

## SUMMARY OF KEY REFORM PROPOSALS

### Development assessment

- Re-allocate development responsibility from current system, where developments are dealt with by either local councils or the Minister (for State significant projects), to a new system where decisions are allocated to the appropriate level of determination;
- New framework for development decisions to suit the size and complexity of proposals, including:
  - Minister for Planning to determine key infrastructure projects;
  - A new Planning Assessment Commission (PAC) to deal with all other projects of State Significance (about 80% of DAs currently dealt with by the Minister);
  - Joint Regional Planning Panels (JRPP), including local council representatives, to determine regionally-significant projects;
  - Councils to deal with local applications;
  - Certifiers and councils to deal with small applications (below \$1m).
- Provide for planning arbitrators to review applications outstanding more than 40 days if requested by applicants at minimal cost;
- Set more realistic time frames for development decisions, such as 20 days for minor local applications, 40 days for local development, 60 days for medium-scale development and 90 days for more complex proposals.

### Plan-making

Aim to slash processing times by 50% for changes to local environmental plans (i.e. rezonings) by:

- Making early, upfront decisions on whether the change is suitable and meets set criteria;
- Tailor the plan-making process to suit complexity to slash times for minor changes;
- Establishing mandatory timeframes for various steps in the plan-making process;
- Allocate clear responsibility for key steps of the plan making process;
- Referring stalled rezoning proposals to a Regional Panel or the new PAC.

### Exempt and complying development

- Increase the number of developments dealt with as complying development from 11% to 50 % within four years, noting that complying certificates typically take 10 days compared to over 60 days for normal DAs;
- NSW Government to develop consistent exempt and complying development codes for small common developments to improve certainty, particularly for homeowners and neighbours;
- Clarifying rules for the application of complying codes and small applications.

## Certification

- Tighter rules to minimise the risk of conflicts of interest between certifiers and clients;
- Broaden accreditation of certifiers to include corporate certification of certifiers and councils;
- Clarify respective roles of certifiers and councils, mandate some roles and increase powers of enforcement;
- Expanding powers of the Building Professionals Board (BPB), including increased fines and the power to suspend an accredited certifier;
- Increasing the auditing of certifiers.

## **OTHER PROPOSED REFORMS**

### ePlanning

- NSW Government to set milestones for the implementation for ePlanning for councils;
- The State to develop a platform to collate, integrate, manage and display planning information from councils and relevant NSW Government agencies.

### Paper subdivisions

- Introduction of a mechanism to create compulsory land-trading schemes to resolve longstanding paper subdivisions, where supported by a significant majority of landowners;
- Under such a scheme, a council or State agency would be able to exchange or trade land for other land or infrastructure and also compulsorily acquire land.

### Strata management

- Requiring candidates for election to the executive committee to disclose any connections they have with the developer, builder or building caretaker/manager;
- Restricting the number of proxies able to be held by any one person;
- Prevent a building developer, original owner or related party from continuing to exercise voting rights through contractual arrangements with purchasers and avoid warranty obligations.

### Miscellaneous amendments

- A series of minor amendments dealing with issues such as the lapsing of development approvals, technical aspects of legal appeals, converting existing local environmental plans (LEPs) into Standard LEPs, and the power to delegate functions under Part 3A of the EP&A Act.