



Overview of the Planning Process

In this section:

[Local Development](#)

[Regional Development](#)

[State Significant Development](#)

[Integrated Development](#)

[Designated Development](#)

Local Development

Local development is the most common type of development in NSW, with projects ranging from home extensions to medium sized commercial, retail and industrial developments. A development is considered local development if:

- a local environmental plan (LEP) or State environmental planning policy (SEPP) states that development consent is required before the development can take place; and
- it is not considered to be either Regionally or State Significant Development.

Regional Development

A regional development needs to be notified and assessed by a council and then determined by the relevant Planning Panel - either a Sydney planning panel for applications within the Greater Sydney Region or the relevant Joint Regional Planning Panel outside of Sydney. Regional development is defined in Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011 and includes:

- development with a capital investment value (CIV) over \$30 million
- development with a CIV over \$5 million which is:
 - council related
 - lodged by or on behalf of the Crown (State of NSW)

