



COUNCIL POLICY

Planning Proposals

Date October 2020
Council Resolution Date 8 February 2021
Clause Number DEC21/3

Responsible Position Manager Growth Planning
Branch Growth Planning
Division Development and Environment
Version 3
TRIM Reference Number ED21/12419
Review Period 1 year
Review Date End of Financial Year
Consultation

Document Revision History	
Description	Date
Notes	

POLICY

PURPOSE

The purpose of this Policy is to provide guidance to landowners, developers and the community on the application of Council's three-tiered, fee structure for the assessment of a planning proposal request. The Policy aims to ensure that the application of the fee structure is delivered in a clear and transparent manner which can be easily interpreted and understood.

BACKGROUND AND RELATED LEGISLATION

Council, on 22 June 2020, adopted the fees and charges for the 2020/2021 financial year. The document included a revised fee structure for the preparation of an amendment to a local environmental plan as requested by a developer. This process is referred to as a planning proposal request and must be undertaken in accordance with Section 3.13 of the Environmental Planning and Assessment Act, 1979.

This Policy should be read in conjunction with the Department of Planning, Industry and Environment's '*a guide to preparing planning proposals*' and '*a guide to preparing local environmental plans*'.

SCOPE

This Policy applies to any developer led planning proposal request lodged with Council which seeks to amend either the Dubbo Local Environmental Plan 2011 or the Wellington Local Environmental Plan 2012.

POLICY

1. Fee Structure

Council plays a key role in the assessment and processing of planning proposal requests. To cover the costs associated with the assessment and processing of a planning proposal request, Council has adopted a new tiered fee structure.

Each fee comprises of two (2) separate payments. Payment 1, is to be made upon lodgement of the Planning Proposal and Payment 2, is to be made following the issue of a positive Gateway Determination from the Department of Planning, Industry and Environment (DPIE).

A copy of the local environmental plan making process is provided as **Attachment 1**.

i) Minor Planning Proposal

A minor planning proposal request should consist of an administrative or basic LEP amendment that demonstrates clear strategic merit, by giving effect to the Dubbo Regional Local Strategic Planning Statement or other local land use strategy.

An example of a minor planning proposal request may include a proposal to allow an additional permitted use on land that would be consistent with the objectives of the relative land zoning.

ii) Major Planning Proposal

A major planning proposal request would require additional resources to assess the greater number of planning considerations presented to Council. A major planning proposal request must clearly demonstrate strategic merit by giving effect to the Dubbo Regional Local Strategic Planning Statement or other local land use strategy.

An example of a major planning proposal request may include a change in the land use zoning and/or alteration to minimum lot sizing of an area of land for future subdivision.

iii) Complex Planning Proposal

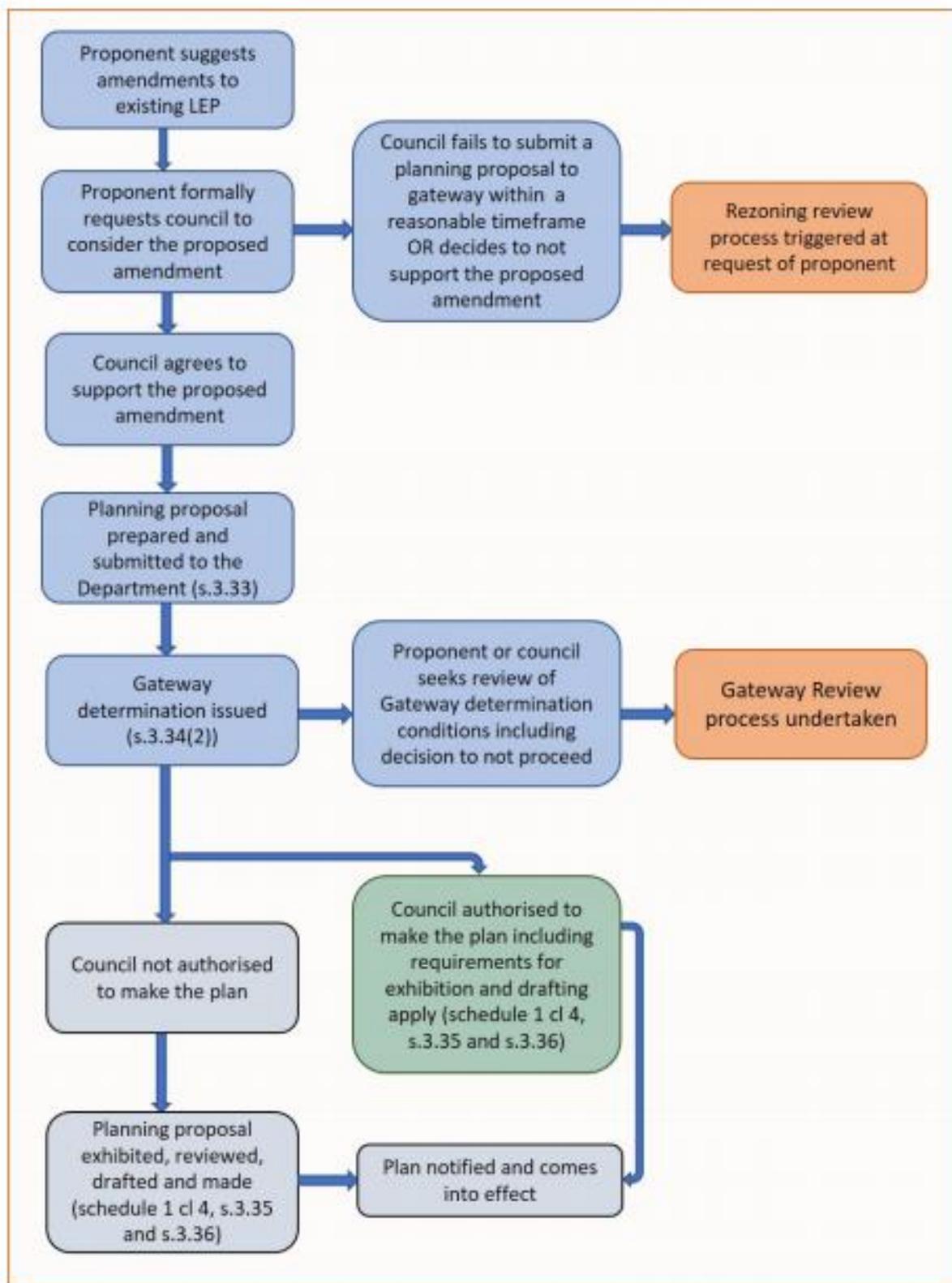
A complex planning proposal request may not directly align with the strategic direction of the existing Local Strategic Planning Statement or other local land use strategy, however, this request may offer alternative opportunities for the Local Government Area. This type of request would require Council to prioritise a concurrent review of relevant strategic land use plans.

An example may include the rezoning of a parcel of land from residential to commercial, which is not identified as future commercial under the existing Dubbo Employment Lands Strategy. This process would involve a review of the Dubbo Employment Land Strategy.

2. Additional considerations

The Applicant is liable for all costs associated with preparing a planning proposal request. That includes any technical studies that may be required to support this request. It should be noted that lodgement of a planning proposal request with Council does not guarantee that the request will result in an amendment to a local environmental plan.

Attachment 1 – Local Environmental Plan Making Process



Source: Department of Planning, Industry and Environment – A guide to preparing local environmental plans