



## **Extent of Redfern-Waterloo Authority's Delegations as Consent Authority**

In October 2005, the Minister for Planning delegated to the Redfern-Waterloo Authority a range of consent authority functions under Part 4 of the *Environmental Planning and Assessment Act* (EP&A Act). These functions include the ability to assess and process Development Applications formerly undertaken by the Department of Planning and a determination role for certain Development Applications. The delegations only apply to development which in the Minister's opinion has a capital investment of not more than \$5 million on Redfern-Waterloo Authority sites identified in *State Environmental Planning Policy (Major Projects) 2005*.

The consent authority functions delegated by the Minister to officers of the RWA include:

- § receipt, processing and assessment of Development Applications and applications for modification
- § certification of development in respect of issuing of Part 4A certificates
- § implementation and enforcement, and
- § the determination of certain development applications under Part 4 of the EP&A Act as follows:
  1. A change of use of or within an existing building which change of use in the opinion of the consent authority is not inconsistent with any environmental planning instrument or adopted policy or master plan applying to the land.
  2. A continuation or an approved use of building or place that is the subject of an existing and valid development consent.
  3. Any extension or variation of operating or trading hours.
  4. The installation or erection of artwork, bollards, tree surrounds, street furniture (including outdoor tables, seats and lights, and telephone kiosks and stands), a pathway, a vehicular access way, steps, toilets of one storey, mobile stalls/carts, showers of one storey, or kiosks of one storey.
  5. Landscaping.
  6. The layout of a new roadway or alteration of existing roadway (excluding carrying out of development for any tunnels or bridges).
  7. The temporary use of a public place.
  8. The installation of a temporary structure, or erection of a temporary building, on a public place.
  9. The temporary use of land, other than a public place, for a period of up to 2 years.
  10. The installation of a temporary structure or erection of a temporary building proposed to stand for a period of up to 60 days within any period of 12 months other than on a public place.
  11. The subdivision of land.

12. Any internal alterations to a building (other than the addition of floor space), including a fit out.
13. Any external alteration or addition to a building, where the development is of minor environmental impact including the enclosure of a balcony or the installation of a solar panel or of a flue, an awning, a canopy, a window, a door or an automatic teller machine.
14. The construction of a new dwelling house provided that the dwelling house will be no more than 3 storeys above the natural ground level.
15. The alteration or addition to, a building provided in the case of an addition that the building will be no more than 3 storeys above natural ground level.
16. The erection of, or alterations or additions to, a shop front.
17. The installation or erection of a telecommunications device, including an aerial, an antenna, a microwave dish and a satellite dish.
18. The erection of any sign (including a business or building identification sign) or advertising structure, or the display of any advertisement.
19. The demolition of any building or any part of any building or other structure other than a building or structure that is identified as a heritage item in an environmental planning instrument or on the state heritage register.
20. Any repairs, alterations and addition of floor space within the footprint of a building that is identified as heritage item in an environmental planning instrument or on the state heritage register provided that the work will not adversely affect the heritage significance of the item.

In addition, the Director General of the Department of Planning has delegated a number of functions to the RWA. These include the preparation, consultation and adoption of Urban Development Plans and Master Plans under *Sydney Regional Environmental Plan 26 – City West*.