

ePlanning Amendment Regulation 2017

○ Frequently Asked Questions for the community

February 2017

What is the ePlanning Amendment Regulation 2017?

- Currently, there are many variations in document requirements for development applications, which can cause delays in preparing and determining applications.
- Changes are proposed to the *Environmental Planning and Assessment Regulation 2000* to make it faster and easier to lodge and track applications by introducing standards for online submission and lodgement. These changes are addressed in the Environmental Planning and Assessment Amendment (ePlanning) Regulation 2017.

What are the key changes proposed?

Key changes include:

- standardising the documents required to lodge applications for development
- replacing written consent with legally enforced declarations by applicants that they have permission from land owners to submit a development application, which will save time when preparing and determining applications
- introducing new requirements for making and exhibiting Development Control Plans and Contribution Plans (financial contributions from developers towards infrastructure costs).

How will online lodgement benefit communities?

- Online lodgement will provide access to planning information anytime, anywhere. It will save anyone wanting to lodge an application time by allowing them to lodge, pay for and track an application via the Planning Portal.
- It will also provide neighbours and community members with access to documentation for lodged development applications and complying development certificates.

Will the Planning Portal allow community members to register to receive alerts about local environmental plans, state significant developments and development applications in their local council area?

- Yes. You can register to receive alerts about local environmental plans, state significant developments and development applications in your local council area.

Will the Planning Portal allow community members to see the drawings, plans and reports for a development application or complying development certificate?

- Yes. All documentation for development applications and complying development certificates lodged on the Planning Portal will be publicly available.

Will the Planning Portal allow me to see the planning controls which affect a neighbour's property or a property I am considering purchasing?

- Yes. The Planning Portal allows users to undertake a property search on any address or lot/DP in NSW. The information returned includes the details of all planning controls applicable for the selected address.

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Can community members track the progress of any development application on the Planning Portal?

- Yes. The Planning Portal will allow users to track the progress of a development application by entering its reference number.

Can community members submit comments about a development application via the Planning Portal?

- No. All comments on development applications should be directed to your council.

Can community members submit comments about a draft State Environmental Planning Policy or regulation change via the Planning Portal?

- Yes. The Planning Portal will provide an 'on exhibition' page for all future draft State Environmental Planning Policies, Local Environmental Plans, Development Control Plans, Control Plans and regulation changes. The 'on exhibition' page will provide functionality to submit comments and upload supporting documents.

Can community members download spatial data via the Planning Portal?

- Yes – The Planning Portal makes key planning spatial datasets available for public use under open access licenses. These datasets can be accessed as either a web map service or downloaded as a shape file.

How do I comment on the proposal?

- Submissions on the Exhibition of the Environmental Planning and Assessment Amendment (ePlanning) Regulation 2017 will close on 15 March 2017.
- You can make a submission by:
 - responding online at: www.planningportal.nsw.gov.au/publications/on-exhibition
 - by mail to:

Environmental Planning and Assessment Amendment (ePlanning) Regulation 2017
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

- All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission. Before making a submission, please read our privacy statement at: www.planning.nsw.gov.au/privacy.

Where can I find out more?

- Call our Information Centre on 1300 305 695.
- If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695.
- Email information@planning.nsw.gov.au