

## **DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT**

13 June 2006

<b>DSDS8</b>	<b>REVIEW OF DCP 30 – EXEMPT AND COMPLYING DEVELOPMENT FILE: 170 KJW</b>
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### **SUMMARY:**

Reporting on a review of DCP 30 Exempt and Complying Development.



### **Background**

Council previously resolved in June 2005 to increase the use of Complying Development, review the effectiveness of the changes and report to Council within 12 months.

### **Complying Development**

Complying Development is development which meets a set of pre-determined development standards set down in DCP 30 – Exempt and Complying Development.

These pre-determined standards are set down to ensure that only development of minimal environmental impact, including impacts on neighbours, is dealt with by means of Complying Development applications. Under DCP 30, applications for Complying Development are not neighbour-notified or advertised prior to approval.

The appointment of a Complying Development Officer has resulted in an increase use of Complying Development which currently accounts for 22% of total applications. It is estimated that DCP 30 is currently structured to achieved up to 30% of total applications as Complying Development.

Since adoption of amendments to DCP 30 in June 2005 there has been no complaints of Complying Development approvals resulting in a loss of amenity or relating to lack of notification.

### **REPORT IMPLICATIONS:**

- ***Environmental***

*Complying and exempt development can not be carried out on environmental sensitive areas and only relates to development with minimal potential impacts.*

- *Social*

*Nil*

- *Economic(Financial)*

*Complying Development is resulting in increase efficiencies and decreased approval times resulting in economic benefits to Council and the community.*

- *Statutory or Policy*

*Environmental Planning and Assessment Act 1979 details the process to amend DCPs.*

*If Council resolves to make no changes to DCP 30 no alterations will need to be made.*

- *Director's Comment*

*As part of a reorganisation of the Building Section within Council's Sustainable Development Services Department, Council undertook a review of DCP 30 and appointed a designated Complying Development Officer to achieve up to 30% of applications being approved as Complying Development.*

*Due to operational reasons including staff vacancies and training of staff in the Customer First Centre, it is expected that by 30<sup>th</sup> June 2006 Complying Development will account for approximately 25% of approvals. Given increased familiarisation of staff with Complying Development and appointment of a Complying Development Officer it is expected that Complying Development will account for at least 30% of applications. Assuming this level is reached, Council could consider a further review to increase Complying Development even further. However until this level is reached it is recommended that no further changes to DCP 30 be made.*

#### **RECOMMENDATION:**

- 1 That Council note, the result of the review of DCP 30 and that no further amendments be made at this time.
- 2 That DCP 30 be reviewed within 12 months.

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**R B Pitt**  
**DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES**