Planning Proposal Process

Bayside Council

Proponent Led

Lodgement of Planning Proposal to Council

Assessment of Planning Proposal

Including any peer review of supporting studies

Bayside Local Planning Panel

Considers Planning Proposal and make recommendations to Council /Committee

Not Supported

Where a Planning Proposal is not supported by Council, written confirmation is provided to the proponent

Committee /Council consider Planning Proposal

Resolves to:

Support (including any changes);
Defer; or,
Not support the Planning Proposal

Rezoning Review

A Rezoning Review is available to a proponent if Council does not support the Planning Proposal or takes greater than the times specified in DPHI's LEP Making Guidelines to make a decision. The Sydney Eastern City Planning Panel determines whether the proposal should proceed to a Gateway determination.

Gateway Determination Review

A Gateway Determination Review is available to a proponent or Council if DPHI

Does not support the Planning Proposal

Require the Planning Proposal to be resubmitted for Gateway

Requirements are imposed or variations are made that Council or the proponent think should be reconsidered

NSW Department of Planning, Housing & Infrastructure (DPHI)

Issue a Gateway Determination to:

Permit exhibition; or
Reject the Planning Proposal

Exhibition of Planning Proposal

In accordance with conditions of Gateway determination

WE ARE HERE

Not Supported

Where a Planning Proposal is not supported by Council, written confirmation is provided to the proponent

Council Consider Submissions

Resolves to:

Support (including any changes)
Defer
Not support the Planning Proposal

Minister for Planning or Delegate /Council

Finalise PP and amend /Request to amend Local Environmental Plan

Notification of Local Environmental Plan Amendment