

<b>DATE OF PANEL DECISION</b>	22 March 2024
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams, Jarrod Murphy
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## DELEGATION REQUEST – DETERMINATION OF 4.56 MODIFICATION APPLICATIONS

### BACKGROUND

The Minister for Planning and Public Spaces provided approval under section 2.16(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

With respect to applications made subject to Clause 4.56 of the EP&A Act (Modification by consent authorities of consents granted by the Court), The Hills City Council have made a request of the Sydney Central City Planning Panel that delegation to determine some 4.56 Modifications be granted to Council.

It is proposed that the Panel delegate the function of Consent Authority for all 4.56 Modifications except if the modification:

- proposes amendments to a condition of development consent recommended in the council assessment report but which was amended by the panel, or
- proposes amendments to a condition of development consent that was not included in the council assessment report but which was added by the panel, or
- meets the criteria relating to conflict of interest, contentious development or departure from development standards set out in Schedule 1 to the *Functions Exercisable by Council on Behalf of Sydney District or Regional Planning Panels—Applications to Modify Development Consents* (attached).

Council's justification for this request notes "...if the modification is major or seeks to change conditions specifically imposed by the Panel, it is appropriate that the Panel provide an additional level of oversight. For minor modifications, it will assist the timeliness of assessment if these matters remain with Council."






The Panel has deliberated and has considered whether in the case of some 4.56 Modifications the delegation of its consent function is appropriate.

### PANEL RESOLUTION

This is a resolution of the Panel made on 22 March 2024 in accordance with Schedule 2 Part 5 of the EP&A Act.

Pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to The Hills City Council the power to make a determination as consent authority on applications made under section 4.56 of the EP&A Act except where the application meets the criteria set out in the *Functions Exercisable by Council on Behalf of Sydney District or Regional Planning Panels—Applications to Modify Development Consents*.

This resolution takes effect at the date of the Panel decision and will remain current for the sitting period of the currently appointed Sydney Central City Planning Panel.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Steve Murray	 Brent Woodhams
 Jarrod Murphy	

**INSTRUCTION ON FUNCTIONS EXERCISABLE BY COUNCIL ON BEHALF OF SYDNEY  
DISTRICT OR REGIONAL PLANNING PANELS – APPLICATIONS TO MODIFY  
DEVELOPMENT CONSENTS**

**CLAUSE 123BA OF THE *ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000***

**Objective**

The objective of this instruction is to identify the applications to modify development consents that are **not** to be determined by a council on behalf of a Sydney district or regional planning panel (regional panel) under clause 123BA(2) of the *Environmental Planning and Assessment Regulation 2000* (Regulation).

**Interpretation**

A word or expression used in this instruction has the same meaning as it has in the *Environmental Planning and Assessment Act 1979* (Act).

**Instruction**

A council is **not** to determine an application under section 4.55(2) of the Act to modify a development consent granted by a regional panel if the application:

- proposes amendments to a condition of development consent recommended in the council assessment report but which was amended by the panel, or
- proposes amendments to a condition of development consent that was not included in the council assessment report but which was added by the panel, or
- meets the criteria relating to conflict of interest, contentious development or departure from development standards set out in Schedule 1 to this instruction.

Note: Clause 123BA of the Regulation requires councils to determine all other applications for the modification of development consents under section 4.55(2) of the Act, as well as applications for the modification of development consents under section 4.55(1) and section 4.55(1A) of the Act.

This instruction takes effect on 1 August 2020 and applies to applications to modify development consents made but not determined before 1 August 2020.

## SCHEDULE 1

### 1. **Conflict of interest**

Development for which the applicant or landowner is:

- (a) the council,
- (b) a councillor,
- (c) a member of council staff who is principally involved in the exercise of council's functions under the *Environmental Planning and Assessment Act 1979*,
- (d) a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth), or
- (e) a relative (within the meaning of the *Local Government Act 1993*) of a person referred to in (b) to (d).

### 2. **Contentious development**

Development that is the subject of 10 or more unique submissions by way of objection.

A **unique submission** means a submission which is in substance unique, distinctive or unlike any other submission. It does not mean a petition or any submission that contains the same or substantially the same text. Separate unique submissions may be made in relation to the same issue. One individual, or one household, could potentially submit multiple unique submissions.

### 3. **Departure from development standards**

Development that contravenes a development standard imposed by an environmental planning instrument by more than 10% or non-numerical development standards.