

Item No: C0718 Item 5

Subject: **POST EXHIBITION REPORT - REVIEW OF PLANNING PROPOSAL AND DEVELOPMENT CONTROL PLAN AMENDMENT FEES**

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SUMMARY

This report advises Council of the outcomes of public consultation on proposed changes to the planning proposal and development control plan (DCP) amendment fee structure and seeks adoption of the exhibited fees.

RECOMMENDATION

THAT Council:

- 1. Adopt the exhibited fees for planning proposals and development control plans amendments in accordance with the provisions of *Local Government Act 1993*; and**
- 2. Amend the Fees and Charges FY2018/19 to reflect the new fee structure.**

BACKGROUND

At its meeting of 24 April 2018, Council considered a report on fees associated with proponent led planning proposals and DCP amendments. The report followed a review which aimed to ensure that Council's costs in the assessment and processing of proposals are covered. The review considered the fees charged by surrounding and similar sized councils in the Sydney metro area as well as incentivising pre-planning proposals to improve the quality and merit of planning proposals received. Council resolved as follows:

THAT:

- 1. Council place on public exhibition with the 2018/19 Draft Fees and Charges; and*
- 2. A post-exhibition report be presented to Council discussing any submissions received.*

PUBLIC CONSULTATION

The proposed changes to the fee structure were placed on public exhibition for a period of 28 days from 15 May 2018 to 12 June 2018. The consultation was undertaken in accordance with Sections 610F and 705 of the *Local Government Act 1993* and Council's Community Engagement framework.

Notification of the community consultation included:

- Public notice in the local newspaper (Inner West Courier) on Tuesday 15 May 2018;
- Advertisement on Council's Your Say Inner West webpage throughout the consultation period.

No submissions were received during the public exhibition period.

FINANCIAL IMPLICATIONS

The fee increases proposed for planning proposals and DCP amendments will ensure that the costs associated with their assessment and processing are covered.

OTHER STAFF COMMENTS

Nil.

CONCLUSION

It is recommended that Council adopt the fee structure as advertised and attached to this report (Attachment 1) and amend the Inner West Council Schedule of Fees and Charges 2018/19 accordingly.

ATTACHMENTS

1. [!\[\]\(33006de4dd11f8c729ca8ca0fde0352f_img.jpg\)](#) Exhibited Fees - Planning Proposals and DCP Amendments

2018/19 Planning Proposal and DCP Amendment Fees

PREPARATION OF LOCAL ENVIRONMENTAL PLAN AND DEVELOPMENT CONTROL PLAN AMENDMENTS	
Pre Planning Proposal Consultation (mandatory for all applications)	
Minor LEP Amendment	\$2,500
Major LEP Amendment	\$5,000
Complex LEP Amendment	\$7,000
Precinct LEP Amendment	\$12,000
Additional meetings	25% of original fee
Planning Proposals	
Minor LEP Amendment e.g. adding or removing a heritage item, adding or removing a use that does not require complex assessment	\$18,000
Major LEP Amendment e.g. FSR and height amendments	\$60,000
Complex LEP Amendment e.g. change of zoning or matters that involve significant consideration of economic, environmental and transport issues	\$100,000
Precinct LEP Amendment e.g. similar to a complex LEP amendment but where the proposal relates to multiple lots	\$150,000
Amended Planning Proposal	25% of fee for Minor Planning Proposals 50% of fee for Major, Complex and Precinct Planning Proposals
Refund where withdrawn prior to the Planning Proposal being reported to Council	Maximum 50% of Planning Proposal fee. At discretion of Council officers.
Amendments to Development Control Plans (lodged in conjunction with a Planning Proposal or in isolation)	
Minor DCP Amendment	\$7,000
Major DCP Amendment	\$20,000
Complex DCP Amendment	\$35,000
Precinct DCP Amendment	\$55,000
Refund where withdrawn prior to being reported to Council	Maximum 50% of DCP amendment fee. At discretion of Council officers.
Advertisement and notification of LEP and DCP amendments	
Advertising	\$3,000
Notification	\$2.00 per property notified
Public Hearing	
Public Hearing if required. Cost recovery to Council.	At cost
Additional costs and expenses	
For all LEP and DCP amendments any additional costs and expenses incurred by Council in undertaking studies, peer reviews, referral to panels (Inner West Planning Panel and Architectural Excellence Panel) and other matters are to be paid at cost	At cost