

SD09/312



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