

Policy title:	DETERMINATION OF DEVELOPMENT APPLICATIONS UNDER DELEGATED AUTHORITY POLICY
Policy number:	5.2.31
Objective:	To ensure that Lismore City Council’s development assessment system and decision making processes are transparent and that all development application assessments are subject to an appropriate level of review prior to determination.
Link to community vision/service:	Strategic Planning, Assessment and Construction
Program Area:	Development & Compliance
Policy created: 13/4/10	Council reviewed: 30/1/14
Last reviewed by staff: 30/1/14	TRIM Ref: ED11/1357 & ED16/27004

Preamble

The implementation of best practice in the development assessment process is important to ensure that Council’s consent authority function can be exercised in a cost efficient and effective manner which ensures consistency and transparency in the determination of applications.

Policy Statement

Determination of Development Applications under Delegated Authority

- a) Any application for which three (3) Councillors have made a request in writing to the General Manager that the application is to be submitted to a Council meeting for consideration and determination must not be determined under delegated authority.
- b) Any development application generating objections of a significant nature, being those which, while valid under S79C of the Environmental Planning & Assessment Act, in the opinion of the General Manager or their delegate cannot be addressed by means such as conditions of consent, negotiated alterations to the proposal, mediation or by other means must not be determined under delegated authority.
- c) Development applications determined under delegated authority must be subject to a documented review process, which comprises either peer review, auditing, counter signing or a combination of these.
- d) Applications to modify development applications determined by resolution of Council shall not be determined under delegated authority unless Councillors have been notified and provided with details of the proposed modification sought, and no request as per a) above has been received within ten (10) working days of such notification being provided, in which case the application will be reported to Council.