

OPTION 1: SIMULTANEOUS AGREEMENT AND DA

STAGE 1*

Developer decides to provide EPH

Developer requests pre-DA meeting and discusses Agreement and plans.

Council review and recommend proceeding with EPH process

Developer makes an Offer to Council and come to an agreement on the Agreement

Agreement is endorsed by Council, and delegation to sign the Agreement is provided to General Manager ***

Agreement is exhibited by Council for 28 days ***

STAGE 2 **

Developer prepares and lodges planning application on Planning Portal

Council initial review/assessment

Public exhibition for 14 days

Council assessment of submissions and final assessment of DA

Council/independent planner undertakes assessment, and the Director of Planning determines DA under delegation

Agreement signed by Developer and the Council/General Manager, as delegate

DA determination, with a condition of consent for Agreement to be registered on title, provided to applicant

STAGE 3

Developer obtains Construction Certificate

Council places/registers Agreement on the Council website

Developer undertakes construction/builds EPH

Property sales, as per requirements, with registration of covenant/caveat on title

Typical timeframe - up to 25 weeks

Typical timeframe - up to 6-8 weeks

Note:

* Stage 1 relies on the approval by Wagga Wagga Council and DPHI of the LEP amendment, on Wagga Wagga Council approval of the DCP Chapter, and the Legal Agreement being adopted by Council.

** Stage 2 relies on delegation to the General Manager for signing the Planning Agreement, and delegation to Director of Planning for determining the EPH DAs.

*** these tasks may depend on whether Council agrees to the legal Agreement template and delegates to the General Manager unless there are any changes that are made to the Agreement by developer/council.

OPTION 2: PLANNING AGREEMENT AND DA WHEN ON COUNCIL OWNED LAND

