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# PLANNING SYSTEM REVIEW AND REFORM PROJECT

Planning Bill – Consultation Draft  
May 2022

[www.planning.act.gov.au](http://www.planning.act.gov.au)





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## Public consultation

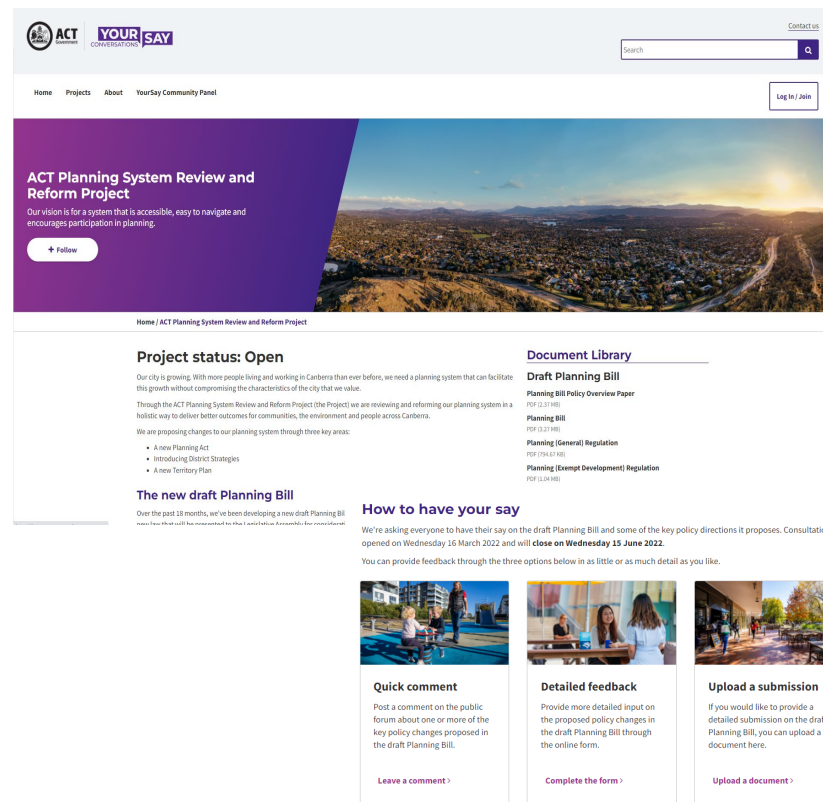
### Features of the Planning Bill

- Improving environmental outcomes
- Object
- *Ecologically Sustainable Development*
- Principles of good planning
- Strategic Planning
- Environmental Impact Assessment
- DA assessment

### Next Steps

# Public Consultation

- Where: ACT Government's Yoursay page
- When: 16 March to 15 June 2022
- How: 3 ways to provide feedback
- Consultation package:
  - draft legislation
  - fact sheets, policy overview, FAQs
- 5 public information sessions
- Separate stakeholder and industry sessions



The screenshot shows the 'ACT Planning System Review and Reform Project' website. The header includes the ACT Government logo, 'YOUR SAY' branding, a search bar, and navigation links for Home, Projects, About, and a 'YourSay Community Panel' button. A 'Log In / Join' button is also present.

The main content area features a large banner image of a cityscape at sunset with the text: 'ACT Planning System Review and Reform Project. Our vision is for a system that is accessible, easy to navigate and encourages participation in planning.' Below this is a 'Follow' button.

The page is divided into several sections:

- Project status: Open**: A paragraph explaining the need for a new planning system and a list of key areas: 'A new Planning Act', 'Introducing District Strategies', and 'A new Territory Plan'.
- Document Library**: A list of documents including 'Draft Planning Bill', 'Planning Bill Policy Overview Paper', 'Planning Bill', 'Planning (General) Regulation', and 'Planning (Exempt Development) Regulation'.
- The new draft Planning Bill**: A paragraph stating that the draft bill is open for consultation from 16 March 2022 to 15 June 2022.
- How to have your say**: Three options for providing feedback: 'Quick comment', 'Detailed feedback', and 'Upload a submission'.

At the bottom, there is a 'Register for an Information Session' section and a 'Timeline' section on the right side of the page.



The timeline shows the progression of the project from 2019 to 2023:

- 2019**: Community and stakeholder engagement through the Places and Spaces survey and workshops.
- 2020**: Focus group workshops with Canberra district community representatives. Planning review to identify proposed directions for the planning system and reform. Release of the **policy direction papers**.
- 2021**: Ongoing engagement with industry stakeholders through the Stakeholder Working Series. Online mapping and district planning workshops with community members across Canberra. District Planning Listening Reports released.
- December 2021**: **Project Update Paper** released.
- March - June 2022**: Public consultation on the draft Planning Bill.
- Late 2022**: Public consultation on new draft Territory Plan and draft District Strategies. Proposed introduction of the Planning Bill to the Legislative Assembly.
- 2023**: Proposed commencement of the new planning system.



# Improving environmental outcomes

Stronger references to the environment in planning and development processes:

- Object and further matters
  - Environment, biodiversity, sustainability and resilience
- Updated definition of *ecologically sustainable development*
- Principles of good planning
- Planning Strategy and district strategies – other Government strategies
- Significant development and EIS/ESO processes
- Development assessment



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# Object

Object of Planning  
and Development  
Act 2007

Object  
of new  
Planning Bill



✓ Orderly and sustainable  
development

✓ Social, environmental and  
economic aspirations

✓ Sound financial principles

✓ Liveability and prosperity

✓ Ecologically sustainable

✓ Well-being of residents

✓ Effective, efficient, accessible and enabling

✓ Outcomes focussed

✓ Community participation



# Further matters for Object

In achieving the object, the following matters are important:

- the knowledge, culture and tradition of the Traditional Custodians
- planning for population growth
- **Canberra's biodiversity and landscape setting**
- high-quality, people-focussed and design-led built outcomes
- **a sustainable and resilient environment**

- For the first time, the Bill also recognises the importance to the planning system of the knowledge, culture, and traditions of the Traditional Custodians of the land, the Ngunnawal people.





# Ecologically sustainable development

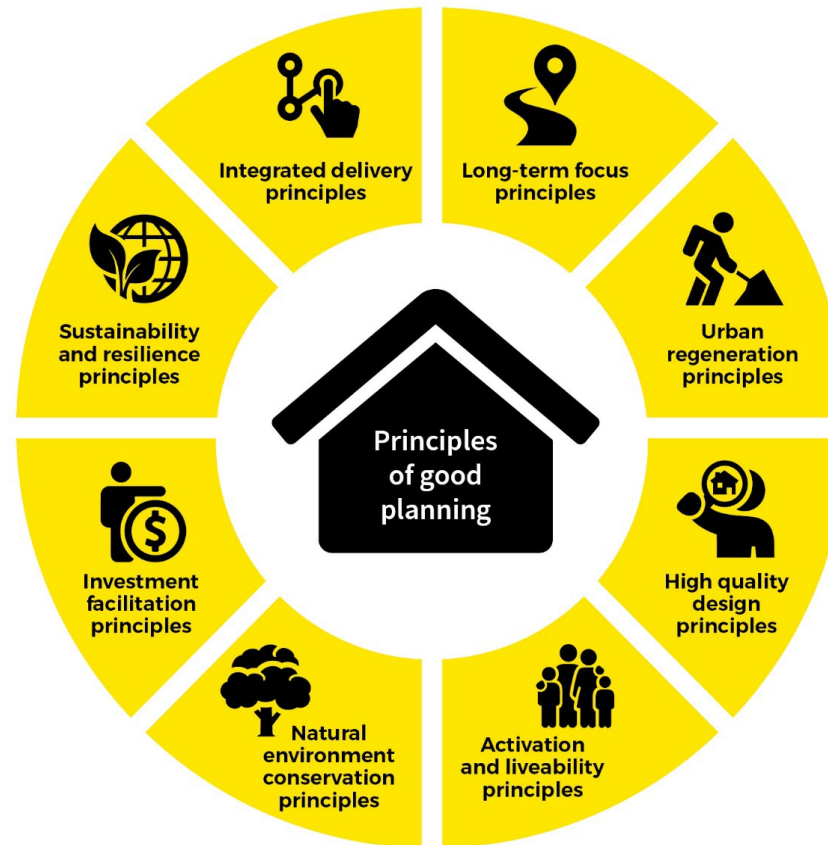
- Retaining elements of the 2007 Act definition and adding further detail to definition of terms
- Requires effective integration of:
  - the protection of ecological processes and natural systems at local, Territory and broader landscape levels
  - the achievement of economic development
  - the maintenance and enhancement of cultural, physical and social wellbeing of people and communities
  - the precautionary principle
  - the inter-generational equity principle



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# Principles of good planning



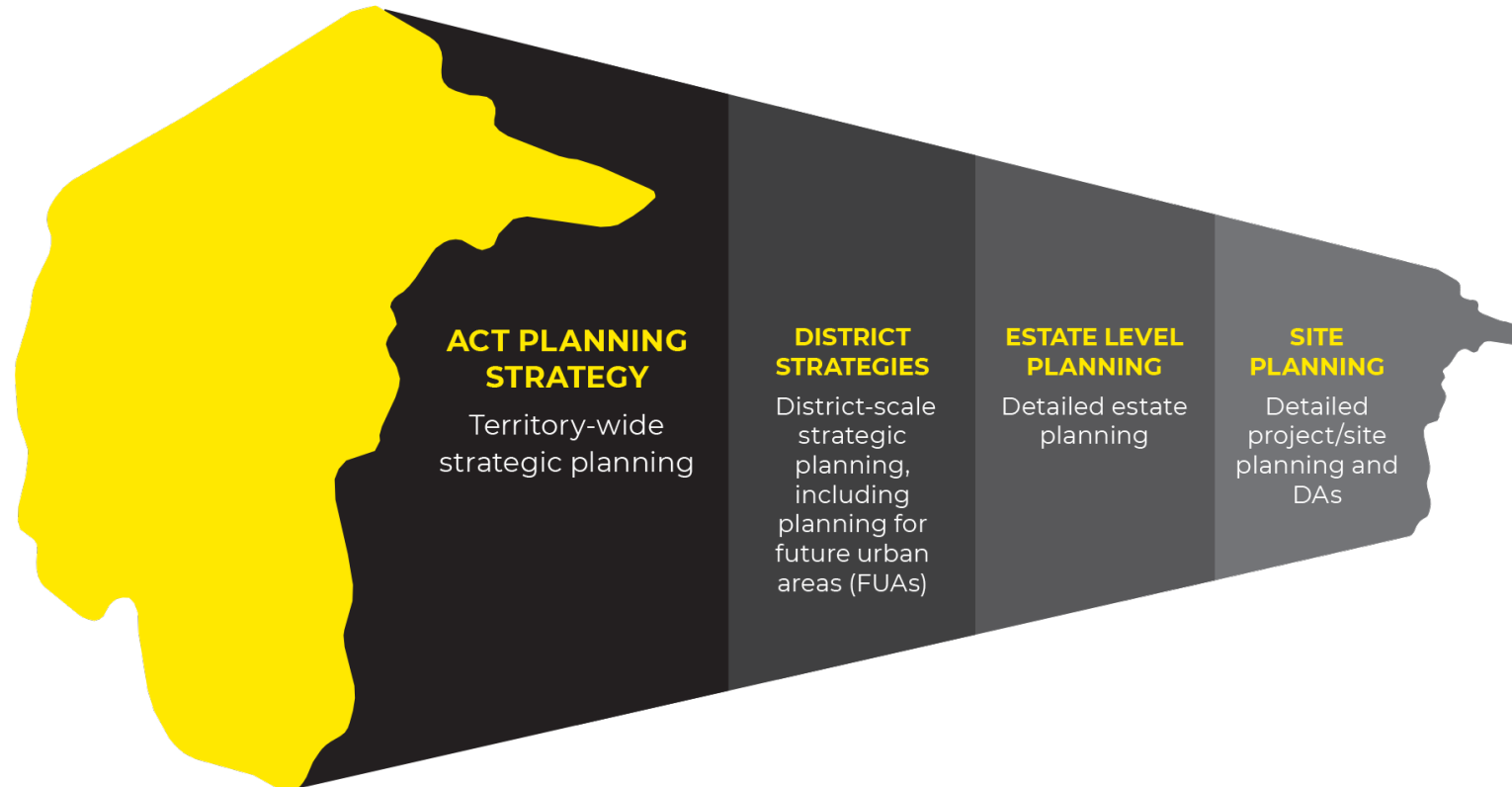
Supported by  
principles of  
good  
consultation



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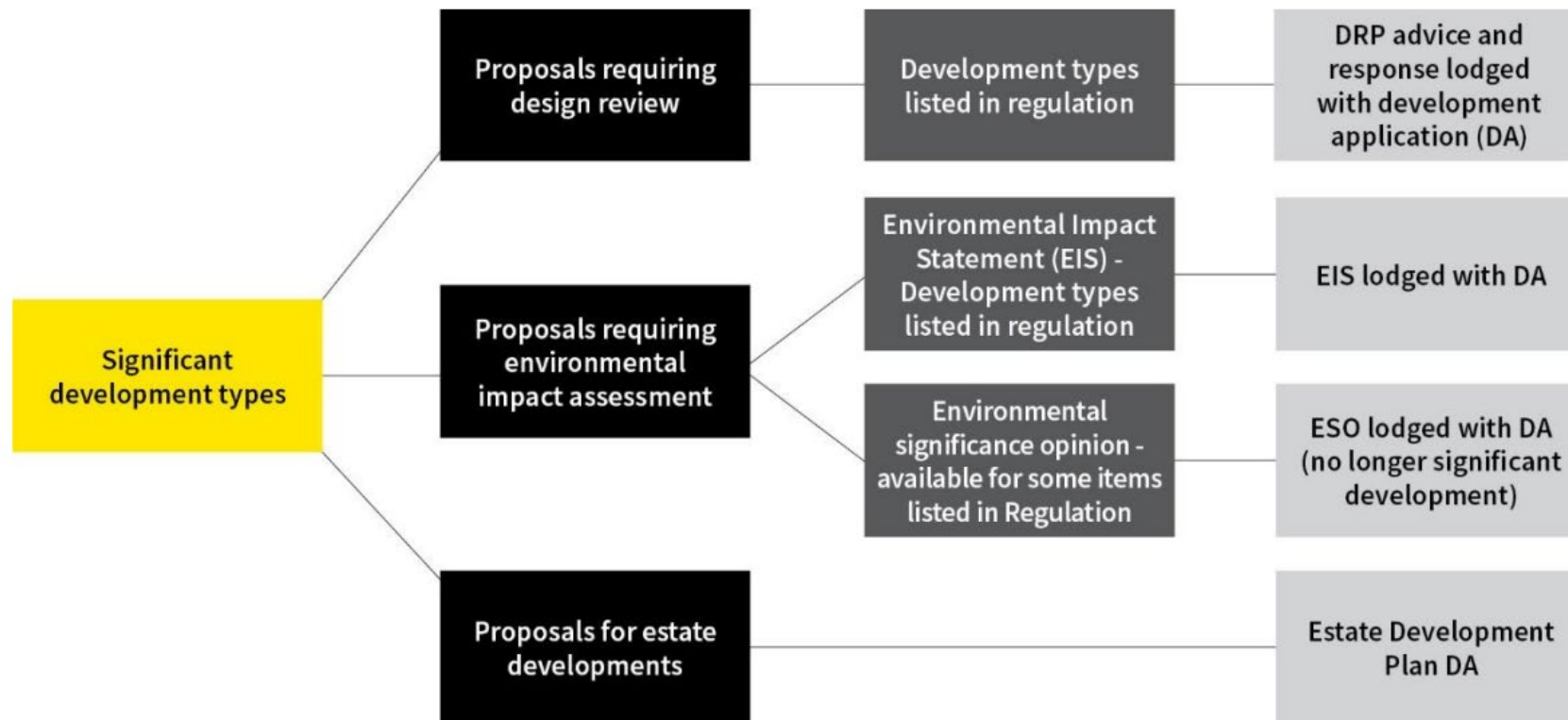


# Strategic Planning





# Significant Development





# Environmental Impact Assessment

- Environmental Impact Statement (EIS) Stages
  - Scoping
  - Draft EIS (consultation)
  - Public consultation and assessment
  - Revised EIS
  - Assessment
    - Rejection if incomplete
  - Minister – Completion or Inquiry Panel
- Environmental Significance Opinion (ESO)
  - Application
  - Assessment
  - Opinion granted or refused
  - Outcome:
    - If granted - no longer significant development > standard DA process
    - If refused – EIS required for proposal



# DA assessment and decision

- Referrals
  - Referral of applications to the Conservator/EPA/Health Protection Service
  - Referral to Cth Department of Environment for protected matters (i.e. Matters protected under the EPBC Act, matters of national environmental significance)
- DA decision considerations
  - Several matters relating to environment
- Departing from advice
  - Limited circumstances – must substantially improve outcome



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# Where to from here?

