



Guidance

Applicant guide to the Independent Planning Commission process

This guide has been prepared for Applicants seeking development consent from the NSW Independent Planning Commission (the Commission).

1. PURPOSE OF THIS GUIDE

The purpose of this guide is to provide:

- an overview of the Commission's process in determining development applications; and
- guidance for Applicants on what to expect at each stage of the Commission's process.

2. OUR ROLE AS THE COMMISSION

The Commission was established by the NSW Government on 1 March 2018 as an independent statutory body operating separately to the Department of Planning and Environment (the Department).

The Commission is an independent consent authority for State significant development (SSD), where:

- at least 50 unique public objections were received during the Department's public exhibition of the development application; and/or
- a reportable political donation has been disclosed by the applicant; and/or
- the local Council(s) for the area in which the SSD will be located has objected to the development application and the objection is not rescinded following public exhibition.

The Commission also determines other development applications for which it is the consent authority (either in its own right or as a delegate).

The Commission does not undertake the whole-of-government assessment of development applications – this is carried out by the Department on behalf of the Commission.

An Assessment Report and (if applicable) recommended conditions are prepared by the Department, which when provided to the Commission marks the beginning of the Commission's process in relation to that application.

For more information on our functions, please visit the Commission's website:

www.ipcn.nsw.gov.au/about-us.

3. YOUR ROLE AS THE APPLICANT

The following outline of the Applicant's role in Commission processes is expanded upon through the rest of this guide:

- **Department's assessment** – Prior to the application's referral to the Commission, the Applicant should provide all information (such as supporting material, studies and reports) required by the Department to undertake its whole-of-government assessment. The Applicant is strongly encouraged to provide all information to the Department during its assessment to avoid any unnecessary delays in the Commission's process.

- **Commission’s requests for information –** During the Commission’s process, further information may be sought from the Applicant to assist the Commission Panel in making its determination. Requests for further information may be made:
 - during a meeting with the Commission Panel;
 - through a direct request to the Applicant (typically by letter); or
 - through a request via the Department.

Responses to requests for information must be provided by the Applicant within the timeframe set by the Commission Panel. Refer to section 8 of this guide for further detail.

- **New information provided by the Applicant –** Any new information the Applicant provides to the Commission (including in response to requests for information) should be provided as early as practicable. Any new information provided to the Commission may:
 - involve reopening or extending public submissions on the new information provided;
 - increase the time needed by the Commission to determine the application; or
 - not be considered in determining the application at the discretion of Commission Panel (depending on the new information’s relevance or timeliness in the Commission’s process).

Refer to section 9 of this guide regarding submissions on Additional Material.

- **Site Inspections –** The Applicant should assist the Commission in enabling site access for a Site Inspection and allow for community observers to attend (when invited by the Commission Panel) to ensure the values of integrity, transparency and engagement are upheld throughout this process. Refer to section 5 of this guide for further detail.
- **Applicant meeting with the Commission Panel –** The Applicant will typically be requested to prepare a brief presentation, focusing on responses to the Department’s assessment, the recommended conditions (if applicable), key issues and any other matters the Commission Panel may request to be specifically covered.

The Applicant should be prepared to answer questions relevant to the Commission’s prepared meeting agenda. Refer to section 6 of this guide for further detail.

During the meeting, the Applicant should advise the Commission Panel of any new information they wish to provide regarding the application.

- **Public Meeting / Hearing –** The Applicant will prepare a presentation, providing a description and other information regarding the application. Prior to the conclusion of the Public Meeting or Hearing, the Commission Panel may ask follow-up questions of the Applicant. Questions may relate to any issues raised by speakers at the Public Meeting or Hearing, submissions, stakeholder meetings, or observations from Site Inspection or Locality Tour.

The Applicant should have watched the entirety of the Public Meeting or Hearing and be informed about the submissions made by speakers, which the Commission Panel may ask questions about. Refer to section 7 of this guide for further detail.

- **Making a submission –** Any submissions made to the Commission, including those made by the Applicant, must be made within the public submission period for the case.

Any responses to questions taken on notice at a Public Meeting or Hearing will also need to be submitted to the Commission within the public submission period. Refer to section 9 of this guide for further detail.

4. WHAT HAPPENS WHEN AN APPLICATION IS REFERRED TO THE COMMISSION?

When an application is referred to the Commission for determination, the following will generally occur:

- a) the Department will update the status of its Major Projects webpage for the application to ‘Recommendation’. If the application is an SSD, the Department’s Assessment Report and other referral documents will be published on the Major Projects webpage;
- b) a dedicated case webpage for the application will be created on the Commission’s website;
- c) Commission staff (a Principal Case Manager and/or Planning Officers) will be assigned to the case and will be the primary contact for the duration of the case; and
- d) Commission staff will be in contact with the Applicant to organise any meetings that are planned to occur. This may include:
 - a Site Inspection / Locality Tour (refer to section 5 of this guide);
 - a meeting with the Commission Panel (refer to section 6 of this guide); and
 - a Public Meeting or Hearing (refer to section 7 of this guide).

5. SITE INSPECTIONS & LOCALITY TOURS

This section should be read in conjunction with the Commission's Site Inspections and Locality Tour Guidelines.

The purpose of Site Inspections and Locality Tours is to provide the Commission Panel an opportunity to view and understand the physical attributes of the project site and its surrounds.

Subject to the consent of the Applicant or relevant landowners to access the project site, the Commission Panel will decide whether it conducts a Site Inspection and Locality Tour, including whether the inspection or tour is carried out in-person and/or virtually.

Site Inspections and Locality Tours are not an opportunity for the Applicant to make submissions to the Commission or to discuss the merits of the application.

Community observers

The Commission Panel may choose to invite representatives from community groups and organisations who have an interest in the project to a physical (or virtual) Site Inspection. These 'community observers' could include:

- a representative from a local community group which lodged a submission to the Department during its assessment process;
- a representative of the traditional custodians of the land;
- a representative of the relevant community consultative committee; and/or
- an expert, a representative from the local council, a government agency, or a directly affected resident.

As the Commission has no powers of entry, the Commission cannot require the Applicant or any other landowner to allow third parties onto the land. It is up to the Applicant or other landowner to decide whether they will allow the Commission and any community observers to visit their land on a Site Inspection.

Before making contact with any community groups or organisations, Commission staff will confirm with the Applicant or other landowner whether community observers can attend. The Applicant or other landowner has complete discretion to decline to permit any person on their land. The Commission similarly has complete discretion to not proceed with the Site Inspection for any reason.

If any community observers attend, they will be asked not to make submissions to the Commission Panel during the Site Inspection in accordance with Commission's Site Inspections and Locality Tour Guidelines.

Physical vs virtual formats

In deciding whether to undertake a physical (in-person) or virtual Site Inspection or Locality Tour, the Commission Panel will ordinarily take the following matters into account:

- the physical attributes of the project site and whether they can be adequately assessed by other means;
- the physical size of the proposed development;
- whether the project involves only administrative changes to a consent (in the case of a modification);
- the nature of the likely impacts of the project (such as visual impacts or other proximity impacts);
- any public health orders or safety considerations that may restrict in-person attendance;
- the accessibility of the project site; and
- whether the consent of relevant landholders for an in-person site inspection / locality tour has been obtained.

What to expect at the Site Inspection

On the direction of the Commission Panel, Commission staff will contact the Applicant in the early weeks of the case to arrange a date and time for a Site Inspection.

The Applicant will be asked to provide a draft itinerary for the Site Inspection, which can include relevant areas of the surrounding locality, if appropriate. The Commission Panel may request amendments or additional inclusions to the draft itinerary.

Site Inspections are generally one to three hours in length, depending on the size and complexity of the application.

Attendees include the Applicant, the Commission Panel and Commission staff, and any community observers. All attendees are to be confirmed prior to the Site Inspection taking place.

All Site Inspections will be either transcribed, recorded or documented through photographs and/or notes, which will be published on the Commission's case webpage within a reasonable time after the conclusion of the Site Inspection along with any information or material distributed or presented by the Applicant at the Site Inspection.

Physical Site Inspections

Commission staff will contact the Applicant to discuss details such as site access, parking, mode of movement, potential hazards, and personal protective equipment and safety requirements.

All attendees will adhere to any workplace health and safety requirements at the site.

To ensure Site Inspections are fair and useful, the Applicant and community observers are encouraged to:

- enable the Commission Panel to view and understand the physical attributes of the project site and its surrounds;
- respond to any questions or queries the Commission Panel may have during the Site Inspection;
- endeavour to accommodate any request made by the Commission Panel.

The Panel Chair reserves the right to refuse to attend, or to cancel, a Site Inspection for any reason, including but not limited to the following:

- if attendees are obstructive, make rude, offensive or defamatory statements, or otherwise act in an inappropriate or unsafe manner;
- adverse weather conditions;
- safety concerns; and
- if uninvited persons, attendees who are invited but who have not satisfied the work health and safety requirements, or invitees who did not notify the Commission that they were attending within the specified time period, nonetheless attend.

Virtual Site Inspections

Virtual Site Inspections are online, fully transcribed meetings that provide the Applicant with an opportunity to describe and showcase the project site and its setting to the Commission Panel. They can be a useful supplement to physical Site Inspections, or an alternative when attending in person is either not feasible or not considered necessary.

Virtual Site Inspections are held via online videoconference. The Commission might choose to invite community observers to join the video conference. The format, structure and content are flexible and can be discussed with Commission staff.

Virtual Site Inspections are generally:

- presented by the Applicant, either live from the site or from a computer, or a combination of the two; and

- can include maps, plans, photos and pre-recorded or live video of the site and surrounds – aerial drone footage can be particularly useful, especially for large or difficult to access sites.

It is helpful to the Commission Panel when Applicants overlay development footprints and environmental constraints onto aerial or satellite imagery to show the existing setting and potential impacts of a proposal.

GIS platforms can be a useful tool for compiling and presenting site information, particularly for projects with complex biophysical or regulatory settings.

Locality Tours

Locality Tours are physical or virtual inspections that provide the Commission Panel with an opportunity to view the locality surrounding the project site. They can be a useful supplement to Site Inspections.

During a physical Locality Tour, the Commission Panel will travel along publicly accessible roads and view the locality from publicly accessible locations. The Commission Panel may also decide to include brief inspections of neighbouring properties as part of a physical Locality Tour to understand the project site in the context of these adjacent sites, subject to consent from the respective landowners and tenants.

Virtual Locality Tours may involve the Commission Panel inspecting the surrounding locality by way of publicly accessible online maps, imagery and other resources.

Locality Tours are generally carried out by the Commission Panel and Commission staff only and are not typically attended by the Applicant or community observers.

Locality Tours are not held for all projects. The Commission Panel may choose to undertake a Locality Tour if it will help them to understand the physical characteristics of the locality surrounding the site. Locality Tours are generally undertaken immediately before or after a Site Inspection.

A note of the locations viewed by the Commission Panel on the Locality Tour (which may also include photographs and/or maps of the tour route) is published on the Commission's case webpage within a reasonable time after the conclusion of the Locality Tour.

6. APPLICANT MEETING WITH THE COMMISSION PANEL

The Commission Panel will typically invite the Applicant to have a meeting with the Panel to discuss the application. The purpose of the meeting is for the Applicant to provide a brief overview of the application and their initial response to the Department's Assessment Report and recommended conditions (if applicable). The meeting also provides

an opportunity for the Commission Panel to ask specific questions regarding the proposal and any key issues identified in the Assessment Report or by the Panel.

The meeting will be coordinated by Commission staff, at a time and date agreed by the Applicant and Commission Panel. A meeting agenda with discussion points or specific questions for the Applicant will be provided approximately one week prior to the meeting. This will be circulated to all attendees at least 24 hours prior to the meeting.

The meeting is typically held either virtually via videoconference or in-person at the Commission's premises at 135 King Street, Sydney. The format of the meeting will be confirmed with the Applicant by Commission staff.

Applicant attendees

The Applicant will be required to confirm a final list of their attendees at least two days prior to the meeting. Only attendees confirmed by the Applicant will receive a meeting invitation.

Attendees may include a project manager, town planner, architect, engineer or any other specialist / consultant engaged by the Applicant. The Commission Panel may also request certain attendees from the Applicant's team to assist with questions related to items on the meeting agenda.

What to expect at the meeting with the Panel

The meeting will typically be scheduled for one hour. Should additional time be required, this will be confirmed prior to the meeting to ensure sufficient time is available to cover all meeting agenda items.

The meeting will be led by the Panel Chair and guided by the meeting agenda circulated to attendees ahead of the meeting.

The Applicant will typically be requested to prepare a brief presentation (approximately 15 minutes in length), focusing on responses to the Department's assessment, the recommended conditions (if applicable), key issues and any other matters the Commission Panel may request to be specifically covered.

The meeting will be transcribed by a third-party transcription service provider. Meeting transcripts, and any material presented by the Applicant during the meeting, will be published on the Commission's case webpage following the meeting.

During the meeting, the Commission Panel may ask questions to assist with its consideration of the application. As a guide, questions may relate to:

- the Applicant's position on certain key issues arising from the Department's assessment or from the Commission Panel's review;

- the Applicant's response to the Department's assessment and recommended conditions (if applicable);
- the Applicant's process of refining the proposal in response to public submissions received by the Department, Council comments or Agency feedback;
- explanation of any mitigation strategies or processes in relation to key issues;
- the rationale for the proposal itself; and
- any other clarifications required by the Commission Panel.

The Applicant should be prepared to answer questions relevant to the Commission's prepared agenda. If necessary, the Applicant can elect to take questions on notice and provide a response in writing within a timeframe set by the Commission Panel.

7. PUBLIC MEETINGS AND HEARINGS

Public Meetings and Public Hearings provide the Commission Panel an opportunity to hear the community's views on an application, and on the Department's whole-of-government Assessment Report (and any recommended conditions of consent) before determining an application.

The Commission may choose to hold a **Public Meeting** – noting that it is not required to do so before it makes a determination. Refer to the Commission's Public Meeting Guidelines for further details.

The Commission cannot require anyone to attend a Public Meeting or give evidence.

A **Public Hearing** is only held if a formal request is made by the Minister for Planning. If such a request is made, the Commission must hold the Public Hearing. Refer to the Commission's Public Hearing Guidelines for further details.

When the Commission holds a Public Hearing in relation to a development application for which it is the consent authority, the merit appeal rights for both the Applicant and objectors are extinguished. The Commission can also require people to attend the Public Hearing and give evidence.

The Commission Panel may choose to conduct a Public Meeting or Hearing wholly in person, wholly remotely by electronic means (i.e., via telephone and/or videoconference), or some combination of the two. Matters that the Commission Panel may consider in deciding this may include:

- the likely numbers of speakers and attendees;
- the availability of a suitable site for the in-person component of a Public Meeting or Hearing;

- the availability of reliable telecommunications for the remote component of a Public Meeting or Hearing; and
- external factors such as any public health orders or related guidance.

All Public Hearings are videoed and livestreamed to the Commission's website and YouTube.

Public Meetings may also be livestreamed, if the Commission chooses to do so.

The length of a Public Meeting or Hearing will be at the discretion of the Commission Panel. They will generally be held during the day but may sometimes include an evening or weekend session.

Once speakers have registered, the length of the Public Meeting or Hearing may be amended in line with the final number of speakers.

Public Meetings or Hearings are transcribed by a third-party transcription service provider. Meeting transcripts, and any materials presented at the Public Meeting or Hearing, will be published on the Commission's case webpage within a reasonable time following the meeting.

Speaker registrations

Speaker registration is via an online form located on the case webpage. Speaker registrations generally close in the week before the scheduled Public Meeting or Hearing. The closing time and date of speaker registrations will be published on the case webpage.

The Applicant, including any speakers representing the Applicant intending to speak at the Public Meeting or Hearing, are required to register online prior to the deadline.

Any material, such as presentation slides that a registered speaker intends to present at the Public Meeting or Hearing, must be provided to the Commission five (5) days prior to the commencement of the Public Meeting or Hearing.

Any late registrations or alterations to speaker registrations or allocated speaking lengths will require approval from the Panel Chair.

What to expect at the Public Meeting or Hearing

The following can be expected at the Public or Hearing:

- the Panel Chair will give a brief opening statement that describes the process and the Commission's role in determining the application;
- the Department will present the findings of its whole-of-government assessment of the application;
- the Applicant will provide a description and other information regarding the application; and

- members of the public will present to the Commission Panel in accordance with the times set out in the speaker schedule. This may include speakers who identify themselves as experts in a particular field.

Prior to the conclusion of the Public Meeting or Hearing, the Commission Panel may ask follow-up questions of the Department and/or the Applicant.

As a guide, questions may relate to any issues raised by speakers at the Public Meeting or Hearing, submissions, stakeholder meetings, or observations from Site Inspection or Locality Tour. It assists the Commission Panel considerably if the Applicant's representatives have watched the entirety of the Public Meeting or Hearing and are informed about the submissions made by speakers, which the Commission Panel may ask questions about.

The Applicant may elect to take some of the Commission Panel's questions on notice. To be considered by the Commission Panel, responses to questions on notice need to be provided before the Commission's public submission period ends.

For Public Meetings or Hearings that are held over multiple days, the Commission Panel may decide to provide ahead of time potential questions that may be asked of the Applicant by the Commission Panel on the final day. If the Applicant has advance notice of a question, the Commission expects their response at the Public Meeting or Hearing, rather than having to wait for responses to questions on notice.

8. REQUESTS FOR INFORMATION

The Commission Panel may request information from the Department, the Applicant, or another relevant party to assist with its consideration of the application. A request for information may occur at any time during the course of the Commission's process.

Requests for information may be asked directly of the Applicant. Alternatively, the Department, in preparing a response to the Commission, may be invited to liaise with the Applicant, government agencies and/or Council to assist with a request for information from the Department.

Responses to requests for information must be provided by the Applicant within a timeframe set by the Commission Panel.

When the Commission Panel makes a request for information from the Department or the Applicant, the time between the date of the request and the date of the response does not count towards the Commission's timeframes for decision-making, in accordance with the Statement of Expectations for the Independent Planning Commission.

9. MAKING A SUBMISSION

This section should be read in conjunction with the Commission's Public Submissions Guideline and Community Participation Plan.

Submissions made by the Applicant

In addition to the meeting with the Commission Panel and presenting at a Public Meeting or Hearing, the Applicant may also wish to provide a written submission. Any submissions made to the Commission, including those made by the Applicant, must be made within the public submission period for the case. The closing date of a public submission period will be indicated on the Commission's case webpage. The Commission Panel may exercise its discretion to accept any late submissions.

Any responses to questions taken on notice at a Public Meeting or Hearing will also need to be submitted to the Commission within the public submission period.

Submissions collated by the Applicant

The Commission will not accept submissions collated by the Applicant (or any other stakeholder) and submitted on someone else's behalf.

Submissions are to be submitted by individuals via the Commission's website in accordance with the Commission's Public Submissions Guideline and Privacy Statement.

Bulk submissions in generic format

Where the Commission receives bulk submissions in a generic format, only one representative copy of the submission will be published on the Commission's website. The number of times the particular submission was received will be identified on the representative copy that is published.

Bulk submissions in a generic format may include:

- form letters where individuals sign/petition; and
- campaign emails where submitters copy and reuse the same, or substantially the same, text.

Submissions on Additional Material

The Commission Panel may determine that information it has received, for example, as part of the Applicant's or the Department's response to a Commission request, comprises Additional Material.

Additional Material is substantive new information that was not included in the application or considered in the Department's whole-of-government assessment. Additional Material may include:

- additional studies, reports or other supporting material provided by the Applicant, Department or other stakeholder; or
- further assessment completed by the Department.

The Commission Panel may decide, at its discretion, whether to accept the Additional Material, and whether to extend or reopen a submission period to invite submissions on the Additional Material. Usually, this discretion will be exercised taking into account:

- whether the Additional Material was provided within the timeframe set by the Commission Panel (for information requests described in section 8 of this guide) or within a reasonably practicable time during the course of the Commission's process; and
- whether the Additional Material contains substantive new information in respect of which the Commission would be assisted by public submissions.

If Additional Material is published on the Commission's website, it does not automatically mean that the Commission Panel will invite, accept or take into account submissions about that Additional Material.

Submissions will only be considered on Additional Material where the Commission has published a statement that:

- identifies the Additional Material in respect of which submissions are being accepted;
- specifies a period, usually no more than seven days, during which submissions on the Additional Material will be accepted;
- specifies how those submissions are to be made; and
- sets out any further requirements for those wishing to make submissions on the Additional Material.

10. FEASIBILITY AND WORKABILITY OF DRAFT CONDITIONS

Prior to making its determination, the Commission Panel may provide draft conditions of consent to the Department to seek its advice on feasibility, workability and unintended consequences. The Department may choose to consult with the Applicant when preparing its advice to the Commission.

This process of consultation with the Department on conditions is not an indication of the outcome of the Commission's determination – the Commission may determine to refuse consent, notwithstanding having sought the Department's advice on draft conditions.

11. WHEN WILL A DECISION BE MADE?

Under the Minister's Statement of Expectations for the Independent Planning Commission, the Commission is currently expected to meet the following average annual timeframes for SSD determinations:

- 32 calendar days for routine determinations (with no Public Meeting or Hearing) and modification applications where a reportable political donations disclosure has been made;
- 50 calendar days for determinations subject to a Public Meeting; and
- 84 calendar days for determinations subject to a Public Hearing.

These timeframes are an average of all cases that have been completed in the last 12 months. They are calculated from the date of the provision of the Assessment Report by the Department to the date of determination by the Commission, excluding any time where the Commission Panel has requested Additional Information from the Department or the Applicant.

The Christmas / New Year period from 20 December to 26 January is also excluded from the Commission's determination timeframes.

Any time the Department is considering, as the Commission's delegate, an application to amend a development application or modification application before the Commission for determination (including any time needed to publicly exhibit any amendments to a development application or modification application) is excluded from the Commission's timeframes.

12. WILL THE APPLICANT BE NOTIFIED WHEN THE DECISION IS MADE?

The Commission will contact the Applicant, or its representative, by email and/or phone call upon the release of the determination.

The Department will separately issue the formal notification of the determination on behalf of the Commission.

13. WILL THE DECISION BE PUBLISHED?

The Commission will publish its determination, which includes the Instrument of Approval / Refusal and the Statement of Reasons for Decision, on the Commission's case webpage. In most cases, the Commission will also issue a media release on its determination of the case.

The Commission's determination documents will also be published on the Department's Major Projects website shortly after the determination.

14. THE COMMISSION'S WEBSITE

The Commission's website contains up-to-date documents and materials, including the Commission's policies and guidelines, and dedicated case webpages for all current and past proposed developments considered by the Commission.

Policies and guidelines

The Commission's policies and guidelines provide guidance, consistency, accountability and clarity on the Commission's decision-making process for development applications. They can be found on the Commission's website at the following link: <https://www.ipcn.nsw.gov.au/about-us/policies-guidelines>.

As this document is intended as a simple guide, the Commission's published policies and guidelines prevail to the extent of any inconsistency.

Case webpage

The Commission's dedicated case webpage for an application is the principal means the Commission uses to communicate with its stakeholders, and is the central location for up-to-date documents and materials related to the application. Items published on the case webpage include:

- the application's name and reference number (note that the Commission's website refers to an application as a 'case');
- the Department's Assessment Report and any recommended conditions;
- where relevant, a link to the Department's Major Project website, which includes all documents published by the Department throughout its assessment process;
- the names of the Commissioners on the Commission Panel appointed to consider and determine the application, including the Panel Chair);
- the Commission Panel's Conflict of Interest Register for the application; and
- the names of Commission staff (Principal Case Manager and/or Planning Officers) assigned to the case.

As the application progresses through the Commission's process, the case webpage will be updated regularly to include:

- the status and key dates of the case in the Commission's determination process;
- documents relating to the case, which may include statements from the Commission relating to the case, correspondence and any Additional Materials;
- details and transcripts related to any stakeholder meetings, or Public Meetings or Hearings held for the case;
- details and photographs related to any Site Inspections and Locality Tours; and
- details related to public submissions, including submission deadlines and submissions received.

15. DEFINITIONS

Term	Definition
SSD	State significant development application and / or modification
Case / application / proposed development / project	an SSD application (or other development application for which the Commission is the consent authority) that is to be determined by the Commission
Applicant	the entity that made an SSD or other development application that is to be determined by the Commission
EP&A Act	<i>Environmental Planning & Assessment Act 1979</i>
Assessment Report	the Department's whole-of-government Assessment Report on an application
Commission	the NSW Independent Planning Commission
Commission Panel	the Commissioners appointed to consider and determine the case on behalf of the Commission
Panel Chair	the Commissioner appointed as the Chair of the Commission Panel
Council	the council for the local government area in which the application is located
Department	the NSW Department of Planning and Environment
Minister	the NSW Minister for Planning and Public Spaces

Please note: Words and expressions used in this guide have the same meaning as they have in the EP&A Act and the *Environmental Planning and Assessment Regulation 2000*.



For more information

Office of the Independent Planning Commission NSW
 Suite 15.02, Level 15, 135 King Street
 SYDNEY NSW 2000
 Phone: (02) 9383 2100
 Email: ipcn@ipcn.nsw.gov.au

DOCUMENT GOVERNANCE

Document ID	Guidance for Applicants (IPC Determinations)
Owner	Executive Director, OIPC
Custodian	Director, Legal
Approved	28 September 2023