



# **Development Assessment & Decision Making Policy**

## POLICY OBJECTIVE

To provide guidance for the assessment and determination of Development Applications.

## LEGISLATIVE PROVISIONS

*Local Government Act 1993*

*Environmental Planning and Assessment Act 1979*

## POLICY STATEMENT

Under s377 of the *Local Government Act 1993* (the LG Act), Council may delegate any function of Council (other than the items listed) to the General Manager/Chief Executive Officer. The assessment and determination of Development Applications and other forms of approval are functions that may be delegated.

Under s378 of the LG Act, the General Manager may in turn sub-delegate a function delegated to the General Manager by the Council (other than the power of delegation) to any other person (including another employee of Council).

Section 380 of the LG Act requires delegations to be reviewed in the first 12 months of each term of office of the Council.

It is acknowledged that there needs to be a system of delegation to staff to assess and determine routine applications for approvals while Council retains an assessment and determination role for significant applications.

The following applications will be presented to Council:

1. Development that is the subject of which ten (10) or more unique submissions by way of objection have been made. A unique submission means a submission which is in substance unique, distinctive or unlike any other submission. A unique submission does not include a petition or any submission that contains the same, or substantially the same text.
2. Any application that seeks to vary a numerical standard of Council's Local Environmental Plan by more than 10%
3. Any application that seeks to vary Council's Development Contribution Plan.
4. Any application that seeks to vary the objectives of Council's Development Control Plan.
5. Any application that seeks to vary the objectives of Policies relating to Engineering Standards.
6. Any application that seeks a review by Council of a determination made under delegated authority.
7. Any application that the Council has previously resolved to be determined by resolution of the Council.
8. Any application that is called in by Councillors.
9. Any application of a commercial nature, with an estimated cost of \$20 million dollars or more.

Note: A list of all applications received by Council is distributed weekly to enable Councillors to identify any applications that may be of particular interest to call in. For an application to be called in at least three Councillors will need to nominate the application with any nomination to be in writing to the General Manager. Those not called in will continue to be assessed and determined under delegation.

Applications presented to Council may be determined by Council or Council may as part of a resolution resolve for the application to be determined under delegation.

**GOULBURN MULWAREE COUNCIL**  
**DEVELOPMENT ASSESSMENT & DECISION MAKING POLICY**

Version	Council Meeting Date	Resolution	Adoption Date	Effective From
1	17 January 2006	06/17		
2	15 March 2011	11/73	15 March 2011	
3	21 May 2013	13/179	21 May 2013	5 July 2013
4	19 July 2022	2022/241	19 July 2022	16 August 2022
5	15 April 2025	2025/79		
All policies can be reviewed or revoked by resolution of Council at anytime.				

**DIRECTORATE:** Planning & Environment

**BUSINESS UNIT:** Planning and Development