

## Development assessment and approvals (Chapters 6 & 7)

A key function of the planning system is to provide a process for assessing development applications and granting development approvals in appropriate cases.

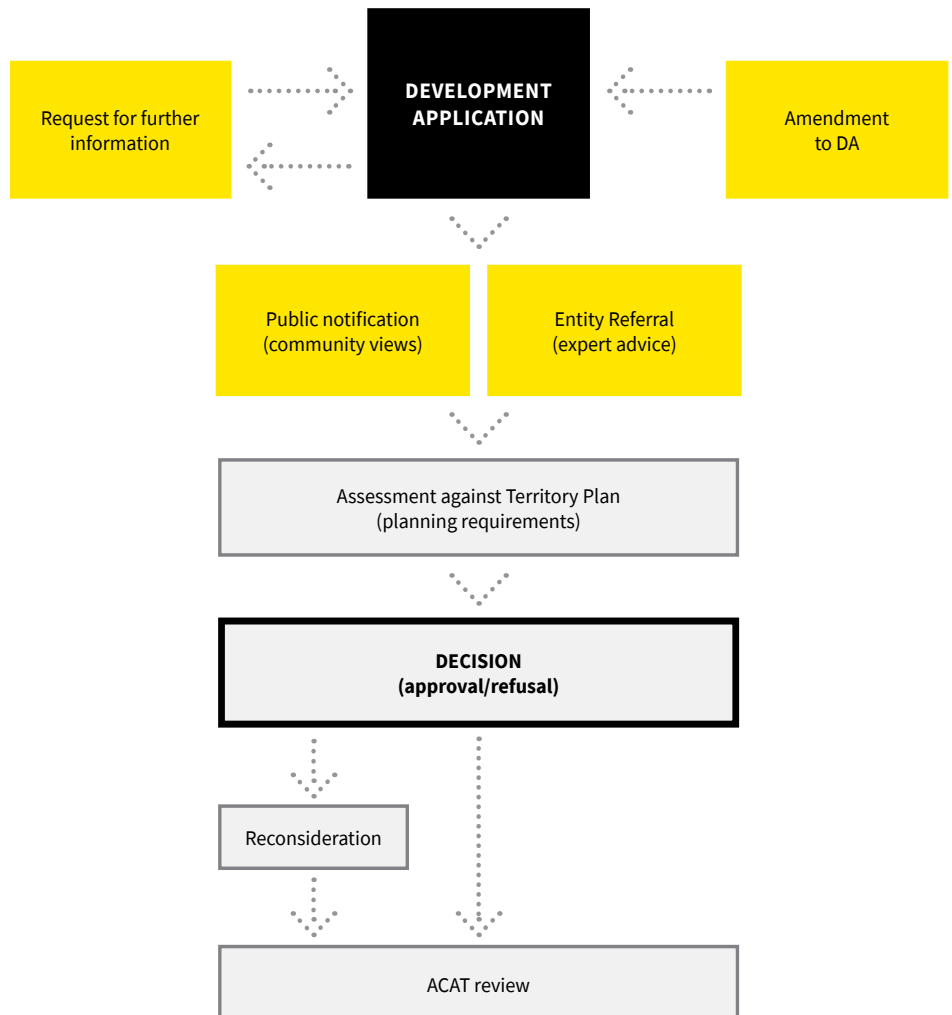


The assessment process under the Planning Bill is simpler than the process under the current Planning and Development Act 2007.

Development assessment under the 2007 Act is largely focussed on compliance with planning rules and codes. The strict rules and criteria set out in codes reflect the prescriptive and regulatory nature of the current planning system.

The shift to an outcomes-focussed planning system required a rethink of development assessment processes. We wanted to make sure that the system allows for broader considerations when assessing a development and promotes good planning outcomes in our city (see more on outcomes-focussed planning below).

### SUMMARY OF DEVELOPMENT ASSESSMENT PROCESS UNDER THE PLANNING BILL



## When is a development application required?

A development application (DA) is required for ‘assessable development’; that means development that is not exempt or prohibited.

### What are the key features of the new development assessment process?

- Sufficient documentation—to show how a proposal meets all planning requirements
- Public consultation on DAs and a presumption that any amendment requires additional consultation
- Simplified timeframes, with time to decide the DA starting again where a DA is amended
- Expert ‘entity’ advice from all relevant utilities and government agencies
- The new concept of ‘significant development’
- Increased transparency, with documents available on our website
- Expanded decision-making considerations
- Pre-decision advice from the Planning Authority

## Pre-DA consultation

Pre-DA consultation has been omitted from the Planning Bill because it is not working as planned. Instead, new ‘principles of good consultation’ are proposed to emphasise the importance of consultation and community input in the planning system—and to guide how consultation should occur in the new system.

## Significant development

Significant developments are types of development that require additional documentation, process and assessment; namely developments requiring an environmental impact statement, estate development plan or advice from the design review panel.

Significant developments will have:

- additional documentation and assessment requirements
- additional time for notifying and deciding the DA.

The new system has a simplified environmental assessment process:

- Environmental impact statement (EIS) exemptions have been omitted
- Recent studies will be recognised through the EIS process
- All environmental assessment must start with a ‘scoping document’

## Outcomes-focused development assessment

The development assessment process will work with the new Territory Plan to enable a focus on outcomes.

The new outcomes-focused Territory Plan will support improved development outcomes and allow for approval of design solutions where they meet the outcomes-focused provisions of the Territory Plan.

Additional decision-making criteria have been incorporated into the Planning Bill to reinforce that the Territory Planning Authority should consider how a development performs when deciding whether it should be approved. For example, the Authority must consider:

- the suitability of the proposed development in the context of the site and site surrounds
- where the site adjoins another land use zone, whether the proposal achieves an appropriate transition between zones
- the interaction of any proposed development with any other adjoining or adjacent development proposals for which a development application has been lodged, or development approval has been given.