

Draft Recommendation	Urban Taskforce comment
Systemic Issues	
Recommendation 3	
That the NSW Government remove restrictions on fees for statutory approvals and inspections to allow for the recovery of efficient costs, subject to monitoring and benchmarking.	Deregulation of fees charged by local government may not be appropriate in some instances. For example, council is a monopoly provider of development assessment services in their local area (with the exception of certain areas identified in state planning law as being of state or regional significance). Unless there is a commensurate increase in service provision (for example, a development approval could be expedited if an additional fee was paid), we recommend continuing to set the fee by regulation with more frequent review (every three to five years) and allowing councils to increase annually in line with the CPI or index of fee-related costs.
Recommendation 4	
Where fees continue to be set by statute, that the relevant NSW Government agency reviews the level of the fees every 3-5 years and amends the relevant legislation to allow these fees to increase annually in line with CPI or an index of fee-related costs.	See comment above.
Recommendation 9	
That the Department of Planning & Environment, including through the Office of Local Government, review public notice print review media requirements in the <i>Local Government Act 1993</i>, the <i>Local Government (General) Regulation 2005</i>, the <i>Environmental Planning and Assessment Act 1979</i>, and the <i>Environmental Planning and Assessment Regulation 2000</i>, and, where the cost to	The Urban Taskforce supports this in principle and notes that this would be assist in ensuring the planning system is up-to-date with new communication methods.

councils of using print media exceeds the benefit to the community, remove print media requirements and allow online advertising, mail-outs and other forms of communications as alternatives.	
Planning	
Recommendation 15	
That the Department of Planning & Environment:	
Implement a data sharing model with the Australian Bureau of Statistics in relation to building approvals in NSW	The Urban Taskforce supports the development of a data sharing model between the Department of Planning & Environment and the Australia Bureau of statistics. We recommend the data sharing model includes analysis of both building approvals and building completions. Many development approvals do not become completions and this conversion rate should be analysed and the reasons for this discrepancy investigated.
Introduce a consolidated data request of councils for the purposes of the <i>Local Development Performance Monitor (LDPM)</i> , <i>Housing Monitor</i> , <i>State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Rental Housing)</i> and <i>State Environmental Planning Policy No.1 – Development Standards (SEPP 1 variations)</i> .	Supported
Fund an upgrade of council's software systems to automate collection of data from councils for the purposes of LDMP, <i>Housing Monitor</i> , <i>Affordable Rental Housing</i> and SEPP 1 variations	The Urban Taskforce supports an upgrade of council's software systems, as long as this is funded through Departmental or Council budgets, or Treasury allocations.
Publish the data collected from councils on Affordable Rental Housing and SEPP 1 variations data	Supported
Seek agreement with the Land & Environment Court to obtain appeal data directly from the Court.	The Urban Taskforce supports this and requests that this appeal data also be made publicly available on the Department's website.

Remove the administrative requirements for council to report to DPE on political donations or gifts under section 147 of the <i>Environmental Planning & Assessment Act 1979</i>	In the interests of ensuring the accountability and transparency of local government, the Urban Taskforce recommends that should the requirement for councils to report political gifts or donations to DPE be removed, Councils should be reminded of their existing obligations under section 147(12) of the EP&A Act. This requires councils to ensure that disclosures are made publicly accessible on the council website within 14 days.
Recommendation 16	
That the <i>Environmental Planning & Assessment Act 1979</i> be amended to enable zoning and development standards information under section 149(2) of the <i>Environmental Planning & Assessment Act 1979</i> to be provided through the NSW Planning Portal.	Supported
Recommendation 17	
That the <i>Environmental Planning & Assessment Regulation 2000</i> be amended to specific the information that can be provided by councils in accordance with section 149(5) of the <i>Environmental Planning & Assessment Act 1979</i>	Supported
Recommendation 18	
That DPE amend the NSW Planning Portal to provide for online:	
Payment of fees and charges by applicants and for the Planning Reform Fund fee to then be automatically directed to DPE	Supported
Zoning and development standards information under section 149(2) of the <i>Environmental Planning and Assessment Act 1979</i>	Supported

Joint applications for development approvals and construction certificates	The Urban Taskforce supports joint applications for development approvals and construction certificates as an option to be provided to the applicant, to be chosen at the applicant's discretion. This should not be a mandatory requirement.
Information under section 149(5) of the <i>Environmental Planning & Assessment Act 1979</i> to be accessible via a link to council websites	Supported
Recommendation 19	
That DPE manage referrals to State agencies through a 'one-stop-shop' in relation to: • Planning proposals (LEPs) • Development applications (DA's) and • Integrated development assessments (IDA's)	The Urban Taskforce strongly supports the development of a 'one-stop-shop' for government agency referrals in relation to planning proposals, development applications and integrated development assessments. The Queensland State Government has developed the State Assessment and Referral Agency (SARA) system, which coordinates referrals between different agencies. However, any one-stop-shop must be adequately staffed and funded, to ensure that no delays occur in the processing of applications.
Recommendation 20	
That DPE develop suites of standardised development consent conditions and streamline conditions that require consultant reports or subsequent approvals, in consultation with councils, State government agencies and other key stakeholders.	The Urban Taskforce supports the concept of standardised development consent conditions provided that these are developed in consultation with the property development industry. Poorly worded and excessively onerous development conditions can add significant costs and create delays for development, without producing a positive urban outcome. Any standardised conditions should also be reviewed and updated on a frequent basis to ensure that they remain modern and relevant. This will also save councils time and money through reducing the need for councils to develop their own conditions, increase clarity

	and consistency. Any conditions which require further information, additional approvals or consultant's reports which are not necessary to achieve a good urban outcomes should be eliminated.
Building and Construction	
Recommendation 34	
That the Building Professionals Board or the proposed Office of Building Regulation (in consultation with the Department of Planning & Environment, Fire & Rescue NSW and local government) design the new online system for submitting annual fire safety statements (AFSS) to allow councils to identify buildings in their area that require an AFSS, and whether follow up or enforcement action is required.	Supported
Recommendation 36	
That the <i>Environmental Planning & Assessment Regulation 2000</i> be amended to clarify what constitutes a 'a significant fire safety issue'	Supported
Recommendation 37	
That section 121Z of the <i>Environmental Planning & Assessment Act 1979</i> be amended to allow councils to delegate authority to the General Manager to consider a report by the Fire Brigade, make a determination and issue an order, rather than having the report considered at the next council meeting.	Supported