

Doc ID No: A5426926

1 April 2019

TO: ACTING CITY PLANNER
FROM: ACTING DEVELOPMENT PLANNING MANAGER
RE: FRAMEWORK FOR DEVELOPMENT APPLICATIONS AND RELATED ACTIVITIES

INTRODUCTION

This is a report concerning a new and improved governance framework for processing development applications and for development related activities, which is comprised of new, amended and repealed delegations, policies and procedures.

RELATED PARTIES

There are no related party matters associated with this report.

ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

Development applications and related activities are critical to Council's growth and are therefore a fundamental part of Council's business. These activities are of interest to multiple Council departments and other government agencies, the community and the development industry.

Ipswich is a significant growth area in the South East Queensland Region, with our population expected to more than double by 2041. The Ipswich Planning Scheme, and in turn development applications are the legislative vehicle through which this growth is managed. The development of land in Ipswich is regulated and influenced by various pieces of Commonwealth, State and Local legislation, and these legislative provisions define a strict framework prescribing what can and cannot be required by Council (including elements considered in the assessment of applications, and limitations on development conditions) and timeframes for decisions on various matters. Importantly, different legislative provisions apply in different areas of the City (i.e. the Ripley Valley Priority Development Area, and Springfield), which can impact the methodology for the processing of development applications.

Council does not currently have an overarching policy setting out the Council specific framework and core principles for processing development applications and development related activities and instead has relied predominantly upon the requirements of relevant legislation. At present, the operating framework and processes undertaken stem from multiple different instruments, including legislation, delegations, policies dealing with individual matters (such as the resolution of appeals), or procedures dealing with individual matters. In some instances, work practices are undertaken based on directions agreements and established practices that have existed for many years, and are not expressed in any single delegation, policy or procedure. As a result, this framework lacks transparency and in some instances is administratively burdensome and inefficient, which can cause inconsistencies and stakeholder confusion.

The core objective of the work documented in this report, including the instruments it proposes to adopt or amend, is to identify and compile the strategic directions, principles and work practices to be followed in the processing of development applications and development related activities. This will be reflected in updated delegations, policies and procedures, which will be able to be adjusted and built upon by Council over time to respond to changes in legislation, technological advancements and community needs.

The following sections provide a summary of the new or changed instruments which are to be adopted, or the recommended course of action.

Delegations

The various delegations relating to decision making for development applications all currently contain conditions which require a consultation process with elected representatives to be followed prior to the exercise of the delegation for all applications, excluding those of a very minor nature. Pursuant to these delegations, each development assessment decision is sent via email in draft form to the Chairperson of the (former) Planning, Development and Heritage Committee (and in instances where they are also the divisional Councillor, the deputy Chairperson of the Committee) and the relevant divisional Councillor, with a copy provided to the Mayor, and the adjoining divisional Councillor where the application is within 50m of a divisional boundary line. The consultation email contains the following response options:

I note the proposed exercise of delegated power []

I request the matter be referred to the Planning & Development Committee []

I wish to declare a material personal interest in the matter []

I request the matter be held pending clarification of issue(s) below []

I wish to declare a conflict of interest in the matter []

COMMENTS/ISSUES (if any):

The Councillor then has an established timeframe to respond, including a 'reminder' process should a response not be received within the initial timeframe. This framework lacks

transparency, is administratively burdensome and inefficient, causes delays to the release of decisions on simple and compliant matters, and invites a potential risk of inappropriate influence by Councillors in development application decision making.

In order to correct these issues, the existing delegations to the Chief Executive Officer are proposed to be amended as follows:

- Amend the Delegation titled 'Implementation of the Planning and Development Program' as per Attachment 1. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled '*Planning Act 2016*' as per Attachment 2. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled '*Sustainable Planning Act 2009*' as per Attachment 3. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled 'Exercise the Powers of Council under the *Economic Development Act 2012*' as per Attachment 4. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled '*Planning and Environment Court Act 2016*' as per Attachment 5. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled 'Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters' as per Attachment 6. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.

Notably, the proposed changes to delegations have been reviewed by the Acting City Solicitor. Furthermore, the proposed new policy titled 'Framework for Development Applications and Related Activities' which is referred to in the proposed changes to delegations is included as Attachment 10 and discussed further below. In order to allow sufficient time to prepare and adopt the various sub-delegations and amend business practices to reflect these changes, it is recommended that the commencement of the amended delegations be delayed until 1 July 2019 to enable business readiness improvements to be implemented, including resolution of current applications to minimise impact on business processes.

Policies

As noted above, council does not currently have a single policy stating the Council specific framework and core principles for processing development applications and development

related activities. The Planning and Development Department is responsible for a number of policies relating to incentives and dispensations which affect the application of the planning scheme requirements, and individual policies in relation to kerbside numbering, property numbering, and the settlement of Planning and Development Appeals. A new, overarching policy titled 'Framework for Development Applications and Related Activities' (refer Attachment 10) is proposed to be adopted, part of which will impact the operation of the delegations discussed above. The kerbside numbering, property numbering and settlement of Planning and Development Appeals policies are proposed to be repealed, and the strategic information from these policies reflected in the new Framework for Development Applications and Related Activities policy.

The following key points are noted in relation to the proposed new Framework for Development Applications and Related Activities Policy:

- In place of the existing consultation requirements, all development applications and requests which are generally in accordance with the planning scheme and relevant legislative framework are to be determined under delegation by officers with the appropriate qualifications and experience, with an initial notification provided to the Mayor and Councillors of applications lodged in the previous week, and a record of the exercise of any delegation to decide a development application or request reported to the next practicable Committee meeting.
- The policy provides for certain applications to be reviewed by Committee and decided by Full Council, as follows:
 - If the development application or request requires public notification and more than 20 properly made submissions are received objecting to the proposed development.
 - If any part of the development application is for a Variation Request (which in simple terms can have a similar effect to a planning scheme amendment or rezoning).
 - If the Chief Executive Officer determines that the scale, scope, nature and sensitivity of the application or request warrants a Council decision;
 - If an application or request involves a matter of Strategic Public Interest or a Strategic Policy Issue, including as a result of a request from the Mayor or a Councillor to consider a matter to be of Strategic Public Interest or involve a Strategic Policy Issue.
 - If a development application has been made by Council or a commercial entity of Council, and does not relate to the provision of standard local government infrastructure and facilities such as parks (including canteens, storage sheds, lighting and other similar facilities within parks), roads, libraries, community centres or meeting rooms, art and cultural facilities (including public art), emergency services facilities, utilities or the like.

The detailed procedure to be followed to implement these arrangements is outlined within the proposed new 'Planning and Development Decision Making Procedure' (refer Attachment 13 and the section below). A delayed commencement of 1 July 2019 is proposed for these arrangements to enable the various sub delegations to be prepared to reflect the delegation changes and give effect to this part of the policy,

and to enable business readiness improvements to be implemented, including resolution of current applications to minimise impact on business processes.

- A more robust and detailed complexity rating system for development applications and requests is proposed to be implemented to categorise applications into three complexity ratings which reflect the consistency of the application with the legislative framework, the scale of the application and any identified risks to Council and the community associated with the processing of the application. The proposed new 'Planning and Development Decision Making Procedure' provides for increased scrutiny for applications with a higher complexity rating. The proposed new Complexity Rating Procedure is included as Attachment 14.
- The development industry are our customers as are the community. Our customers should expect the following:
 - Respect: We welcome you and will listen to you and work with you to understand your individual needs.
 - Easy access to Services: We will give you efficient access to the right services to facilitate development activities.
 - Quality Information: We are committed to providing you with consistent, accurate and relevant information.
 - Consultation: We value your feedback and we will work with you to understand how to improve our services.
 - Respond: We will respond with care, courtesy and in a timely manner.These values should be part of everything we do, and have therefore been embedded into the policy.
- As an additional innovation, the proposed new policy provides for an Independent Decision Review Panel consisting of one or more independent technical expert members to be established to review development applications for Sensitive Development Matters. Sensitive Development Matters are defined to include applications where a potential conflict of interest exists (including applications made by Council or a commercial entity of Council which do not relate to the provision of standard local government infrastructure and facilities, a Councillor or immediate family member, or a member of the Queensland Parliament or Parliament of the Commonwealth), or any development application or request which is particularly contentious, controversial or involves a significant departure from the planning scheme.

To appropriately implement and give effect to a number of the matters contained in the proposed new policy, a subsequent body of work is required to prepare new financial delegations, sub-delegations, a number of new procedures and changes to work practices and accordingly, a delayed commencement of the policy of 1 July 2019 is proposed to enable this work to occur. Furthermore, additional time is required to establish the procedure for operation of the Independent Decision Review Panel and as such, a delayed commencement of 2 September 2019 is proposed for the section of the Policy which relates to the 'Independent Decision Review Panel'.

Procedures

The proposed new Framework for Development Applications and Related Activities Policy refers to a number of procedures which provide the detail on roles, responsibilities and

actions for officers to achieve the proposed policy outcomes. A description of these procedures under the headings contained in the proposed new Framework for Development Applications and Related Activities Policy is set out below:

- **Decision Process for Development Applications and Requests:** The main procedure which has been drafted to implement this section of the policy is titled 'Planning and Development Decision Making', and included as Attachment 13. This new procedure will replace the existing 'Consultation Procedures - Development Assessment Decisions', which is proposed to be repealed on 1 July 2019.
- **Complexity Rating:** The 'Complexity Rating of Development Applications and Requests' procedure has been drafted to implement this section of the policy, and included as Attachment 14, for commencement on 1 July 2019.
- **Customer Service Charter:** The Planning and Development Department currently has a Customer Service Charter which complies with this section of the proposed new Framework for Development Applications and Related Activities Policy. The Customer Service Charter is proposed to be updated and promoted leading up to the proposed commencement of the new framework on 1 July 2019. The Planning and Development Department also currently has a 'Development Pre-lodgement Meetings Procedure', and only minor changes are required to this existing procedure to fit in with the proposed new operating framework, which are reflected in Attachment 16.
- **Initial Development Assessment Panel (IDAP):** This policy outcome currently occurs pursuant to the existing Integrated Development Assessment Panel (IDAP) Procedure. Only minor changes are required to this existing procedure to fit in with the proposed new operating framework, which are reflected in draft form in Attachment 17.
- **Draft Conditions:** The draft conditions policy outcome is built into the proposed new Planning and Development Decision Making Procedure (refer Attachment 13).
- **Legal Matters:** A number of procedures and work practices currently exist in relation to the management of legal matters, including the Resolution of Planning and Development Appeals Procedure, Springfield Structure Plan Alternative Dispute Resolution Procedure, Councillor Notification of Impending Legal Action or Significant or Sensitive Development Proposals Procedure, and an Appeals Manual. These procedures and work practices are currently being reviewed as part of a separate project in order to combine them into a single procedure to deal with Planning and Development Legal Matters, which will align with the proposed policy outcome and be completed prior to the commencement of the proposed new operating framework on 1 July 2019.
- **Naming:** The Naming Procedure was recently updated and approved on 27 November 2018, and is consistent with the proposed Policy outcome.
- **Property and Kerbside Numbering:** A new procedure is proposed to be adopted which replicates the information which is currently included in the Property Numbering Policy and Kerbside Numbering Policy (discussed above). It is considered more appropriate that this information be combined and contained within a procedure rather than the two (2) existing policies. A draft copy of the Property and Kerbside Numbering Procedure is included as Attachment 15.

- Infrastructure Charges, Offsets or Refunds – A new procedure is currently being developed in relation to all infrastructure charges matters, including levying, recording, collection, and dealing with trunk infrastructure matters. New Financial Delegations are also required to be developed to ensure the proposed Policy outcome can be achieved. This work will also satisfy a recommendation of the Queensland Audit Office following a recent review of systems and processes relating to the assessment and collection of contributions. This work is expected to be finalised prior to the commencement of the proposed new operating framework on 1 July 2019.
- Infrastructure Agreements – A procedure currently exists in relation to Infrastructure Agreements (Infrastructure Agreement Process Procedure) which is consistent with the proposed policy outcome and not proposed to be changed.
- Development Fees and Charges – A substantial benchmarking exercise has been finalised this year which reviewed the applicable fees for approximately 180 different fee categories listed in the Development fees and charges schedule against the applicable fees charged by all of the other local governments in South East Queensland. This information was compared against current and draft fees (for next financial year) and considered in the context of the time and resources required for Council officers to undertake their work to ensure cost recovery for each of the different fee categories and potential impacts on the budget in the event of amending individual fees. As a result of this exercise, recommendations have been developed for the review of the draft fees and charges proposed for the 2019/2020 financial year. Furthermore, new Financial Delegations and a new Fee Variation Procedure will be prepared and completed prior to the commencement of the proposed new framework on 1 July 2019.
- Development Approval Compliance – A new procedure will be developed in relation to development approval compliance which aligns with the proposed Policy outcome, and completed prior to the commencement of the proposed new framework on 1 July 2019.
- Independent Decision Review Panel – A substantial amount of work will be required to set up a framework for the operation of the Independent Decision Review Panel, to achieve the proposed policy outcome. In order to allow sufficient time for this work to be completed, a delayed commencement for this part of the policy of 2 September 2019 is proposed.

RESOURCE IMPLICATIONS

The following resourcing implications are identified in relation to the proposed operating framework:

- There will be a significant time-saving in the day to day administration of the consultation requirements of the current delegations. Conversely, there will be an increase in the number of development applications and requests that are reviewed by Committee and decided by Full Council, and it is expected that this will lead to a redirection (and balancing) of the administrative workload into preparing and administering these processes.

- It is anticipated that there will be a significant additional cost to Council in funding the Independent Decision Review Panel. Strict limitations have been included on the types of applications to be reviewed by the panel, and it is anticipated that no more than ten (10) development applications on average per year would require review by the panel. Depending on the number of experts appointed for each panel, the costs for each review on average are estimated in the order of \$5000 - \$10,000. Accordingly, an initial estimate of the annual costs of the panel is up to \$100,000. The consequential benefits are also substantial, including a potential decrease in court related costs owing to early expert advice in relation to sensitive decisions, and an increase in transparency, community and customer confidence and accuracy in decision making on sensitive decisions.
- The proposed changes to the delegations to the CEO will require resources to be allocated to amending the various sub-delegations to officers. Consultation has been undertaken with the Governance Branch in relation to the completion of this work internally prior to the proposed commencement of the new framework on 1 July 2019. It is considered that the proposed lead time is adequate to complete this exercise.
- Other matters included in the policy are generally consistent with current work practices and are unlikely to cause any significant impacts to resources. It is considered that substantial efficiencies will be gained for the majority of development applications which are consistent with relevant planning requirements (i.e. approximately 90% of applications), and the balance of the applications which will require review by Committee and decision by Full Council will be substantially more administratively burdensome to manage, particularly where a review is also required by the Independent Decision Review Panel. In addition, there may be an increase in the number of these applications which exceed legislative timeframes in order to align with the Committee and Council cycle.

RISK MANAGEMENT IMPLICATIONS

Mechanisms have been built into the proposed new Framework for Development Applications and Related Activities Policy and related procedures to mitigate any identified risks associated with the new operating framework. For example, there is a risk that some applications which are required to be reviewed by Committee and decided by Council will not be able to be decided within legislative timeframes. The implication of this, for certain qualifying applications, could be a deemed approval in accordance with section 64 of the *Planning Act 2016*. It is worth noting that no development assessment applications have been subject to deemed approvals to date.

In order to address this issues, a specific clause has been included in the proposed new policy to mitigate this risk by requiring a Special Meeting of Council to be arranged to determine the application, prior to it being eligible for deemed approval. It is possible that a small number of applications which **are not** at risk of deemed approval will exceed legislative timeframes and be at risk of a 'deemed refusal' appeal to the court, though it is far more likely that the respective applicant will await the decision of Council prior to commencing this appeal, owing to the additional costs involved. To promote transparency, these measures and assessment processes will be conveyed to the applicants.

The following risks are considered to be significantly mitigated via adoption of the new proposed operating framework:

- The risk of Councillor influence on decision making ‘behind closed doors’, by providing mechanisms for Council decisions on particular development applications at Committee and Council meetings rather than via internal emails or other forms of communication;
- The risk of influence on decision making via a poorly managed conflict of interest, by putting in place measures to better manage conflicts of interest, and establishing the Independent Decision Review Panel for particularly sensitive conflicts.
- A potential decrease in appeal costs in relation to decisions on sensitive development matters, via up front comprehensive technical expert information through the operation of the proposed new Independent Decision Review Panel.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:

Local Government Act 2009

Planning Act 2016

Economic Development Act 2012

Building Act 1975

Plumbing and Drainage Act 2002

COMMUNITY AND OTHER CONSULTATION

Prior to developing the new operating framework, a discussion paper was prepared and sent to the Urban Development Institute of Australia (UDIA), Planning Institute of Australia and the Property Council of Australia in addition to Planning and Development contacts in most other South East Queensland Council’s. This paper invited comments in relation to the items raised in the discussion paper or any other matters that should be considered in the review. Internal consultation was also undertaken with key contacts across Council prior to developing the new framework. Many of the suggestions and comments raised through this consultation process have been incorporated into the proposed new operating framework.

There are some matters that have been suggested that will be investigated further and form the basis for subsequent work, and potential additions to the policy, including:

- A more rigorous framework around searches and plan sealing processes to reduce timeframes;
- Providing a service for the pre assessment of technical documents and material.

In addition to the above, a further innovation is under development being a ‘refusals protocol’ to provide notification and early information where an application is likely to be refused and provide defined opportunities to withdraw a proposal, modify the proposal to address the issues or to proceed with clear knowledge of the expected outcome.

CONCLUSION

As noted above, a new and improved governance framework for development applications and related activities is proposed to be adopted which requires changes to Council delegations, policies and procedures. Changes are proposed to existing delegations to replace the current Councillor consultation requirements with an established framework of development applications to be reviewed by Committee and decided by Council, and those that will be decided under delegation with no consultation. The framework includes a repeal of a number of existing policies, a new policy, and a number of draft new and changed procedures. Additional work is required to be undertaken to implement the new policy, including new financial delegations, sub delegations and new procedures, with a delayed commencement of the new proposed framework of 1 July 2019, and 2 September 2019 for the section relating to the Independent Decision Review Panel. These delegations and procedures will be presented to a future meeting of the Growth and Infrastructure Committee.

The new framework is substantially more efficient for processing the majority of applications, and will redirect resources which are currently dedicated to administering the current consultation processes into a more transparent governance system whereby the right types of development applications and matters are reviewed by Committee and decided by Council, with appropriate information provided to guide this process (including, in some instances, a prior review of recommended decisions by an Independent Decision Review Panel).

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Delegation - Implementation of the Planning and Development Program existing delegation to be amended
2.	Delegation - Planning Act 2016 existing delegation to be amended
3.	Delegation - Sustainable Planning Act 2009 existing delegation to be amended
4.	Delegation - Exercise the Powers of Council under the Economic Development Act 2012 existing delegation to be amended
5.	Delegation - Planning and Environment Court Act 2016 existing delegation to be amended
6.	Delegation - Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters existing delegation to be amended
7.	Property Numbering Policy to be repealed
8.	Kerbside Numbering Policy to be repealed
9.	Settlement of Planning and Development Appeals policy to be repealed
10.	Framework for Development Applications new policy
11.	Consultation Procedures - Development Assessment Decisions to be repealed
12.	Councillor Notification of Impending Legal Action procedure to be repealed
13.	Planning and Development Decision Making procedure to be adopted
14.	Complexity Rating of Development Applications procedure to be adopted
15.	Property and Kerbside Numbering procedure to be adopted
16.	Procedure - Development Prelodgement Meetings to be amended
17.	Procedure - Initial Development Assessment Panel IDAP Procedure to be amended

RECOMMENDATION

- A. That the delegation from Council to the Chief Executive Officer titled 'Implementation of the Planning and Development Program', as per Item 2 of the Planning and Development Committee No. 2015(08) of 18 August 2015 and adopted at the Council Ordinary Meeting of 25 August 2015, be amended as detailed in Attachment 1 to the report by the ~~Team Coordinator (Central) dated 22 March~~ Acting Development Planning Manager dated 1 April 2019, with a delayed commencement date of 1 July 2019.
- B. That the delegation from Council to the Chief Executive Officer titled 'Planning Act 2016', as per Item 5 of the Planning and Development Heritage Committee No. 2017(05) of 23 May 2017 and adopted at the Council Ordinary Meeting of 30 May 2017, be amended as detailed in Attachment 2 to the report by the Acting Development Planning Manager dated 1 April~~Team Coordinator (Central) dated 22 March~~ 2019, with a delayed commencement date of 1 July 2019.
- C. That the delegation from Council to the Chief Executive Officer titled 'Sustainable Planning Act 2009', as per Item 5 of the Planning and Development Heritage Committee No. 2017(05) of 23 May 2017 and adopted at the Council Ordinary Meeting of 30 May 2017, be amended as detailed in Attachment 3 to the report by the Acting Development Planning Manager dated 1 April~~Team Coordinator (Central) dated 22 March~~ 2019, with a delayed commencement date of 1 July 2019.
- D. That the delegation from Council to the Chief Executive Officer titled 'Exercise the Powers of Council under the *Economic Development Act 2012*', as per Item 12 of the Growth and Infrastructure Committee of 27 November 2018 and adopted at the Council Ordinary Meeting of 4 December 2018, be amended as detailed in Attachment 4 to the report by the Acting Development Planning Manager dated 1 April~~Team Coordinator (Central) dated 22 March~~ 2019, with a delayed commencement date of 1 July 2019.
- E. That the delegation from Council to the Chief Executive Officer titled 'Planning and Environment Court Act 2016', as per Item 1 of the Planning, Development and Heritage Committee No. 2017(07) of 18 July 2017 and adopted at the Council Ordinary Meeting of 25 July 2017, be amended as detailed in Attachment 5 to the report by the Acting Development Planning Manager dated 1 April~~Team Coordinator (Central) dated 22 March~~ 2019, with a delayed commencement date of 1 July 2019.
- F. That the delegation from Council to the Chief Executive Officer titled 'Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters', as per Item 5 of the Planning and Development Committee No. 2009 (03) of 17 March 2009 and adopted at the Council Ordinary Meeting of 24 March 2009, be amended as detailed in Attachment 6 to the report by the Acting Development Planning Manager dated 1 April~~Team Coordinator (Central) dated 22 March~~ 2019, with a delayed commencement date of 1 July 2019.

- G. That the policy titled 'Property Numbering Policy', as detailed in Attachment 7 to the report by the ~~Team Coordinator (Central)~~Acting Development Planning Manager dated 1 April 2019, as per Item 1 of the Policy and Administration Board No. 2012(06) of 21 August 2012 - City Management and Finance Committee No. 2012(05) of 28 August 2012 and adopted at the Council Ordinary Meeting of 4 September 2012, be repealed as of 1 July 2019.
- H. That the policy titled 'Kerbside Numbering Policy', as detailed in Attachment 8 to the report by the ~~Team Coordinator (Central)~~Acting Development Planning Manager dated 1 April 2019, as per Item 21.03 of the Works Committee No. 2004(10) of 6 September 2004 and adopted at the Council Ordinary Meeting of 15 September 2004, be repealed as of 1 July 2019.
- I. That the policy titled 'Settlement of Planning and Development Appeals Policy', as detailed in Attachment 9 of the report by the ~~Team Coordinator (Central)~~Acting Development Planning Manager dated 1 April 2019, as per Item 1 of the Policy and Administration Board No. 2012(06) of 21 August 2012 - City Management and Finance Committee No. 2012(05) of 28 August 2012 and adopted at the Council Ordinary Meeting of 4 September 2012, be repealed as of 1 July 2019.
- J. That the policy titled 'Framework for Development Applications and Related Activities', as detailed in Attachment 10 to the report by the ~~Team Coordinator (Central)~~Acting Development Planning Manager dated 1 April 2019, be adopted, with a delayed commencement of 1 July 2019, and 2 September 2019 for the section of the Policy which relates to the 'Independent Decision Review Panel'.

Amendments made and comments added at Growth and Infrastructure Committee of 9 April 2019

The Interim Administrator commented that there was significant reform in these delegations and policies and thanked the team for their efforts in putting together the report.

The Acting City Planner advised that due to a change in acting roles the correct title and date of report wasn't reflected correctly in the recommendations and that these corrections would be amended in the final recommendations to council.

The Acting City Planner advised that in the preparation of this report consultation had occurred with colleagues in other councils as well as the Property Council of Australia, Urban Development Institute of Australia and the Planning Institute of Australia and that changes had been made to address any concerns or issues they had raised.

Rob Jones from the Interim Management Committee queried the selection process for the review panel and if the panel members were external to council. The Acting City Planner advised that the review panel was a work in progress but the intent was to have a large panel of say up to 20 professionals across various disciplines, with each particular panel of three or four members being drawn from the pool depending on the issues that needed to be addressed.

Mitchell Grant
ACTING DEVELOPMENT PLANNING MANAGER

I concur with the recommendations contained in this report.

Brett Davey
ACTING CITY PLANNER

“Together, we proudly enhance the quality of life for our community”