
www.huntershill.nsw.gov.au

If Council sends you a letter, places a notice on our website or in a local newspaper about an exhibition, we will include details on how to make a submission.

To assist the community understand the process when a submission is made on a DA, the submission process below is followed:

Submission to DA Process - Key Steps



3.5.1 What should a submission to an exhibition include?

So Council can consider your submission and ensure participation, it is essential that you provide the following details in your submission:

- Your name, street address, contact telephone number and/or email address
- Your daytime contact details so we can ask you questions about your submission if we need to
- Clear reasons for your support or objection to a draft plan or application for development
- Any constructive ideas that you might have to reduce or overcome your concerns
- Include photos or drawings if you think these will assist with putting across your view

Any anonymous submissions with no personal contact details will not be considered as part of the exhibition period for a draft plan or a DA.

3.5.2 What happens to a submission when received by Council?

When Council receives a submission, we will write to you to let you know that we have received your letter or email.

The submission will be used as part of the finalisation of a draft plan or in the assessment of a DA. Matters raised will be considered and used in the overall assessment of the impacts a development proposal might have on the natural and built environment and our community.

When a decision is made by Council or the Hunters Hill Local Planning Panel, the interests of the community, the environment, the rights of an applicant and various legal requirements imposed by legislation will all need to be considered and balanced.

After a Planning Panel or Council Officers have made a decision, we will write to you to let you know the outcome of the plan or development assessment. We will also let you know how to find out more about the reasons for the decision.

Important information about submissions that are petitions or similar letters and emails:

- A petition that contains the details of people that are objecting to a development proposal is only counted as one submission for the purpose of deciding whether or not an application will go to the Hunters Hill Local Planning Panel for a determination instead of Council Officers.
- To be counted as an individual submission, each letter or email must be unique in terms of its composition and wordage. Form emails or letters that are the same except for the signature of the writer or a letter signed by multiple people will only count as one submission for the purposes of deciding whether or not an application will go to the Hunters Hill Local Planning Panel for a decision instead of Council Officers.

Council refers an application for development to the Hunters Hill Local Planning Panel for a decision when, among other criteria, 10 or more individual submissions that object to the development proposal are received.

Important point: We will continue to receive submissions that arrive after the exhibition or notification period has ended, but cannot guarantee that they will be considered in the assessment of a draft plan or DA as the matter may already be in the process of being reported to Council or a DA may have already been determined.





Glossary

PLANNING TERM

Contribution plans

DEFINITION

A plan developed by councils for the purpose of gaining financial contributions from new development towards the cost of new and upgraded public amenities and/or services required to accommodate the new development

Complying development

Complying development refers to development that complies with pre-determined development standards and requires consent in the form of a complying development certificate by a consent authority or accredited certifier

Designated development

Designated development refers to developments that are high-impact developments (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. a coastal wetland)

Development Control Plan (DCP)

A plan that provides detailed planning and design guidelines to support the planning controls in a LEP

Exempt development

An exempt development refers to development that is exempt from the assessment and consent or approval requirements of the Environmental Planning and Assessment Act

Gateway determination

A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition

Local Environmental Plan (LEP)

An environmental planning instrument developed by a local planning authority, generally a council. An LEP sets the planning framework for a Local Government Area

Regional strategic plan

20-year plans that address the community's needs for housing, jobs, infrastructure and a healthy environment for a DPE Region

State Environmental Planning Policy (SEPP)

An environmental planning instrument developed by the Department, that relates to planning matters that are state significant or are applicable across the state

State significant development (SSD)

Some types of development are deemed to have State significance due to the size, economic value or potential impacts that a development may have. Examples of possible SSD include: new educational establishments, hospitals and energy generating facilities

State significant infrastructure (SSI)

Includes major transport and services development that have a wider significance and impact than on just the local area. Examples of possible SSI is: rail infrastructure, road infrastructure and water storage and treatment plants

Urban renewal areas, includes:

Growth centres: Land identified in State Environmental Planning Policy (Sydney Region Growth Centres) 2006, earmarked for the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity

Planned precincts: Identified locations across Greater Sydney with good access to existing or planned public transport connections, suitable for rejuvenation with new homes and jobs

State significant precincts: State significant precincts are large areas of predominantly State-owned land, within Greater Sydney, that are identified by the State Government as areas for growth because of their social, economic or environmental characteristics



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