

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

Position	Directorate	Responsibility
Mayor	Council	To lead councillors in their understanding of, and compliance with, this policy and guidelines.
General Manager	Executive	To lead staff (either directly or through delegated authority) in their understanding of, and compliance with, this policy and guidelines.
Directors	All Directorates	To communicate, implement and comply with this policy and related guidelines.
Council Leaders	All Directorates	To implement this policy and related procedures.
All Council officials	Council	To implement this policy and related procedures.

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- **Superseded policies/procedures:**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

Amendments	Authoriser	Approval ref	Date