Development Applications - Consideration by Council Policy

1 Purpose
The purpose of this policy is to:
• Provide a consistent, transparent and efficient decision making process for development applications
• Facilitate a decision making process that reflects the complexity of the development application
• Establish criteria for identifying applications that will be escalated to Council for determination
• Enable merit based assessments at the appropriate level in Council and ensure the decision making process upholds the integrity of the NSW planning system

2 Policy
In determining whether a development application is to be considered by Council the following applies:
1. Development applications for approval involving substantial aspects of the following elements to be referred to Council for determination:
   a) Significant public interest and community input
   b) A proposed variation to the Local Environmental Plan that varies from the development standard by more than 10%
   c) Significant land use
   d) Major environmental issues

3 Definitions
N/A

4 Key Responsibilities

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<tr>
<th>Position</th>
<th>Directorate</th>
<th>Responsibility</th>
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<tbody>
<tr>
<td>Mayor</td>
<td>Council</td>
<td>To lead councillors in their understanding of, and compliance with, this policy and guidelines.</td>
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<tr>
<td>General Manager</td>
<td>Executive</td>
<td>To lead staff (either directly or through delegated authority) in their understanding of, and compliance with, this policy and guidelines.</td>
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<tr>
<td>Directors</td>
<td>All Directorates</td>
<td>To communicate, implement and comply with this policy and related guidelines.</td>
</tr>
<tr>
<td>Council Leaders</td>
<td>All Directorates</td>
<td>To implement this policy and related procedures.</td>
</tr>
<tr>
<td>All Council officials</td>
<td>Council</td>
<td>To implement this policy and related procedures.</td>
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</tbody>
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5 References
• Local Government Act 1993
• Environmental Planning and Assessment Act 1979
• Coffs Harbour Local Environmental Plan 2013
• Planning Circular PS 08-014

6 Details of Approval and revision
- Approval date: 12/10/2017
- Responsible Section: Development Assessment
- Superseded policies/procedures:
- Next review date: 12/10/2021

**Table of amendments**

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