

Frequently Asked Questions

This document answers frequently asked questions about the draft Managing Council-Related Development Policy and the draft amendment to the Community Participation Plan.

What changes are proposed?

As a response to the changes proposed by the NSW Department of Planning and Environment to the *Environmental Planning and Assessment Regulation 2021*, and ensuring that Strathfield Municipal Council remains transparent and accountable for all development applications, the following are required:

- Have a formal policy that sets out how council will manage any potential conflicts of interest that may arise in relation to council-related development
- Consideration of the policy before determining any development applications that are council-related
- A management strategy is to be completed for every development and this must be published on the NSW Planning Portal together with the development application when it is on exhibition
- A longer neighbour notification for every council-related development – 28 days

What is a council-related development?

A development that council is the applicant, developer, landowner or has a commercial interest in the land that that will be developed, and where council is also the regulator or the consent authority.

What is a consent authority?

A consent authority approves or refuses an application.

Do the changes apply to all council-related developments?

No. The Department of Planning and Environment has identified developments that are considered low-risk. Therefore, the following do not need to comply with the requirements of the policy:

- Commercial fit outs and minor changes to the building façade
- Internal alterations or additions to buildings that are not a heritage item
- Advertising signage
- Minor building structures projecting from a building façade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services)
- Development where the council might receive a small fee for the use of their land (i.e. small fee = \$250.00)

What will change in the Community Participation Plan?

The proposed amendment to the Community Participation Plan would require a council-related development to be neighbour notified for a period of 28 days, regardless of the nature of the proposed development.

The current Community Participation Plan, regardless of whether the development is council-related or not, requires the notification of a development for either 21 days or 14 days, depending on the complexity of the development.

The current copy of the Community Participation Plan can be seen here: [Planning Policies - Strathfield Council \(nsw.gov.au\)](https://www.strathfield.nsw.gov.au/planning-policies)

How will I be impacted by this?

It is considered that the proposed changes will have no impact to the members of the community but only aim to improve the trust and confidence of the residents and stakeholders of the Strathfield LGA towards the council.

Where can I get more information about this?

You can have a look at the Department of Planning and Environment's website that details all the information on how this has come about.

[Council conflict of interest policy | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](https://www.dpe.nsw.gov.au/council-conflict-of-interest-policy)

For more information, please contact Patrick Santos, Senior Planner on 9748 9995 or email patrick.santos@strathfield.nsw.gov.au.