

Process for Assessing a Development Application

WOLLONGONG CITY COUNCIL

Managing development is one of
the biggest jobs Wollongong
City Council does.

What is the process for assessing a Development Application?

When Council staff or an independent group (such as a planning panel or the Court) is assessing a DA, they will:

- Compare what is proposed to the relevant Planning and Development Policies
- Consider any objections and feedback received during the notification/exhibition period
- Look at the environmental impacts of the development
- Consider the land constraints
- Consider whether or not the development is in the public interest
- Consider recommendations made by the Design Review Panel (if applicable)
- Get advice from other experts, if needed. For example, a DA for a building on flood-prone land might be referred to one of Council's floodplain engineers for advice. In some cases, an application could also be sent to State Government departments for their comments or approval.

The people assessing an application will also often inspect the site of the proposed development.

How can I provide feedback on a Development Application?

Community feedback is important to Council when considering a Development Application.

Anyone can view a development application that is on exhibition. They're available on our website www.wollongong.nsw.gov.au/development, by clicking on the "View Application" page and then click on "See Development Applications on exhibition".

Select from the list of applications on exhibition to bring up all the available plans and documents related to the application.

You are able to provide feedback about the application directly from this page by clicking on the "email a submission" button.

You are also able to make a submission by emailing council at council@wollongong.nsw.gov.au or sending a hard copy to Locked Bag 8821, Wollongong DC NSW 2500.

I've made a submission – What Happens Now?

If you have made a submission, you will receive an acknowledgement, so you know we have received your feedback. If there are numerous names on the submission or it is a petition, we will send the reply to the head signatory. This acknowledgement will not respond to issues raised in submissions.

As part of the assessment of the Development Application the assessing officer or planning panel or the Court will take into account any objections and comments made during the notification period.

Community consultation and public participation are an important and valued step in the Assessment process. However, submissions are one component of an Assessment process and do not automatically veto development.

If someone has made a submission and they're unhappy with the merit outcomes of a decision, this does not entitle them to continue to argue that submission post determination.

After a submission your involvement from this point will depend on the nature of the development application:

- 1 Most development applications are determined by Council staff under delegation. In this case you will be contacted to let you know what decision was made. We will also tell you where you can review the reasons for the decision and how submissions were taken into account.
- 2 Some DAs, including those that are considered to be regionally significant or attract a lot of community interest, are sent to independent groups to make a decision. These groups include:
 - Wollongong Local Planning Panel (WLPP)
 - Southern Regional Planning Panel (SRPP).

In this case, you will be contacted with information about the panel meeting and how you are able to register to speak directly to the panel members about your concerns and issues.

Decisions made by the Planning Panels are available on their respective webpages. If you made a submission, or addressed the panel, you will be notified of the decision. You can also view the decision, assessment report and panel commentary on the respective web pages.

All Development Determinations and Assessment Reports are available on Council's website.

What is the Role of the Elected Councillors?

Elected Councillors do not make decisions about Development Applications.

Councillors are not allowed to attempt to direct, influence or pressure Council staff as they undertake their development assessment and determination functions.

They are also not allowed to approach members of the local planning panel or discuss any application that is either before the panel or that will come before the panel at a future time, except during the panel meeting where they have a right to be heard by the panel in their private capacity at the meeting.

Where Can I Find Out More?

Council's adopted Community Participation Plan provides further information about how Council engages with the community on development matters and how you can participate in the planning process.