

## PLANNING & DEVELOPMENT UPDATE

# BER- Funded School Projects to Benefit from NSW Government Planning Law Changes



On 10 March 2009 the NSW Government passed new law that aims to enable all BER (Building the Education Revolution) - funded projects to be fast-tracked through the approvals (DA) process. It is contained in the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

It gives the NSW Coordinator General Infrastructure wide powers to take over local council planning approvals, if warranted, and strong coordination powers over other agencies involved in approving BER-funded school projects eg. Rural Fire Service, RTA etc.

Coupled with the 20 February 2009 changes to State Environmental Planning Policy (Infrastructure) 2007 (SEPP), which allows non-government schools to build significant school projects without the necessity for local council approval, there are new opportunities for schools to move quickly forward and build new school infrastructure, including classrooms, multi-purpose halls, libraries etc.

A 12 metre height limit now applies- previously 6.5 metres.

Why the need to have a project manager helping with your BER-funded school project?

- We develop strategies for fast-tracking your project.
- We look after your interests, not the designer or builder or others.
- Better project coordination & control: on time & budget.
- Controlling cost & design variations, supervision of architects, engineers .

### Questions & Answers

1. Our (non-government) school is established, but the local zoning does not permits schools. What do we do?

Get help!! Prepare your Development Application (DA) & once you have BER funding, apply to the NSW Coordinator General Infrastructure for intervention STRAIGHT AWAY. Call us & we can help you with this process.

NOTE 1: You will not get any help from the NSW Coordinator General Infrastructure for any NON-BER component of your school project.

NOTE 2: You will still need to prepare all necessary DA-type documentation in support of your new school project.

2. Our school is allowed under zoning controls. We want new (BER-funded ) buildings. What do we do?

No council approval required. We can help you develop a strategy for moving forward with obtaining complying development certificates & other govt. approvals, if needed.

### FOR FURTHER INFORMATION, PLEASE CONTACT:

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The new planning laws will be of particular interest to proponents of school projects that, for the first time, are clearly identified as not requiring a local council development consent.

The update covers only some of the more important changes to the February 2009 & March 2009 planning law changes.

Further NSW Govt. Guidelines to be introduced within the next week or so relating to BER-funded new school projects.

If you have any questions in relation to this state planing policy and how it may affect your school project, or need a project manager or town planner to help with your project, feel free to call us.