



SHIRE SIGNIFICANT DEVELOPMENT

Priority Development Application Assessment
Protocol for Shire Significant Development

PART ONE

Objective:

To provide a timely and efficient development assessment process for proponents of developments that have employment generating or capital expenditure levels identified within this policy.



Charter of Responsibilities:

Wingecarribee Council has adopted this protocol on the basis that parties have certain responsibilities in ensuring all necessary information is submitted and communication between applicant and Council occurs. Applications that fall into the categories set out within the Schedule to this protocol will be given a higher priority in terms of allocating staff resources to their assessment. Council therefore expects all aspects of this protocol to be followed in return for this priority assessment process.

Applicant responsibilities

- a) Applicants to attend Pre-lodgement discussions with appropriate Council Staff. The Manager Development Control or Director Environment Planning is to attend at least one of those pre-lodgement discussions.
- b) Pay associated meeting costs as specified in Council's adopted Revenue Policy.
- c) Ensure all reports, plans, documents and studies as specified in the pre-lodgement

discussions are provided. To then lodge the Development Application at a time agreed with Assessment staff, complete with adequate copies of all plans, reports, and documents to Council specification and pay all required fees.

- d) To provide timely, accurate and detailed responses to requests by Council for further or additional information directly related to the determination of the development application.



Council's responsibilities

- a) To provide staff with adequate skill levels, inclusive of Manager Development Control and Director Environment and Planning, to conduct pre lodgement discussions and meetings to ensure they are useful and productive meetings.
- b) To provide an Assessment Officer as the responsible officer to act as a contact point to manage all enquiries in relation to the Development Application. The responsible officer to be available to peruse the Development Application and supporting information at the time of lodgement subject to appointment. NB no detailed assessment can occur at this point of time.

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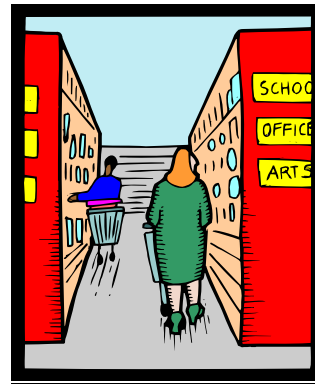


- c) To refer the application through internal staff and to external authorities and commence neighbour notification or advertisement within five (5) working days of receipt of application. To refer the matter to next available internal Council Committee(s) for assessment as required.
- d) To co-ordinate via assessment officer a written response on Council's progress assessment and the response of government authorities within thirty five (35) working days from receipt of application. If government authority responses are not received at this point in time, this will be noted as an outstanding item that may result in a request for additional information / reports / requirement / redesign to be undertaken. Council will forward these government responses upon receipt to the applicant for action.



- e) To refer further information received from the applicant to government authorities and internal Council Staff as required within two (2) days of receipt of that information. To then respond to information submitted to satisfy any Council request for further information within twenty (20) working days. If government authority's responses are not received at this point in time, this will be noted as an outstanding item that may result in a request for additional information / reports / requirements / redesign.

- f) Report the matter to next available Works and Planning Committee subject to any additional information being submitted by specified deadlines to enable Council staff time to assess and report on the information received. Any report will contain a draft set of conditions that are as complete as detail allows at that point in time.
- g) Upon determination of the matter by Council a final written determination will be provided within five (5) working days of that Council meeting.



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SHIRE SIGNIFICANT DEVELOPMENT

Priority Development Application Assessment Protocol for Shire Significant Development PART TWO



1. Agriculture Mining or Extractive Industries

- a) Any development that employs the equivalent of 10 or more full time positions; OR
- b) Any development that involves an estimated construction value of \$5 Million or more.



2. Manufacturing Industries, Distribution or Storage

- a) Any development that employs 20 or more full time positions; OR
- b) Any development that involves an estimated construction value of \$5 million or more.



3. Commercial or retail development

Development for the purposes of commercial, retail or other business projects that involve an estimated construction value of more than \$5 million.

4. Tourism, Hotels, Motels and Recreational Facilities

- a) Any development that employs the equivalent of 20 or more full time positions; OR
- b) Development for the purposes of residential (other than single private residences), commercial, retail or other construction projects that involve an estimated construction value of more than \$3 million.



5. Residential development

Residential subdivisions creating 50 or more new allotments or multi dwelling developments of 20 or more dwellings.



6. Other Projects

Any other development project that involves an estimated construction value of more than \$5 million or employs the equivalent of 20 or more full time positions.

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