

**Notes of Planning Review Meeting with
Sydney Business Chamber
Bridge Conference Room, 23-33 Bridge Street Sydney
Tuesday, 9th August 2011**

Attended by:

Sydney Business Chamber
Patricia Forsythe

Planning System Review

Tim Moore Co-Chair
Ron Dyer Co-Chair
Lia Saunders, Planning Review Manager
Rosemary Bullmore, Department of Planning
and Infrastructure (Notes)

Tim Moore & Ron Dyer (Planning System Review)

- Brief overview of process
 - NSW-wide consultation to meet with key groups and community members, please see the website for details of dates and locations
 - The web site will publish notes of all meetings to ensure maximum transparency in the process of the review
 - All written material submitted to the Review Panel will be published on the website
 - The only outcome instruction that has been given to us is that the Minister requires our outcomes to maximise the use of information technology capabilities
- General timelines
 - A listening and scoping of key principles and objectives for system will be undertaken from now until mid-November 2011. Submissions for this first stage will be accepted until 4 November 2011,
 - A discussion paper outlining identified issues & tensions within the system will be put on exhibition in the first week of December 2011 for public comment until 17 February 2012
 - A green paper will be submitted to the Minister for Planning and Infrastructure before the end of April 2012.

Overview of discussion points:

Strategic planning

- Planning system must have the ability to manage growth and change and have a strategic planning approach
- Align job targets and dwelling targets with the ability of those targets to be met by the planning system and industry
- Adopt an integrated approach between transport, jobs and development eg Victorian model where, after each Council election, the newly elected Council reviews LEP and develops targets for housing and job creation. Council's job is to deliver on those targets which de-politicises the process.
- Need for improved co-ordination between councils to develop regional plans eg regional planning model adopted in South East Queensland (11 councils developed targets for job creation, transport etc in 18 months).
- Government should set the strategic planning for the state though SEPPs
- SEPPs, regional environmental plans and LEPs model has worked well
- Transport orientated development will result in an increase in density and this needs to be communicated to the community

- Focus on philosophy of people living/working in mini-hubs / CBDs - 30 minutes from home
- Support growth of infill development ie 70/30 model is ambitious but the way to go
- Plan for transport corridors at the beginning of the development of a new area – the challenge is managing the infrastructure.
- Controls for affordable housing and student housing should be different than those for development that has a more general focus.
- Lack of proper consideration is given to the mix of accommodation in a given LGA dependent on differing needs of population.
- Provide for development for hotels in the city. Developers gain better returns on residential development and commercial space in City of Sydney at present despite an average 90% occupancy rate in hotels.

Development assessment and determination

- The number of development applications required by legislation is too high and used to create revenue for councils eg a shopping centre requires approval and then each shop within the shopping centre will also require an approval.
- Councils should be target focused
- Retain Joint Regional Planning Panels and Planning Assessment Commission
- Reduce time and cost in determination of development applications
- Reduce the number of government agencies involved in development assessment, particularly around Sydney Harbour eg signage around Sydney CBD requires approval by multiple agencies; RTA impeded Hornsby Council from delivering on higher density development in that area
- Councils should be involved in setting policy not determining development applications
- Central Sydney Planning Authority works well. A similar body could be established for North Sydney and Parramatta
- The political cost of making decisions leads to Council referring to Land & Environment Court. Decisions should be made at a professional level, not a political level
- Improve integrated system of development assessment across agencies
- No third party appeals should be provided for in planning legislation

Development contributions

- Development contributions continues to be an area of concern
- Staging of contributions would assist with the challenge of financing projects in a tight credit market