

# GLOSSARY OF PLANNING TERMS

## Glossary Notes

This glossary provides simplified definitions of a range of commonly utilised planning terms. Many of the definitions refer to other terms that are also defined in the glossary. Such terms are shown in *italics*.

It should be noted that the definitions provided in no way replace or modify the legal definitions of terms contained within relevant legislation and documentation.

<b>Commission of Inquiry (or Public Inquiry)</b>	Independent hearing of evidence from interested parties (e.g. members of the community, landowners) in relation to an issue.
<b>Complying Development</b>	Development that meets specifically defined <i>development standards</i> . Such development can be issued a complying development certificate in lieu of requiring <i>development consent</i> .
<b>Concurrence</b>	Relates to circumstances where a State Government agency must consider a development proposal and decide whether to indicate agreement with the proposal taking place.
<b>Consent Authority</b>	A body that has the ability to determine whether or not to grant consent to an application for development (e.g. a Council).
<b>Designated Development</b>	<i>Local or State Significant developments</i> that, because of their type, size or location are considered to have potentially significant environmental impacts. For such development, an <i>Environmental Impact Statement</i> must accompany the <i>Development Application</i> .
<b>Development</b>	Development generally includes the use of land, the subdivision of land, the erection of a building, the carrying out of a work, and the demolition of a building or work.
<b>Development Application (DA)</b>	Commonly refers to the materials presented to Council in relation to a request for consent to carry out a development. A <i>Development Application</i> typically comprises of an application form containing key details and documents in support of the application such as a <i>Statement of Environmental Effects</i> .
<b>Development Consent/ Approval</b>	Granting of permission to undertake a certain activity by a <i>Consent Authority</i> .
<b>Development Control Plan (DCP)</b>	A plan that sets out a range of development controls to guide development activities. DCPs may relate to a particular area (e.g. CBD) or to a particular topic (e.g. mosquitos).
<b>Development Standards</b>	Set of requirements that must be complied with in the planning of a development.
<b>Environmental Impact Assessment (EIA)</b>	A process for evaluating the risks and effects on the environment of a proposed development or activity to inform decision makers and stakeholders.
<b>Environmental Impact Statement (EIS)</b>	A document prepared as part of the <i>Environmental Impact Assessment</i> process to report on the formal evaluation of the effect of a proposed development or activity.
<b>Environmental Planning and Assessment Act (EP&amp;A Act 1979)</b>	The principle piece of legislation in NSW that sets out the requirements for planning assessment in the State.
<b>Environmental Planning Instrument (EPI)</b>	Plans that have legal status under the <i>EP&amp;A Act</i> which describe planning status and development controls applicable to an area. EPIs include <i>SEPPs</i> , <i>REPs</i> and <i>LEPs</i> .
<b>Exempt</b>	Development that does not require <i>development consent</i> .

<b>Development</b>	
<b>Integrated Development</b>	Refers to development proposals that require at least one other specific permit or approval from a State Agency under Section 91 of the <i>EP&amp;A Act</i> .
<b>Land and Environment Court (LEC)</b>	The Court in NSW that hears environmental, development, building, planning and land valuation related disputes.
<b>Local Development</b>	Development that requires <i>development consent</i> under the <i>LEP</i> from Council but is not considered <i>State Significant</i> .
<b>Local Environmental Plan (LEP)</b>	The principle <i>statutory plan</i> that controls development at the local government area level. LEPs set out controls that must be adhered to. LEPs comprise of two key elements being: a written document that sets out development controls, and a set of <i>zoning</i> maps. The written document typically contains land use tables which relate to the maps and a series of special provisions which regulate particular aspects of development.
<b>Local Environmental Study (LES)</b>	A study that addresses key issues and planning matters that is prepared when an amendment to a <i>LEP</i> is proposed.
<b>Local Government Act (LG Act)</b>	The principal piece of legislation in NSW that sets out the responsibilities of local governments and sets the framework for the way in which local government functions.
<b>Plan of Management (POM)</b>	A plan that sets out proposed actions and works in relation to a particular parcel of land or defined area in public ownership.
<b>Regional Environmental Plan (REP)</b>	A <i>statutory plan</i> administered by the State Government that addresses matters of Regional Significance. REPs set out development controls that must be adhered to and specify issues that must be considered when <i>LEPs</i> are being prepared.
<b>Section 79C</b>	Section 79C of the <i>EP&amp;A Act</i> sets out the matters for consideration when assessing a development application. These matters must be considered when determining whether or not to grant <i>development consent</i> to an application.
<b>Section 96 Modification</b>	Refers to the modification of a <i>Development Consent</i> permitted under S96 of the <i>EP&amp;A Act</i> . Such modifications must result in a development that is substantially the same as that already approved, or a new <i>Development Application</i> is required.
<b>Section 117 Directions</b>	Refers to a series of directions that are issued by the Minister for Planning that must be taken into account when considering an amendment to the <i>LEP</i> .
<b>Section 149 Planning Certificate</b>	A certificate issued by the Council upon request that provides key information about planning restrictions and development potential in relation to a certain parcel of land.
<b>State Environmental Planning Policy (SEPP)</b>	A <i>statutory plan</i> administered by the State Government that addresses matters of State Significance. SEPPs set out development controls that must be adhered to. These planning instruments may address a range of matters as determined by the Minister for Planning.
<b>State Significant Development</b>	Development that requires <i>development consent</i> from the State Government.
<b>Statement of Environmental Effects</b>	A document that accompanies a <i>Development Application</i> that addresses the likely environmental impacts associated with the development proposal, and the means employed to manage these impacts.
<b>Statutory Plan</b>	A Plan that has legal status established under legislation.
<b>Zoning</b>	System of categorising land use and establishing the permissibility of various land use activities. Zoning is shown on maps which are associated with written text in <i>LEPs</i> .