

COMMUNITY PARTICIPATION PLAN 2019

The Waverley Community Development Participation and Consultation Plan

ACKNOWLEDGEMENT

We acknowledge the Bidjigal and Gadigal people who traditionally occupied the Sydney coast.

We also acknowledge Aboriginal Elders both past, present and emerging.

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1 ABOUT THE PLAN

This Community Participation Plan (CPP) seeks to make community participation in local planning matters clearer for the Waverley community. It does this by outlining in one place how and when Council will involve the community and receive input across various planning processes and decisions.

Community participation refers to how Council engages with the community to shape the decisions and actions of Council, Council Officers and the Waverley Local Planning Panel (WLPP) in accordance with the legislative requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The level of community participation will vary depending on the community and the nature, scale and likely impact of the proposal being considered.

'The community' is any individual, group or organisation that is impacted by, or has an interest in, the decisions or initiatives of Council. It includes, but is not limited to, residents, landowners, business owners, community organisations, visitors and people working in the area, associations and peak bodies representing a range of issues and other levels of government, government agencies and statutory bodies.

Recent reforms to the EP&A Act require all Councils to prepare a Community Participation Plan (CPP).

This CPP, known as the Waverley Community Development Participation and Consultation Plan, has been prepared to meet Council's legislative requirements under Division 2.6 and Schedule 1 of the EP&A Act.

This CPP identifies when and how the community can participate in various Council-led statutory planning processes and decisions, including planning related strategy or policy development, plan making and development assessment. As well as outlining opportunities for participation in matters and processes external to Council.

It establishes Council's community participation principles which we use to guide our approach to community engagement. It does not outline how Council will engage on specific projects.

This CPP applies to the Waverley local government area (LGA) and the carrying out of planning processes and decisions by Council, Council staff and the WLPP only.




Shape the future of Waverley
What's your vision?
WAVERLEY COMMUNITY STRATEGIC PLAN
ISSUES PAPERS

2 OUR APPROACH TO COMMUNITY PARTICIPATION

The Waverley community is diverse, with people from various cultural and linguistic backgrounds, people with disability, younger people and older people, and Aboriginal and Torres Strait Islander people.

Council is committed to engaging with the community in an inclusive, transparent and accountable way, ensuring all groups within the community have an opportunity to participate and have a say.

Our community participation approach is underpinned by community participation principles that focus on meaningful engagement, involvement, accessibility and inclusion, to ensure transparent decision making across all planning matters.

These principles have been developed having regard to the community participation principles set out in Section 2.23(2) of the EP&A Act.

Table 1 - Our community participation principles

Principle	Our commitment
Community participation will *build relationships*	We will engage in an honest, open and respectful way to build strong relationships and trust within our community.
The community has the *right to be involved*	We believe that our community members have a right to be involved in decisions that affect them.
Community participation will *build capacity*	We will work with our community to build capacity to genuinely participate in decisions which affect their lives.
Community participation will have *clarity of purpose*	We will engage with our community with clarity around why we are engaging and what we need to know.
Community participation will be *accessible and inclusive*	Information and engagement activities will be offered in a range of accessible formats to enable fair and equal access to participation.
Community participation will be *timely*	We will engage early enough for participation to be meaningful and provide enough time for the community to provide input.
Community participation will be *tailored*	We will use a range of engagement and communication methods that suit the purpose of the project and reach the key stakeholders.
Community participation will be *strategic*	We will collaborate across Council to ensure our engagement activities are approached in a strategic way to avoid duplication and inefficiencies.
Community participation will be *transparent and accountable*	We will be open with information the community needs to be able to participate meaningfully and communicate how community input influenced the decision.
Community participation will be *representative*	We will aim to hear from all stakeholder groups, including those who face barriers to participation, to ensure we hear from a representative sample of the community being impacted by a decision or initiative.

Why is community participation important?

- it builds community confidence in the planning system and ensures the community can have a say in decisions that affect them
- it creates a shared sense of purpose, direction and understanding of the need to deliver infrastructure and services to meet the community needs, while managing change
- it develops strong relationships and partnerships between Council and the community, leading to shared understanding of our community needs, aspirations and priorities.

How we undertake community participation

Community participation (or engagement) is the act of informing, consulting, involving, collaborating and empowering individuals on relevant matters or decisions that affect their everyday lives.

There is no one-size fits all approach to community participation. The level of involvement and influence the community will have and the range of engagement methods we use will depend on the nature of the proposal being considered. This document does not outline how Council will engage on specific projects, but more broadly how Council will foster community participation in planning processes and decision making.

Council planning processes and decisions

Council has adopted the International Association of Public Participation (IAP2) 'Public Participation Spectrum' model to inform the appropriate level of community participation for various planning processes and decisions. The IAP2 model comprises five levels of engagement. Refer to Figure 1.

Council typically utilises the first three levels of the IAP2 model to guide the preparation of tailored engagement strategies, which identify the methods and level of engagement used to engage with the community on specific planning-related projects.

It is noted that the fifth level of the IAP2 model 'Empower' is difficult to achieve within a planning system that has a multi-layered policy framework and multiple stakeholders.

Methods of community participation Council may utilise include (but are not limited to):

- Print - newspaper advertisements, flyers, notices,
- Online - Have Your Say webpage, social media, emails,
- Interactive - surveys, information sessions,
- Face-to-face - Council and Precinct meetings, workshops.

A common way for the communities to participate in planning is during 'public exhibition' or 'public notification' of planning related documents and development applications. The minimum mandatory statutory exhibition timeframes and the associated notification processes are outlined in Part 5 and Part 6 of this CPP. During the exhibition or notification period Council may utilise one or more of the above community participation methods.

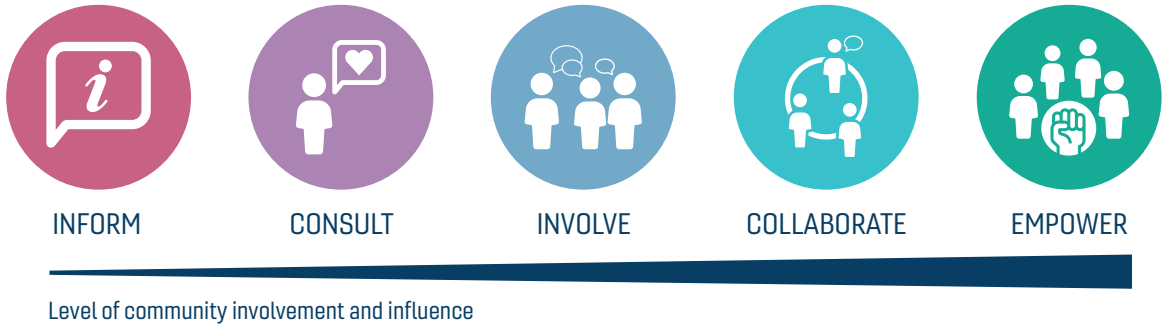


Figure 1 - The IAP2 'Public Participation Spectrum' model

There will be circumstances where Council may not consult with the community, including when:

- the proposal does not require public exhibition / notification in accordance with the legislation,
- the community has already had input through prior engagement,
- Council is responding to an emergency and immediate action is required to rectify an issue,
- technical or other expertise is the primary input to guide the decision.

External planning processes and decisions

The State Government (e.g. the Department of Planning, Industry and Environment (DPIE)) and other government agencies also develop planning related policies and assess development applications that may affect the Waverley community. These may include:

- new or amendments to existing State Environmental Planning Policies (SEPPs),
- assessment of State Significant Development (SSD), including new or alterations to existing educational institutions.

For these external planning processes and decisions there is no requirement that Council undertake community participation. However, Council may choose to keep the community informed. This can take the form of directing the community to relevant agencies webpage on Council's webpage, newsletter or social media accounts. The external agency is responsible for undertaking sufficient community engagement in accordance with their CPP.

Further, Council may choose to advocate on certain external matters to represent community interests and provide feedback to the relevant agency.

How we report on community participation

An important component of community participation is responding to and demonstrating how feedback has informed decision making.

Consideration is given to all community participation, and Council reports on how feedback has been used to inform the project. This reporting may be undertaken in multiple ways, for example:

- Council may notify those people who have been actively involved and are directly affected by the proposal of the outcomes and decisions,
- Council may publicise a submissions report which outlines the scope, community input and how this input has been considered,
- Council will publicise Council and WLPP meeting minutes.

Depending on the nature and timing of a decision, these reports may be published prior, at the time or following the making of a decision or finalisation of a project.

Further, the community can stay up to date on Council processes and decisions by:

- registering on the Waverley Council Have Your Say webpage - **haveyoursay.waverley.nsw.gov.au**,
- tracking the progress of Development Applications through Councils Development Application tracking tool - **waverley.nsw.gov.au/building/development_applications/track_a_da**,
- subscribing to planning and Development Application alerts which provides a list of planning applications in the Waverley LGA - **planningalerts.org.au/alerts/signup**.

Table 2 - Our approach to community participation for planning processes and decisions

Level of engagement / community involvement	Process for engagement	Example methods of engagement
INFORM ●○○○○	We will notify the community (one-way communication) of proposals and provide accurate and relevant information, to assist in understanding a particular matter. We will clearly outline how the community can get in touch and provide feedback. We will update the community of the proposals progress and outcome.	'Have your say' Waverley website updates Waverley Development Tracker website updates Media releases Social media announcements Council page in the Wentworth Courier Letterbox drops
CONSULT ●●○○○	We will consult with the community (two-way communication) and invite feedback on proposals to inform decision making. We will listen and consider all feedback received, and provide feedback on how input shaped the final decision or outcome through the relevant Council or Committee Meeting Reports or Assessment Reports.	Public exhibition 'Have your say' Waverley website updates Waverley Development Tracker website updates Surveys Information sessions One-on-one engagement with Council planners via email or letter
INVOLVE ●●●○○	We engage directly with the community (participatory process) and seek specific feedback and input on proposals to inform decision making. We will demonstrate how the community's involvement was used. We will update the community of the proposals progress and outcome.	Precinct Committee Meetings Public workshops and feedback sessions Site visits Pop-ups Intercept surveys Citizen juries
RESPONSE AND DETERMINATION	We notify the community of the outcomes of community participation and detail how their views were considered in the relevant Council or Committee meeting, submissions or assessment reports. We notify the community of the reasons for a decision. The ability to review or appeal a decision depends on the type of planning process and project.	'Have your say' Waverley website updates Waverley Development Tracker website updates Publication of community engagement reports Exhibition reports Notice of determination reports Council and Committee Meeting reports


PLANNER & CALENDAR
SATURDAY
FRIDAY
THURSDAY
WEDNESDAY
THE SAHARA
GROUP

3 COMMUNITY PARTICIPATION IN THE PLANNING SYSTEM

Waverley Council recognises the importance of community participation throughout the planning process. Council is committed to engaging with the community in an open, transparent and accountable way, to make fair and equitable decisions that reflect the needs of the Waverley community. No matter how big or small, it's important the community know when and how they can have their say on what is happening in Waverley.

The economic, social and environmental needs of the community are constantly changing. These needs include access to employment, housing, transport, education and health services and open space.

'Planning' is the act of researching, analysing, anticipating and influencing change in an area in response to these needs. Planning is important because it affects everyone in the community and the built and natural environments in which we live.

The 'planning system' is a framework of legislation, policy and practice, which enables and guides development to ensure we deliver these economic, social and environmental needs.

The NSW planning system

The Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal legislation governing land use planning and development in NSW – from the overarching objectives through to how controls affecting development are made and how a development is assessed against those controls.

The Act is administered by the NSW DPIE.

The EP&A Act is supported by the Environmental Planning and Assessment Regulation 2000 (EP&A Regulations), which sets out how certain functions under the EP&A Act should be carried out, fees, procedures etc.

State, regional and local plans

The planning system has a hierarchical structure with the EP&A Act providing for three levels of planning – State, regional and local. Council's role and influence across these three levels of planning varies.

Councils in NSW exercise their local planning functions within the broader legislative and policy context set by the State government. Specifically, councils have the primary responsibility for preparing and implementing local plans, however they are required to reflect State and regional planning priorities and actions.

The hierarchy of key State and local plans applying to the Waverley LGA is shown at Figure 2 and described in Table 3. These plans are prepared in accordance with Part 3 of the EP&A Act.

Table 3 - Key State and local plans applying to the Waverley LGA

Plan	Description
Strategic plans	
Greater Sydney Region Plan	A 40-year vision and 20-year strategic plan for the Sydney metropolitan area, prepared by the NSW Government (Greater Sydney Commission (GSC)). The plan outlines objectives to provide for the community's economic, social and environmental needs. Visit **greater.sydney/metropolis-of-three-cities/about-plan** for more information.
Eastern City District Plan	A 20-year vision plan for the Eastern City District of metropolitan Sydney, prepared by the NSW Government (DPIE). The plan guides the implementation of the Greater Sydney Region Plan at a district level. Visit **greater.sydney/district-plans** for more information.
The Waverley Local Strategic Planning Statement (LSPS)	A 20-year strategic plan, prepared by Council and endorsed by the NSW Government (GSC and DPIE). The plan guides the implementation of State planning priorities at a local level to deliver place-based outcomes.
Environmental planning instruments	
State Environmental Planning Policies (SEPPs)*	SEPPs are state-wide legislated plans prepared by the NSW Government (DPIE). They specify planning controls for certain areas and / or types of development. For example the provision of affordable housing or educational establishments. SEPPs have greater weight than Council's plans and policies.
Waverley Local Environmental Plan 2012	A legislated plan prepared by Council and approved by the NSW Government (DPIE). An LEP: • zones land to specify what development is permitted in a certain area • identifies special matters for consideration eg, whether an item has heritage significance or land is prone to flooding or bushfire • identifies the principal development standards eg, maximum building height and floor space ratio (FSR). A Planning Proposal is required to make or amend an LEP.
Local guides	
Waverley Development Control Plan	Guiding documents, prepared by Council. DCPs provide more detailed design and planning requirements for certain areas and / or types of development.

** Regional Environmental Plans (REPs) are deemed SEPPs in accordance with the EP&A Act.*

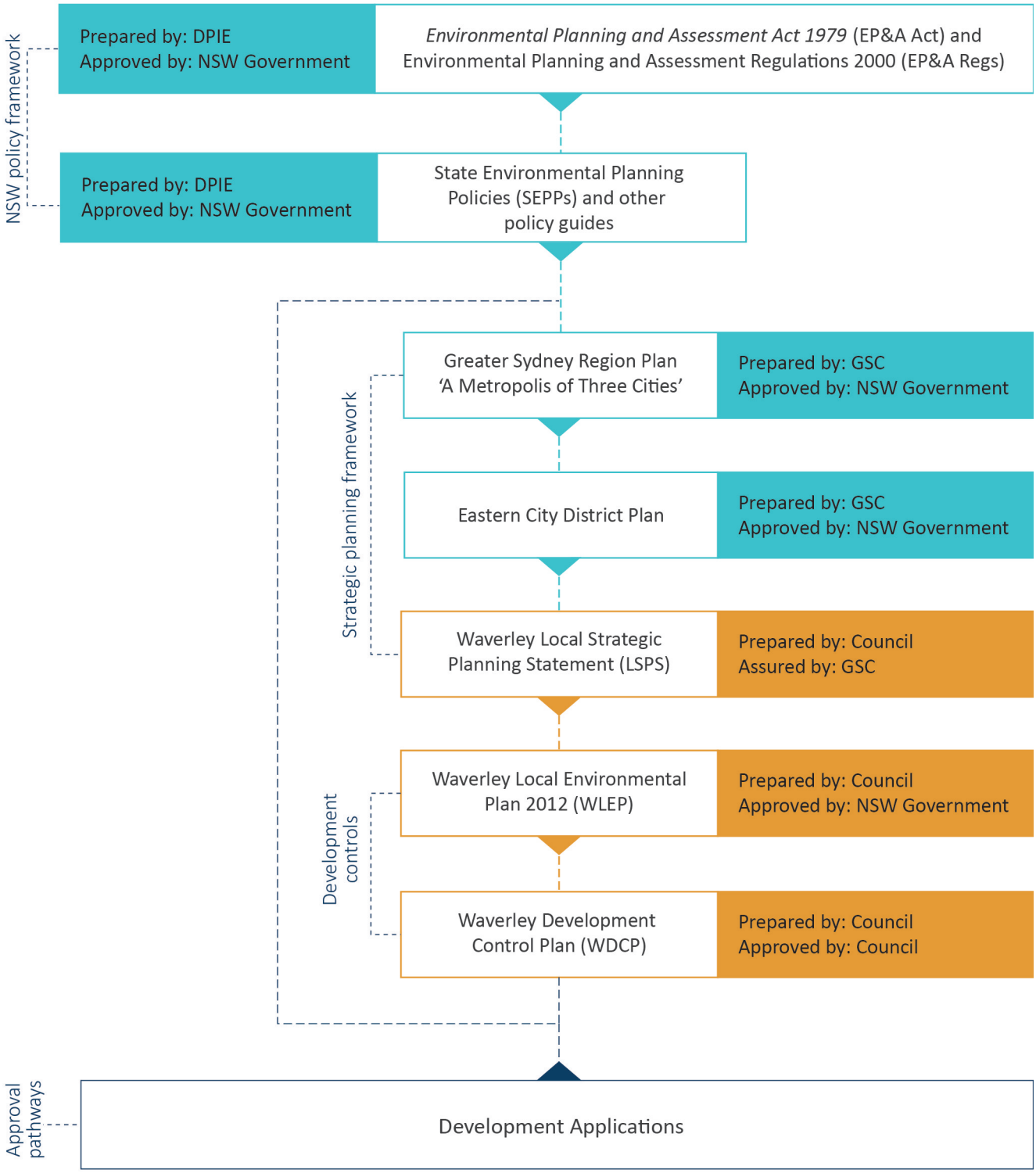
Development approval

The type of approval a development requires, if any, depends upon the scale and potential impacts of the proposal. There are nine approval pathways in NSW:

- Exempt development,
- Complying development,
- Local development,
- Regional development,
- State significant development,
- State significant infrastructure,
- Development without consent,
- Part 3A development,
- Designated fishing activities.

When preparing and assessing a development application, consideration is required to be given to the EP&A Act and the relevant strategic and statutory plans. These applications are prepared in accordance with Part 4 and 5 of the EP&A Act.

Visit **planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways** for more information.



'NSW Government' refers to the Premier of New South Wales and / or the Minister for Planning and Public Spaces. 'GSC' refers to the Greater Sydney Commission. 'DPIE' refers to the Department of Planning, Industry and Environment. 'Council' refers to Waverley Council Officers, Councillors and / or the Waverley Local Planning Panel.

Figure 2 - The planning framework applying to planning processes and decisions in the Waverley LGA

What is a Community Participation Plan?

In March 2018, amendments to the EP&A Act introduced new requirements to make it easier for the community to participate in planning decisions.

Specifically, Council has a responsibility to deliver the objects of the EP&A Act including to "provide increased opportunity for community participation in environmental planning and assessment" (see section 1.3(j) of the EP&A Act). A tool to deliver this object is a CPP.

This CPP, known as the Waverley Community Development Participation and Consultation Plan, has been prepared to meet Council's legislative requirements under Division 2.6 and Schedule 1 of the EP&A Act.

It seeks to make community participation in various Council-led strategic and statutory planning processes and decisions clearer for the Waverley community by outlining when and how the community can be involved.

It also outlines opportunities for participation in matters and processes external to Council, led by other government agencies e.g. the DPIE.

Further, this CPP establishes Council's community participation principles which we use to guide our approach to community engagement.

This CPP applies to planning processes and decisions (refer to Table 4) by Council, Council staff and the WLPP only. It does not apply to other NSW planning authorities including the GSC, DPIE, Independent Planning Commission (IPC) or other councils.

It also forms Council's approved 'Submissions Policy' as referenced under Council's Local Planning Panel delegations.

This CPP has been informed by the Waverley Community Engagement Strategy (CES) and Waverley Community Engagement Policy (CEP) which are being prepared concurrently. These documents are a requirement of the *Local Government Act 1993* (LG Act) and provides the framework for Council-wide community participation.

Who is involved in the planning system?



Figure 3 - Who is involved in the planning system?

Table 4 - What planning matters does the Waverley Community Participation Plan apply to?

Matter	Description
Planning related strategy or policy development	We develop strategies and policy documents for particular matters or areas of the LGA which reflect the future needs of the community. These documents, underpinned by detailed research and analysis, establish the vision, context and strategic direction to guide planning and development decisions. We consult and involve the community to ensure these strategies and policies reflect their future economic, social and environmental needs. Example documents include: the Bondi Junction Evening, Culture and Entertainment Strategy and Waverley's People, Movement and Places.
Plan making	We prepare local plans for the LGA per requirements of the EP&A Act. These plans are informed by our local strategies and policies as well as State and regional strategic and statutory plans, and provide the legislative framework for planning and development decisions. We inform and consult with the community during the preparation of these plans to ensure they will deliver the future needs of the community. Plans include: Local Strategic Planning Statement (LSPS), Waverley Local Environmental Plan 2012 (WLEP 2012), Waverley Development Control Plan (WDCP) and Contributions Plans.
Planning proposals	A Planning Proposal is a proposed amendment to the WLEP 2012. Planning Proposals can be prepared by Council, or they can be proponent-led, usually for a specific site (also known as spot-rezonings). We inform and consult with the community during the preparation and assessment of these proposals. Council Officers, the Waverley Local Planning Panel (WLPP), Council and the DPIE are all involved in the decision making process for Planning Proposals. Sometimes the Sydney Eastern City Planning Panel and the Independent Planning Commission (IPC) can also be involved in the process, if there is a dispute about a decision that has been made. When making decisions on these matters consideration is given to the proposals consistency with the requirements and objects of the EP&A Act, relevant State and local strategic priorities, plans and guidelines, community input and other technical advice.
Development approvals	Council Officers, the WLPP, the Sydney Eastern City Planning Panel, and the Land and Environment Court make decisions on a range of proposals, including local and regional development applications (DA), development without consent and some complying development certificates (CDC). We inform and consult the community during the assessment of development proposals. When making decisions on these matters consideration is given to the proposals consistency with the requirements and objects of the EP&A Act, relevant State and local strategic priorities, plans and guidelines, community input and other technical advice.

Public exhibition and public notification of planning matters

Opportunities for community participation and the level of influence the community has in decision making will depend on the nature, scale and likely impact of the proposal being considered. A regular and valuable way for the communities to participate in the planning system is by making a submission on a proposal during the 'public exhibition' or 'public notification' period.

Public exhibition / notification can be described as:

- giving notice to individual land owners / occupiers in the vicinity of a proposal,
- giving notice to the local Precinct Committees of all proposals within their area,
- determining an appropriate exhibition timeframe,
- advertising the exhibition notice, including how submissions can be made,
- making documents, including a draft strategy, draft plan or proposed development, publicly available.

In conducting an exhibition, we receive public comments in accordance with our **Terms of Use**, **Privacy Policy** and **Moderation Policy**.

There are mandatory statutory timeframes for the public exhibition and notification of planning related documents and proposals. These are set out in the EP&A Act. These timeframes are outlined in Part 5.

An exhibition timeframe may be discretionally extended based on the scale and nature of the proposal. Re-exhibition of any amended application or matter may occur.

The period of re-exhibition, if required, will be determined by Council and based on the nature, scale and likely impact of the amended proposal.

There will be circumstances where Council may not exhibit or consult with the community, including when:

- the proposal does not require public exhibition / notification in accordance with the legislation,
- the community has already had input through prior engagement,
- technical or other expertise is the primary input to guide the decision,
- Council is responding to an emergency and immediate action is required to rectify or remediate an issue,
- decisions relate to Council's day-to-day business operations,
- legal, commercial or confidential restrictions are involved.

It is noted that the following applications will not be exhibited:

- Exempt development,
- Complying development,
- Section 4.55(1) application for modification of a consent to correct a minor error, misdescription or miscalculation,
- DAs to strata title new buildings, which have not been occupied.

Exhibition of the above applications is not a requirement of the EP&A Act or other legislation.

Your privacy is important

We take your privacy very seriously. When participating in community participation you may be asked to provide personal information. The supply of your personal information is voluntary. However, if you do not provide your contact details, Council may be unable to give proper consideration to your comments, or to contact you to respond or update you on a proposal. You are entitled to access and correct the information you provide.

Personal information, including formal submissions will not be published on Council's website. However, please note that your submission, including your personal information, may be viewed and copied by, or provided electronically to, members of the public under the Government Information (Public Access) Act 2009. Questions concerning privacy or the use of your personal information should be referred to **governance@waverley.nsw.gov.au**.

Have your say!

How the community can participate in planning processes and decisions.

- **Make a formal submission** on Council-led proposals or local development applications by:
  - going online to the Waverley Have Your Say webpage or Development Application Tracker, or
  - by writing to The General Manager of Waverley Council, or
  - by emailing info@waverley.com.au or dasubmissions@waverley.nsw.gov.au.
- **Visit the Customer Service Centre** located at 55 Spring Street Bondi Junction, between 8.30am – 4.30pm, Monday to Friday, to access public exhibition documents.
- **Connect directly with Council staff** working on a proposal, policy, plan or project. Contact details are typically available on the Waverley Have Your Say and Development Application Tracker webpages.
- **Advocate for local issues** on State-led proposals or development applications by:
  - going online to the DPIE Have Your Say webpage or Major Projects webpage; or
  - by writing to the Minister for Planning, the Planning Secretary or DPIE staff.

What to include in a formal submission

Should you wish to make a formal submission please consider the following requirements:

- it must be in writing,
- it should indicate who is making the submission, or on whose behalf it is being made, the relevant address, contact phone number and email address,
- it should be succinct – there is no need for a submission to repeat or undertake a detailed assessment of the proposal against the development standards and controls,
- it should identify the reasons for support or objection and any impacts, positive or negative, that may arise from the proposal. If there is a satisfactory solution the submission should outline this,
- it should only relate to 'planning issues' that are capable of being considered under the EP&A Act.

What is a relevant 'planning issue'?

Some examples of what is and what isn't considered a relevant planning issue that is capable of being considered under the EP&A Act are provided below:

✓ Relevant plans and policies,
Overshadowing / loss of light,
Overlooking / loss of privacy,
Scale / size / local character,
Safety issues, hours of operation and outdoor dining,
Traffic generation,
Removal of and works to vegetation and trees.

✗ Impact on private property values,
Personal values or religion,
Matters covered by other legislation such as the provision of a liquor licence under the *Liquor Act 2007*,
The percieved morals / future intentions of developers.

Decision-making and determination

Community participation does not replace decision making functions of Council or other planning authorities, rather it informs and guides it.

In reaching a decision on proposals, a range of factors must be balanced to ensure that decisions are in the public interest. In addition to community input, decisions are also informed by factors such as:

- consistency of the proposal with the requirements and objects of the EP&A Act,
- consistency of the proposal with the relevant State and local planning controls,
- technical elements of the proposal and expert advice,
- other authorities and Government departments advice and approval,
- regional and peak bodies with which Council is affiliated.

In most cases, the determining authority (decision-maker) will be Council Officers (under delegation), the WLPP or Council. However, the EP&A Act, the EP&A Regulations or an EPI (LEP or SEPP) can specify a different consent authority for some planning matters, such as:

- the Greater Sydney Commission (GSC),
- the Minister for Planning and Public Spaces (the Minister can delegate this function to DPIE),
- the Independent Planning Commission (IPC),
- the Sydney Eastern City Planning Panel,
- a public authority (other than Council).

The determining authority for the planning matters covered by this CPP are outlined in Table 5.

Council reports on the outcomes of planning matters, including the outcomes of community participation. This may occur by:

- Council notifying people who have been involved and are directly affected by the proposal,
- reporting via Council and Strategic Planning and Development Committee Meetings. Reports are made available online through the Agenda and Minutes of these meetings,
- reporting via Development Assessment Reports which can be viewed on Council's Development Application Tracker webpage,
- online via Have Your Say and social media.

Planning panels and other consent authorities will publish public decisions and associated assessment reports on their webpages.

Schedule 1 of the EP&A Act requires that Council provides reasons for the determination of a development application (DA). These typically form part of the Notice of Determination and development assessment report which are made available online through the Waverley DA Tracking Tool.

Part 3 Division 3 of the EP&A Regulations requires Council to give public notice of its decision on a DCP including Council's reasons for the decision.

Depending on the nature and timing of a decision, these reports may be published prior, at the time or following the making of a decision.

Role of Councillors in decision making

Per Division 4.2, Clause 4.8 of the EP&A Act, the functions of a Council as a consent authority for development applications are not exercisable by the Councillors. They are exercisable on behalf of the Council by the local planning panel or delegation. This allows Councillors more time to focus on strategic planning issues.

In 2013, Waverley Council implemented the Waverley Development Assessment Panel (now referred to as the WLPP) to determine certain types of development applications. Per Division 2.5, Clause 2.18 of the EP&A Act Councillors are ineligible to be panel members. Further requirements for the WLPP panel members are outlined within the 'Code of Conduct for Local Planning Members' and the 'Local Planning Panels Direction Operational Procedures'.

Table 5 - Who makes decisions on planning matters?

Matter	Determining authority	
Planning related strategy or policy development	Planning related strategy and policies are prepared by Council Officers and adopted by Council.	
Plan making	Council Officers, the WLPP, Council and the DPIE can be involved in local plan making.	
Planning proposals	Council Officers, the WLPP, Council and the DPIE are all involved in the decision making process for Planning Proposals. Sometimes the Sydney Eastern City Planning Panel and the IPC can also be involved in the process, if there is a dispute about a decision that has been made. This is known as a Rezoning Review process.	
Development approvals	Exempt development	No development approval is required.
	Complying development	Complying development can be determined through a fast-track assessment by Council or an accredited Certifier. A Complying Development Certificate (CDC) is issued.
	Local development	Local development applications are submitted to Council for assessment can be determined in the following ways: • determined by Delegated authority ie, the Assessment Officer allocated the application, or Manager. Delegation is restricted to applications where no objections have been received and / or where applications do not depart (other than a minor degree) from the statutory controls and Council policies, or • determined by the WLPP* where there is a conflict of interest, contentious development, departure from development standards or sensitive development as defined by the Local Planning Panels Direction - **planning.nsw.gov.au/-/media/Files/DPE/Other/local-planning-panels-direction-development**. The WLPP is provided an assessment report and recommendation (instrument of approval / refusal) about the application to assist in making a determination. If a local DA is refused it may be appealed in the Land and Environment Court.
	Regional development	Regional DAs are submitted to Council for assessment and are determined by the Sydney Eastern City Planning Panel. Continued on next page.

** This CPP also forms Council's approved 'Submissions Policy' as referenced under Council's Local Planning Panel delegations. This allows Council (as the delegated authority) to direct certain DAs to the Local Planning Panel based on the number of submissions. Referrals to the Local Planning Panel remain as per Council's delegations unless otherwise specified in this document.*

Matter	Determining authority	
		The panel is provided an assessment report and recommendation (instrument of approval / refusal) from the Assessment Officer to assist in making a determination. These applications are of a greater scale or value than local development (generally over $30 million). If a regional DA is refused it may be appealed in the Land and Environment Court.
	State significant development (SDD)	SSDAs are submitted to DPIE for assessment and are can be determined in the following ways: • determined by the Minister (or DPIE as delegate), or • determined by the IPC if the application has received more than 25 submissions, the local council has objected or a political donation has been disclosed. The IPC may meet with the proponent, DPIE, Council or hold a public meeting. These applications relate to high cost and high impact developments that are not public infrastructure projects. An assessment report and recommendation (instrument of approval / refusal) is prepared by the Assessment Officer to assist in making a determination.
	State significant infrastructure (SSI)	SSI applications are submitted to the DPIE for assessment and can be determined in the following ways: • determined by the DPIE under delegation, or • determined by the Minister, where 25 or more submissions have been received. These applications relate to large, mainly infrastructure projects (eg, rail, roads). An assessment report and recommendation (instrument of approval / refusal) is prepared by the Secretary to assist in making a determination.
	Development without consent	Applications for 'development without consent' are prepared on behalf of a public authority (ie, Council) for self-authorisation ('determination') by the authority. These applications relate to low impact works carried out by the authority eg, upgrades to public open space.


Form

4 KEY PLANNING AND APPROVAL PROCESSES

There are many pathways for planning approval. In an attempt to make it clearer for the Waverley community this Part details how and when the community can participate in the following key State and local planning and approval processes:

- A- Complying development (*no formal consultation requirements*)
- B- Local development
- C- Regional / designated development
- D- State significant development (*Consultation undertaken by the State government*)
- E- Planning proposal (*Consultation may also be undertaken by the State government*)
- F- Council strategy and policy development

Note: the following flowcharts provide a generic overview of key stages of the assessment and decision-making process for the various planning matters common to the Waverley LGA. They are intended as a guide only. Processes may vary for specific development proposals, including the level of community participation undertaken. In some instances an applicant may undertake additional non-mandatory community consultation prior to or during the assessment of a DA. Council's role and influence varies across these matters.



A - COMPLYING DEVELOPMENT APPLICATION

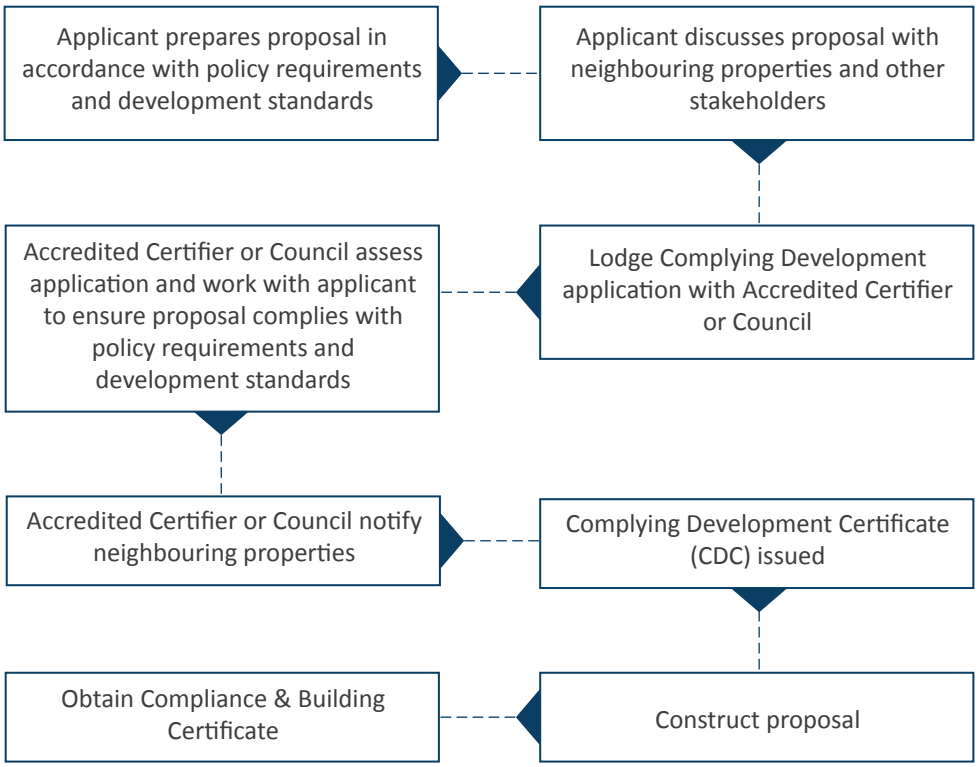
What is a complying development application?

Complying development is development that meets specific standards in the State government State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) or other SEPPs such as the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP). Complying development can be determined through a fast-track assessment by Council or an accredited Certifier.

Some categories of works that are complying development:

- construction of a new building (eg, secondary dwelling, school, hospital)
- alterations and additions to an existing building
- demolition of a building
- internal alterations (fit-outs) of commercial / retail premises.

Complying development approval process



Have your say!

Council encourages communication between complying development applicants and their neighbours. Applicants should consult with their neighbours at the earliest opportunity to help them understand the proposal. All neighbouring properties within a 20m radius of the site must be notified by an accredited certifier (Council or private) when they are processing an application. A CDC cannot be approved for at least 14 days after neighbouring properties are notified.

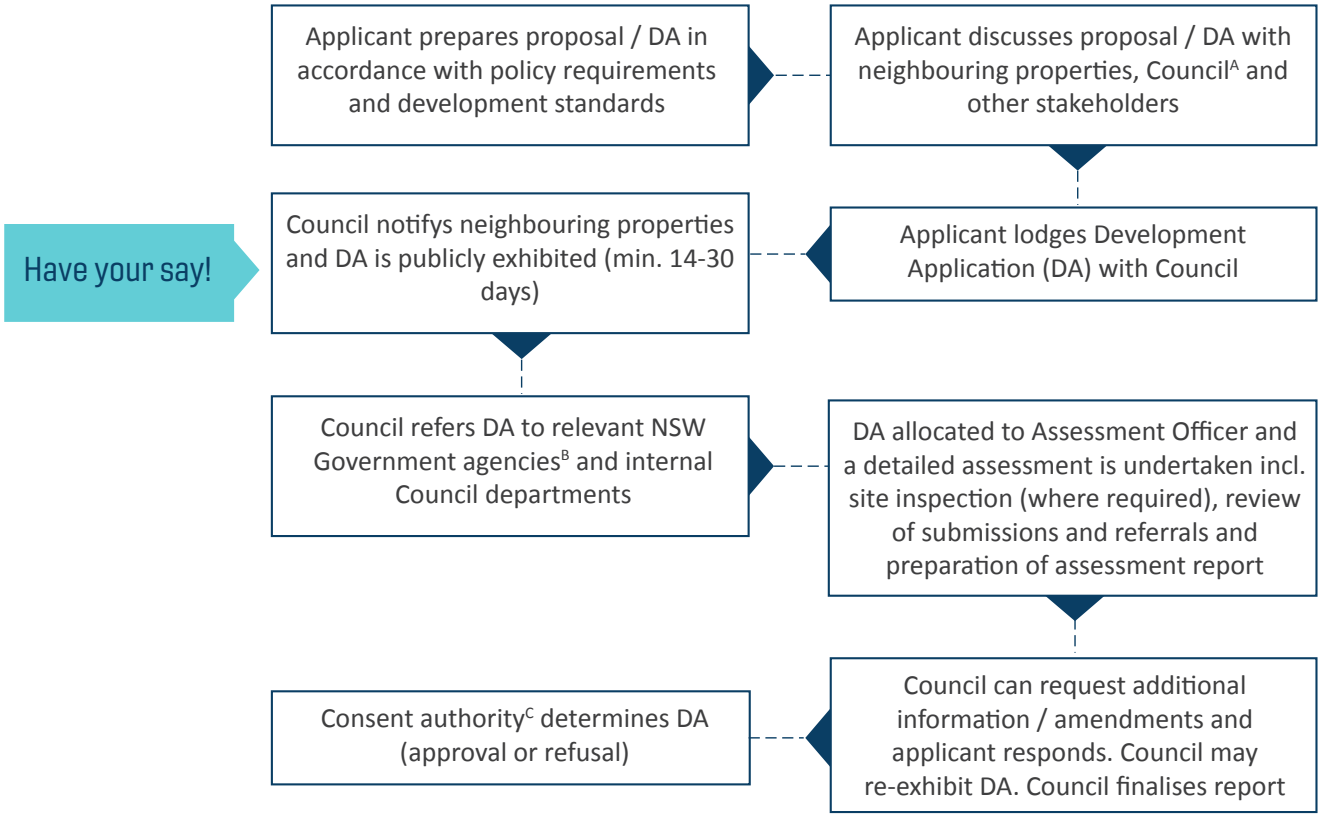
Neighbours have no objection rights to a complying development proposal because it meets minimum impact criteria on surrounding properties. These requirements are set out by the State government.

B - LOCAL DEVELOPMENT APPLICATION

What is a local development application?

A Development Application (DA) is an application made to Council seeking consent to carry out a proposed development. This is the most common type of development in NSW and includes home renovations and extensions, new residential buildings and medium-sized commercial and retail developments. Applicants must consider the requirements and objects of the EP&A Act, relevant State and local strategic priorities, plans and guidelines. Refer to the Waverley Development Application Guide for more information.

Local Development Application approval process



Notes

[A] Prior to the lodgement of a DA Council Officers may meet with an applicant to: discuss the application or proposal in terms of the type of information that will be required; to alert the applicant to relevant Council policies and strategies; or to raise potential impacts of the proposal. These meetings do not involve assessment advice or professional planning advice for the proposal.

[B] Some developments require referral to a government agency for a separate approval (i.e, 'Integrated Development'), concurrence or comment.

[C] The Consent Authority may be either a Council Officer (by delegation) or WLPP. Refer to Table 5 for more information.

Have your say!

- Make a formal submission on a DA whilst on exhibition / notification by visiting the Development Application Tracker, writing to The General Manager of Waverley Council, or emailing dasubmissions@waverley.nsw.gov.au.
- Visit the Waverley Customer Service Centre to access all plans and related documents for current applications.

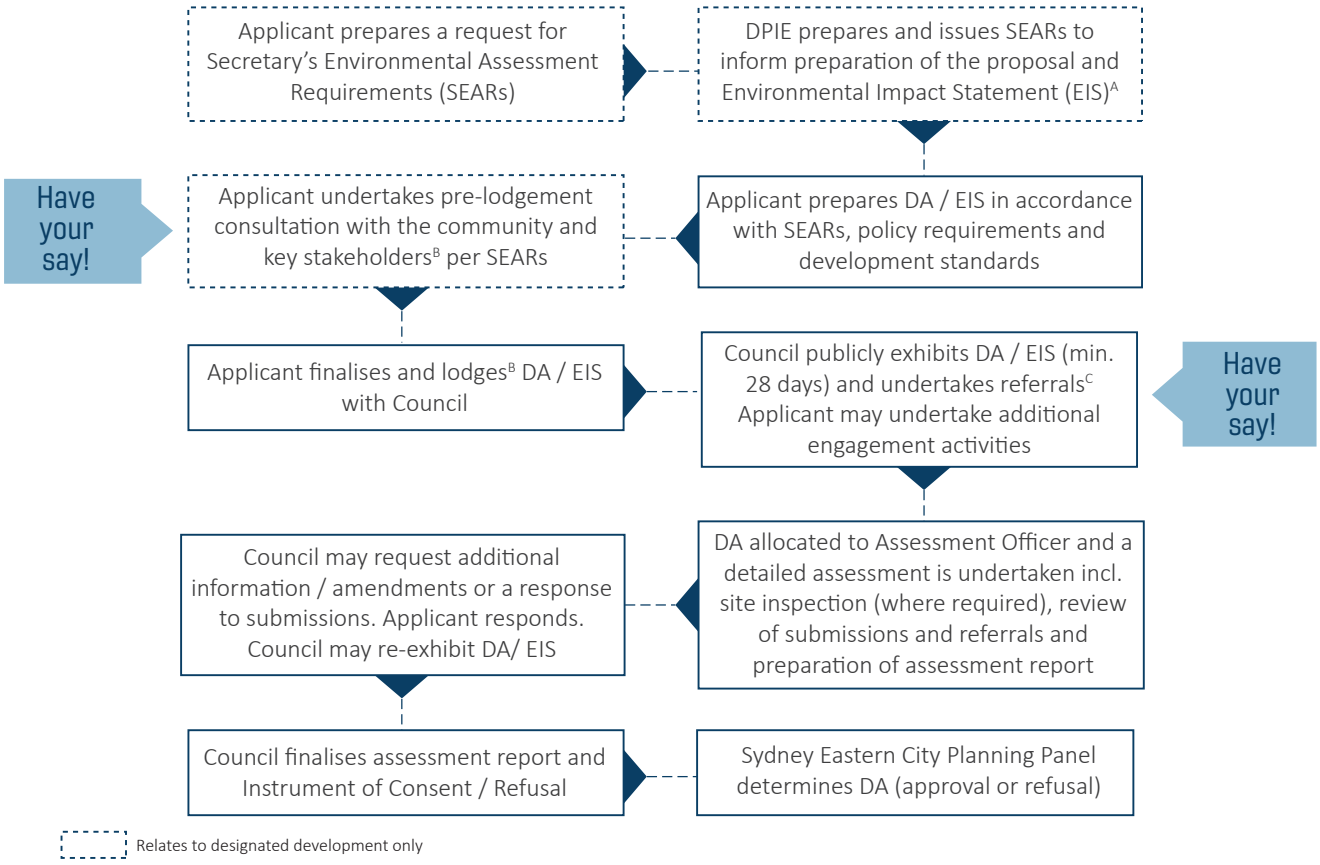
Refer to Part 3 for more information.

C - REGIONAL DEVELOPMENT APPLICATION

What is a regional development application?

Regional development is of a greater scale and / or value than local development (generally greater than $30m) or of a greater impact (eg, 'designated development') . Regional development is defined in Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011. Schedule 3 of the EP&A Regulations defines types of designated development.

Regional and designated development application approval process



Notes

A The DPIE has 28 days to issue SEARs and must seek input from relevant agencies.

B Prior to the lodgement of the DA an applicant will meet with DPIE and Council to discuss the proposal, relevant policies and strategies and potential impacts. These meetings do not involve assessment advice or professional planning advice for the proposal.

C Some developments require referral to a government agency for a separate approval (ie, 'Integrated Development'), concurrence or comment.

Have your say!

- Make a formal submission on a DA whilst on exhibition / notification by visiting the Development Application Tracker, writing to The General Manager of Waverley Council, or emailing dasubmissions@waverley.nsw.gov.au. Refer to Part 3 for more information.
- Visit the Waverley Customer Service Centre to access all plans and related documents for current applications.
- Participate in Applicant intitiated and led community and stakeholder engagement activities.

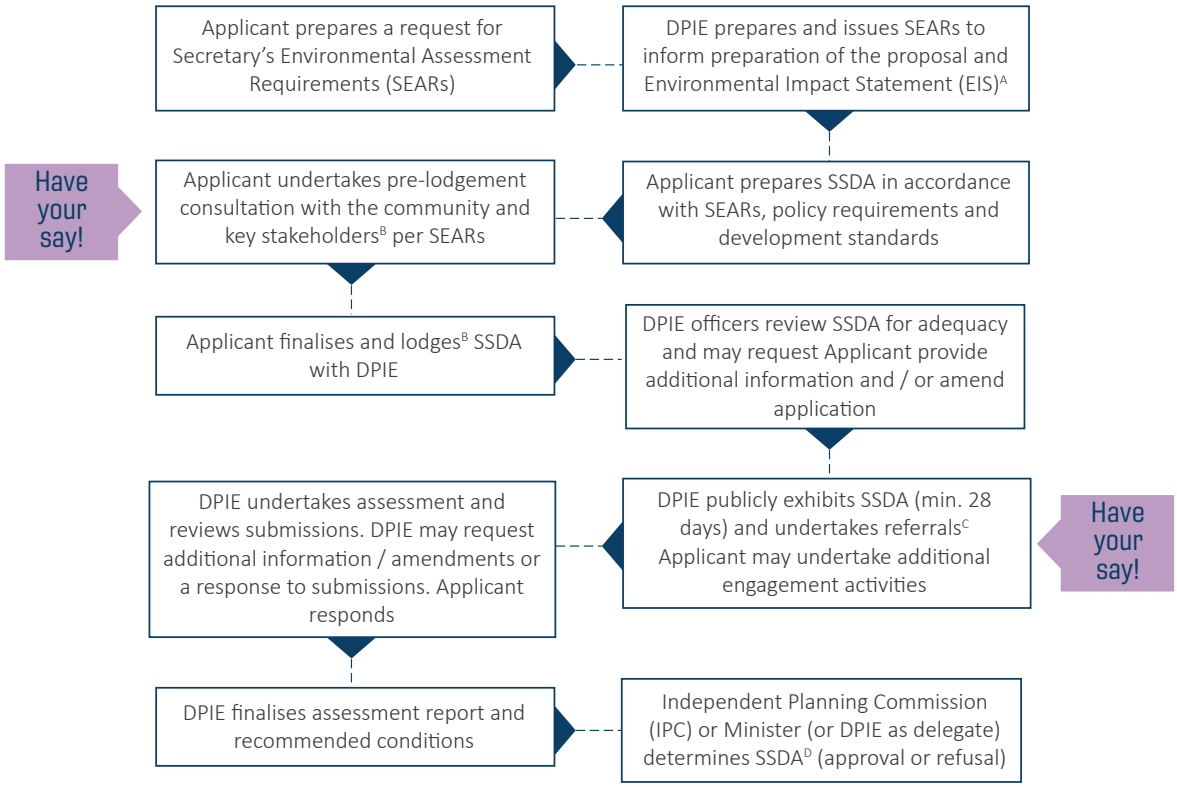
D – STATE SIGNIFICANT DEVELOPMENT APPLICATION

What is a state significant development application?

Some types of development are deemed to have State significance due to the location, size, economic value or potential impacts that a development may have. State significant development (SSD) is defined in Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011. The Minister for Planning and Public Spaces may also 'call in' a development proposal if it is deemed to be of State significance. All SSD applications are listed on the DPIE's major projects website, **planningportal.nsw.gov.au/major-projects**.

Refer to **planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/State-Significant-Development** for more information.

State significant development application approval process



Notes

[A] The DPIE has 28 days to issue SEARs and must seek input from relevant agencies.

[B] Prior to the lodgement of the DA an applicant will meet with DPIE and Council to discuss the proposal, relevant policies and strategies and potential impacts. These meetings do not involve assessment advice or professional planning advice for the proposal.

[C] Some developments require referral to a government agency for a separate approval (ie, 'Integrated Development'), concurrence or comment.

[D] Refer to Table 5 for further information.

Have your say!

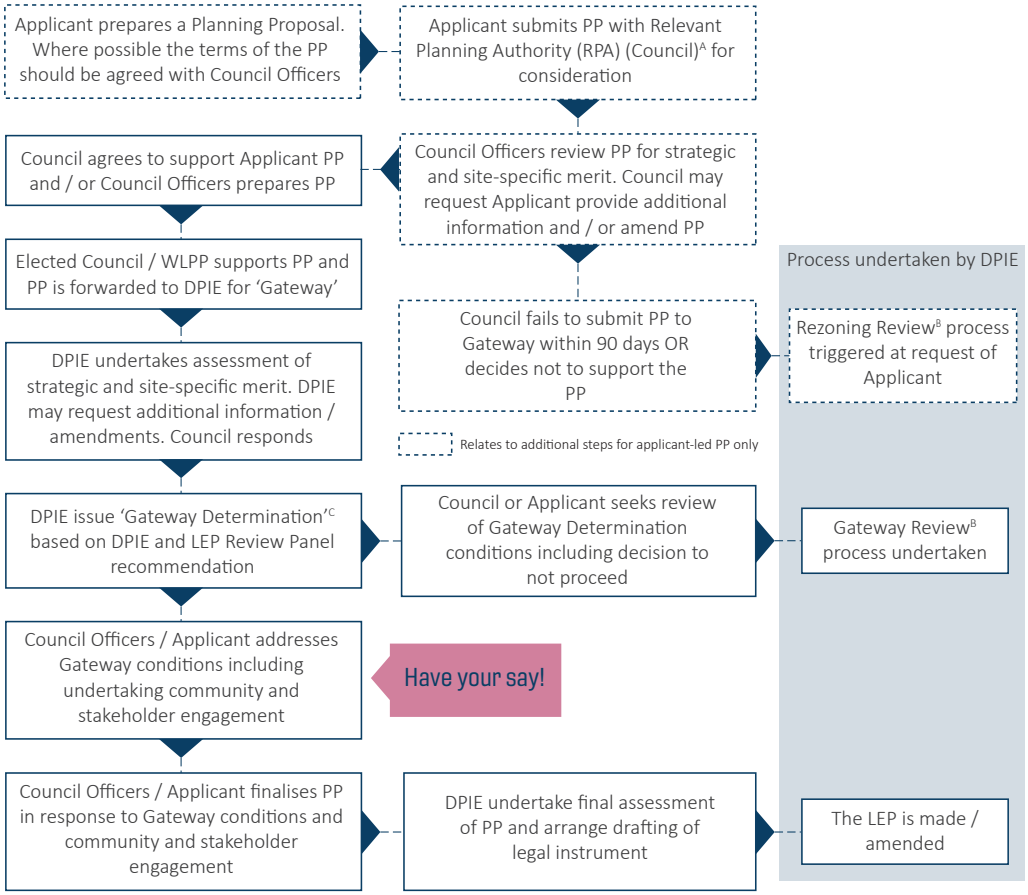
- **Consultation is undertaken by the State government.** Make a formal submission on an SSD during public exhibition by visiting the major projects website and making a submission to the relevant project or by writing to the DPIE. Refer to **planning.nsw.gov.au/Contact-Us**.
- Participate in Applicant intitiated and led community and stakeholder engagement activities.

E - PLANNING PROPOSAL

What is a planning proposal?

A Planning Proposal is a proposed amendment to or creation of a Local Environmental Plan (LEP). An amendment may constitute a change to the land use zoning, maximum height of building or floor space ratio (FSR) or a site. Planning Proposals can be prepared by Council, or they can be proponent / applicant-led, usually for a specific site (also known as spot-rezonings). A Planning Proposal should demonstrate strategic and site-specific merit and consistency with State and local strategies and policies.

Planning proposal process



Notes

[A] The planning proposal authority is usually the local council, however the Minister can appoint the Secretary of the DPIE, a regional planning panel or a Sydney planning panel to be the RPA.

[B] Refer to **planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/The-Gateway-Process** for more information.

[C] A 'Gateway Determination' will determine whether the planning proposal can proceed (with or without variation) and subject to other matters including further studies being undertaken, public consultation, public hearings, agency consultation and time frames.

Have your say!

- Make a formal submission by visting the Waverley Have Your Say webpage, or by writing to The General Manager of Waverley Council, or by emailing info@waverley.com.au
- Participate in Applicant intitiated and led community and stakeholder engagement activities.
- Follow an PP / LEPs progress on **leptracking.planning.nsw.gov.au**.

F - STRATEGY AND POLICY DEVELOPMENT

What is a strategy? What is a policy?

Council develops strategies and policy documents for particular matters or areas of the LGA. These documents, underpinned by detailed research and analysis, establish the vision, context and strategic direction to guide planning and development decisions.

Strategy and policy development process



Have your say!

- Make a formal submission by visting the Waverley Have Your Say webpage, or by writing to The General Manager of Waverley Council, or by emailing info@waverley.com.au. Refer to Part 3 for more information.
- Participate in Council engagement activities including workshops and surveys.

- TREE
- MORE GREEN
- POLICING COMPLIANCE OF DEVELOPMENT - NOT PERMITTING TREE REMOVAL WHEN PROMISED PLANTING TREE WHEN PLANTED DIES
- EDUCATION AROUND LONG TERM BENEFITS OF TREES
- SUITABLE THE CONTAINER DEPOSIT AND WATER AWAY FROM SINKS
- MORE SUPPORT OF SOLAR ENERGY AND WIND POWER (IE LOCAL GARDENS)
- LANE
- ADD
- LIMITING PLASTIC BAGS
- SINGLE USE COFFEE CUP

5 PUBLIC EXHIBITION REQUIREMENTS

As outlined in Part 3, public exhibition procedures vary for different planning processes and decisions. The LG Act, EP&A Act, and the EP&A Regulations detail the types of proposals and the associated mandatory minimum exhibition timeframes that must be considered in a CPP.

In line with our commitment to timely participation, we will ensure that our community has equal and adequate time to provide feedback by exhibiting proposals for the minimum statutory timeframes.

An exhibition timeframe may be discretionally extended based on the scale and nature of the proposal.

Re-exhibition of any amended application or matter may occur. The period of re-exhibition, if required, will be determined by Council and based on the nature, scale and likely impact of the amended proposal. It is noted that if an individual has provided a submission on an application which is re-exhibited, they will be notified of this.

The minimum mandatory timeframes for various planning functions are outlined in Table 6 and Table 7.

Table 6 - Plan making mandatory minimum exhibition timeframes

Type of plan	Minimum mandatory exhibition requirements
Draft Regional or District Strategic Plans	45 days *Note: exhibition undertaken by the NSW State Government not Council. Council will keep the community informed.*
Waverley Community Participation and Consultation Plan	28 days (see Schedule 1 of the EP&A Act)
Waverley Local Strategic Planning Statement	28 days (see Schedule 1 of the EP&A Act)
Planning Proposals to amend the Waverley Local Environmental Plan 2012 subject to a Gateway Determination	28 days unless (as specified in the EP&A Regulation): • (a) if a different period of public exhibition is specified in the gateway determination for the proposal—the period so specified, or • (b) if the gateway determination specifies that no public exhibition is required because of the minor nature of the proposal—no public exhibition. (see Schedule 1 of the EP&A Act)
Reclassification of Land	A Public Hearing is required under the *Local Government Act 1993* and as well as public notice of a period of not less than 28 days during which submissions may be made to the Council.
Draft Development Control Plans	28 days (see Schedule 1 of the EP&A Act and Part 3 Division 2 of the EP&A Regulations)

Type of plan	Minimum mandatory exhibition requirements
Draft Contribution Plans	28 days (see Schedule 1 of the EP&A Act and Part 4 Division 2 of the EP&A Regulations)
Voluntary Planning Agreements	28 days (see Part 4 Division 1A of the EP&A Regulations)

Table 7 - Development assessment mandatory minimum exhibition timeframes

Type of plan	Minimum mandatory exhibition requirements
Application for development consent (other than for complying development certificate, for designated development or for State Significant Development)	14 days*
Application for modification to development consent (other than for Section 4.55(1) modification applications)	14 days*
Application for designated development (specified under Schedule 3 of the EP&A Regulation)	28 days (see Schedule 1 of the EP&A Act)
Application for integrated development (specified under Clause 4.6 of the EP&A Act)	28 days
Application for State Significant Development	28 days *Note: exhibition undertaken by the NSW State Government. Council will keep the community informed.*
Application for other advertised development	30 days
Environmental impact statement obtained under Division 5.1	30 days
Environmental impact statement for State significant infrastructure under Division 5.2	28 days
Re-exhibition, if required, of any amended application or matter referred to above	To be determined by Council at time of re-exhibition, subject to nature, scale and likely impact of the amended proposal.

** It is noted Council has three (3) types of public exhibition procedures for various applications for development consent depending on the proposed use / development. Refer to Part 6 for further discussion.*

Note

- Timeframes are in calendar days and include weekends
- If the exhibition period is due to close on a weekend or public holiday we may extend the exhibition to finish on the first available work day
- The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition
- If a particular matter has different exhibition or notification periods the longer period will apply
- Council is not required to make available any part of an environmental impact statement whose publication, would be contrary to the public interest because of its confidential nature or for any other reason
- Decisions on publicly exhibited plans and applications are not to be made until after an exhibition period.



6 ADVERTISING AND NOTIFICATION REQUIREMENTS

As outlined in Part 3 and 5, public exhibition procedures vary for different DAs depending on the proposed use / development.

This part sets out the advertising and notification requirements, including the extent and type of notification required, for each type of DA and any subsequent requests for amendments, modification and review of development. It is noted that this part reflects Part A2 of the Waverley DCP.

The term 'notification' generally refers to the process of notifying affected property owners and/ or occupants of an application by way of letter and, in some circumstances, a notice on the site.

'Advertising' refers to the process of notifying the wider community by placing a notice in the local or other newspaper (this form also includes the Notification process).

Objectives

- (a) To encourage community participation in the development application process.
- (b) To set out matters for consideration on whether or not the enjoyment of neighbouring land may be detrimentally affected by a proposal.
- (c) To outline procedures for notifying owners and/ or occupiers of land affected by a Development Application.
- (d) To outline the length and type of advertising requirement for each type of proposal.

Development to which advertising and notification applies

Advertising and notification provisions apply to the following applications:

- development applications - refer to Table 8
- modifications of a development consent – Section 4.55(1A), Section 4.55 (2), Section 4.55 (AA), Section 4.55 (AB) of the EP&A Act
- requests to review a determination (eg, refusal) of a development application – Section 8.2-8.5 of the EP&A Act
- footpath seating for restaurants and cafes where, in the opinion of the Council officer, amenity impacts may arise. Examples include applications for greater than 30 seats, sites within or adjoining residential zones, and premises with a liquor license.

The following applications will not be notified by Council:

- Exempt development
- Complying development
- Section 4.55(1) application for modification of a consent to correct a minor error, misdescription or miscalculation
- applications to strata title new buildings, which have not been occupied.

Process to determine the extent of notification

Council will notify persons in accordance with Table 8 where in the authorised Council officer's opinion, the enjoyment of the adjoining or neighbouring land may be detrimentally affected. Types of issues that may be considered include the following.

- the likely impacts of the development including, but not limited to: loss of views; loss of privacy; overshadowing; noise generation; visual bulk; hours and type of use; traffic and parking impacts

- any instance that the council officer deems notification of a given DA is appropriate and required.
- the minimum extent of notification is outlined in Table 8 and may be varied where in the authorised council officer's opinion additional (or lesser) properties should be notified.

Persons to be notified

Notification will be provided to the following:

- all persons who, according to Council's property records, own or occupy land immediately adjoining the application site and any others that may (in the opinion of the Council officer) be affected by the proposal
- where the notified property comprises a strata titled building, the Owners Corporation will be notified and any units that are considered to be directly affected (in the opinion of the Council officer) by the proposal
- the owner/occupant of any other property that (in the opinion of the Council officer) may be affected by the proposal
- the elected Councillors and the relevant local precinct committee will be notified of all Advertised and Notified Development as per Table 8 in this Part.

If the land to be notified is in an adjoining LGA, names and addresses of owners shall be obtained by Council from that adjoining Council.

Method of notification

Development applications where required to be notified or advertised will be notified through all or part of the following ways:

- written notice
- email notification
- site notice
- advertisement in the local or other newspaper and/ or
- documents available on Council's website.

Designated and Advertised development will be notified in accordance with the EP&A Act.

Renotification procedures

1. Amendments prior to determination

Amendments to an application will be re-notified unless in the opinion of the Council officer the change(s) result in lesser impact.

The notification period may be reduced if in the opinion of the Council officer all persons affected by the change(s) have been given an opportunity to make a submission.

The extent of the notification may be limited to those persons who in the opinion of the Council officer may be affected.

2. Modifications and reviews

Modifications of a development consent (other than minor modifications) – Council will notify those persons who were notified of the original development application and any other person who, in the opinion of the Council Officer, may be affected by the modification.

Reviews of determinations (eg, refusal) – Council will notify any person who made a submission in respect to the original application.

3. Post-determination notification

All those that made a written submission in respect of a development application will be notified of Council's decision once that application has been determined. A list of development applications approved will be published in one of the local newspapers.

Advertising and notification requirements

Table 8 provides guidelines of the type and length of notification. The notification period may be altered at the discretion of the assessing officer following consideration of the nature and likely impact of the proposal or the circumstances of the case.

The Council, any committee of the Council, the General Manager or the responsible Council officer may direct that a development application or an application to modify a development consent be advertised and/or notified to any additional persons or the like.

Where an application does not fall into one of the categories, Council will determine the most appropriate notification period using Table 8 as a guide.

There are 3 types of public exhibition procedures with associated minimum mandatory notification and advertising requirements:

- **Type A** – 14 days notification
- **Type B** – 21 days notification and a site notice.
- **Type C** – 28 days notification and advertising in the local paper.

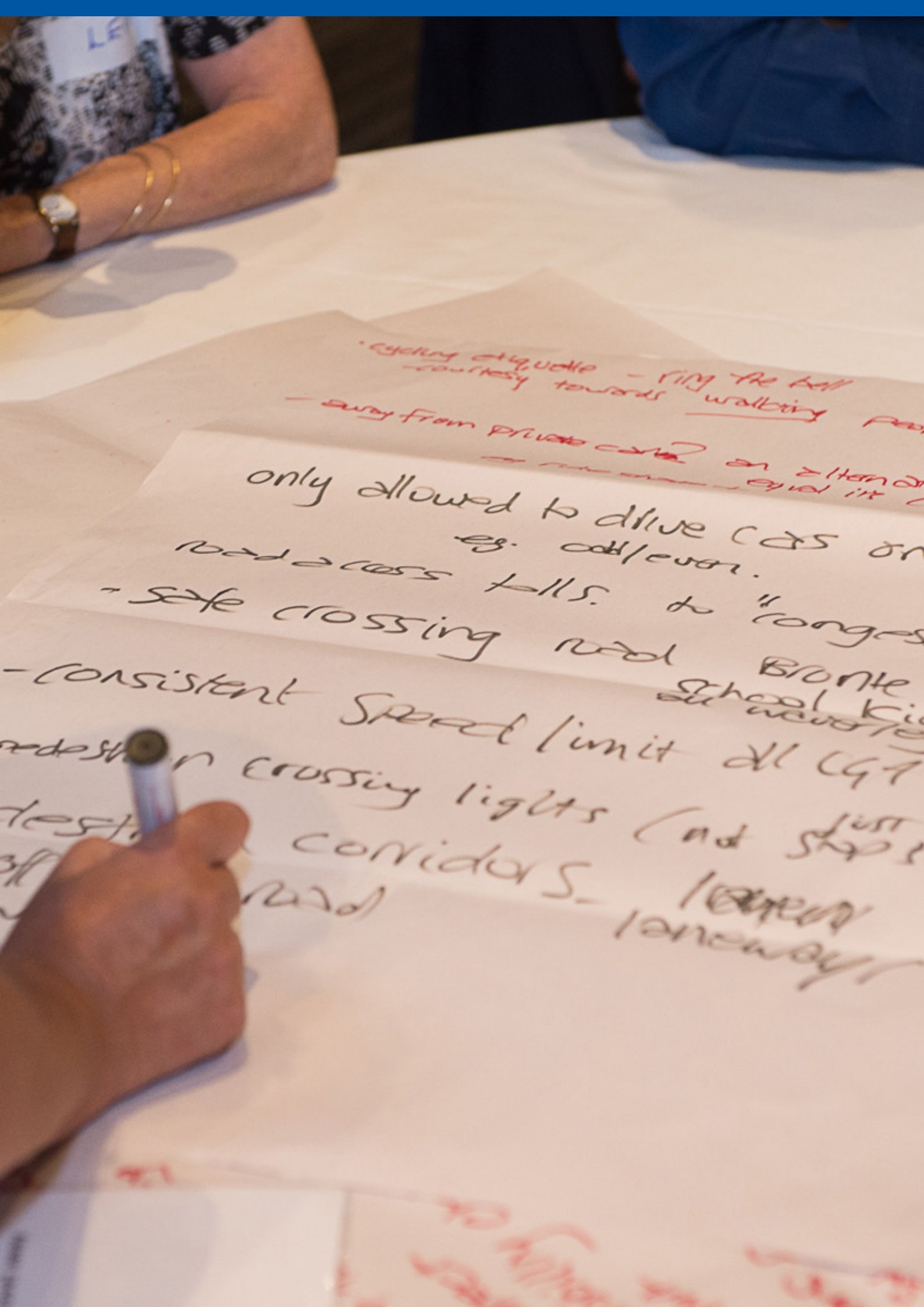
Table 8 - Advertising and notification requirements

Proposed use / development	Minimum notificiation / advertising requirement
Single / small-scale residential	
Dwelling Houses and Dual Occupancies – alterations, additions and new buildings, whether attached, semi-detached or detached	A
Multi-residential	
Alterations and additions to multi dwelling housing, mixed use development, residential flat buildings, shop top housing, seniors housing or housing for people with a disability	A
New multi dwelling housing, mixed use development, residential flat buildings, shop top housing, seniors housing or housing for people with a disability	B
Commercial - accommodation	
Bed & breakfast establishment	A
Alterations and additions to boarding house/group home	A
New Boarding house/group home	B
Alterations and additions to backpacker's accommodation/Hostel	A
New backpacker's accommodation/Hostel	B
Alterations and additions to hotel/motel/serviced apartment	A
New Hotel/motel/serviced apartment	B
Commercial - retail (selling products)	
Footpath seating for restaurants/cafes and/or occupation of footpaths	A
Change of use	A
Alterations and additions to bulky goods premises	A
New bulky goods premises	B
Commercial - business (selling services)	
Child care centre	A
Community facility	A
Educational establishment	A
Health consulting rooms	A

Proposed use / development	Minimum notification / advertising requirement
Home-based child care	A
Home business/industry	A
Medical centre	A
Alterations and additions to function centre	A
New function centre	B
Alterations and additions to restricted premises	A
New restricted premises	B
Alterations and additions to sex services premises	A
New sex services premises	B
Heritage	
Heritage conservation areas or minor work to heritage listed sites – all categories of development except change of use and footpath seating	A
Heritage listed sites (excluding minor works) – all categories of development except change of use and footpath seating	B
Other	
Amended plans	A
Any building/activity which in opinion of Council would detrimentally affect owners/occupiers nearby land	A
Signage	A
Subdivision (Torrens Title) and strata subdivision (except new buildings not yet occupied)	A
Alterations and additions to place of public worship	A
New place of public worship	B
Road reservation/widening	B
Designated development	C
Planning Agreement	C
Integrated development	C

Note

- Schedule 1, Clause 16 of the Environmental Planning and Assessment Act 1979 notes "The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition."
- "Minor works" are works that in the opinion of the consent authority are of a minor nature or consists of maintenance.
- "Immediately adjoining properties" are those which share a common boundary with the subject property.
- Notification periods for advertised development commences on the date of notice in the newspaper.
- Site notice and newspaper provisions may not apply to modifications or amendments.
- Notification of a development application or modification will be provided to only the relevant Precinct Committee.
- Notification for Councillors and Precincts will remain for all applications in a weekly listing.


only allowed to drive cars on
eg. odd/even.
- safe crossing road
- consistent speed limit
crossing lights
corridors

GLOSSARY

Table 9 - Glossary of terms

Planning term	Definition
Complying development	Complying development is a development that meets specific standards in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) or other SEPPS such as the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP). Some categories of works that are complying development: • construction of a new dwelling or secondary dwelling • alterations and additions to an existing dwelling • demolition of a building • internal alterations (fit-outs) of commercial / retail premises. Applications can be determined by a council or private certifier without the need for a full development application. This provides a faster approval process, whilst ensuring stringent planning and environmental requirements are met through a set of prescribed approval conditions.
Contribution plans	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
Designated development	Designated Development refers to developments that are high impact developments (eg, likely to generate pollution) or are located in or near an environmentally sensitive area (eg, a coastal wetland). Designated Developments are listed in Schedule 3 of the EP&A Reg.
Development and Building Unit (DBU)	A staff committee who has delegated authority to make a decision about development application where objections are received and/or applications depart from statutory provisions and Council codes and policies. The General Manager may request that an application be referred to the Waverley Local Planning Panel (WLPP).
Development control plans	Designated Development refers to developments that are high impact developments (eg, likely to generate pollution) or are located in or near an environmentally sensitive area (eg, a coastal wetland). Designated Developments are listed in Schedule 3 of the EP&A Reg.
District strategic plan	A staff committee who has delegated authority to make a decision about development application where objections are received and/or applications depart from statutory provisions and Council codes and policies. The General Manager may request that an application be referred to the Waverley Local Planning Panel (WLPP).

Planning term	Definition
Delegated authority	The Assessment Officer who has been allocated a development application and has authority (delegation) to make a decision about the application. Delegation is restricted to applications where no objections have been received and/or where applications do not depart (other than in a minor degree) from statutory provisions and Council codes and policies.
Exempt development	Some development is prescribed as exempt development under the Codes SEPP and / or the WLEP. Provided the development is in accordance with any provisions set out in the Codes SEPP or WLEP, an applicant does not need approval to undertake works.
Gateway Determination	A Gateway Determination is issued by the DPIE following an assessment of the strategic and site-specific merit of a Planning Proposal to amend or create an LEP. A Gateway Determination may set out specific requirements including additional studies or assessment, public exhibition period.
Local environmental plan (LEP)	An environmental planning instrument (EPI) developed by a local planning authority, generally a council. An LEP sets the statutory planning framework for a Local Government Area.
Regional strategic plan	20-year plans prepared by the State Government (Greater Sydney Commission) that address the community's needs for housing, jobs, infrastructure and a healthy environment for metropolitan Sydney.
State Environmental Planning Policy (SEPP)	An environmental planning instrument (EPI) developed by the DPIE, 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 location, size, economic value or potential impacts that a development may have. Examples of possible SSD include: new or development of existing educational establishments and hospitals.
State significant infrastructure (SSI)	SSI includes major transport and services development that have a wider significance and impact than on just the local area. Examples of possible SSI include: rail infrastructure, road infrastructure and water storage and treatment plants.
Sydney City East Planning Panel	This is a panel of expert professionals and community representatives who have delegation to determine significant Das in the Waverley area.
Waverley Local Planning Panel (WLPP)	This is a panel of expert planning professionals, industry specialists and community representatives who have delegation to determine some DAs in the Waverley area.