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PLANNING SYSTEM REVIEW AND REFORM PROJECT

Planning Bill – Consultation Draft
May 2022

www.planning.act.gov.au





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Public consultation

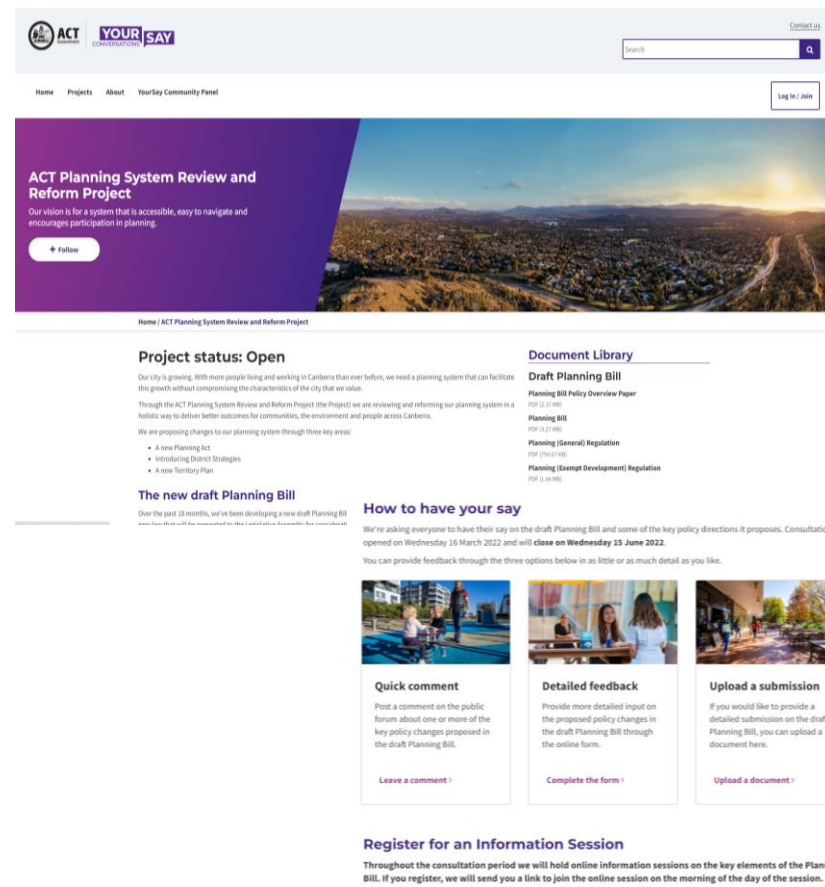
Features of the Planning Bill

- Overview of the Object
- Principles of good planning and good consultation
- Strategic Planning – Planning Strategy and District Strategies
- Estate and site-level planning
- New Territory Plan and amendment processes

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 (Home, Projects, About, YourSay Community Panel). The main banner features 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 the banner, the 'Project status: Open' section explains the need for a new planning system. The 'Document Library' lists key documents like the 'Draft Planning Bill' and 'Planning Bill Policy Overview Paper'. The 'How to have your say' section offers three ways to provide feedback: 'Quick comment', 'Detailed feedback', and 'Upload a submission'. A 'Timeline' on the right side tracks the project from 2019 to 2023, highlighting key milestones like the release of the 'Policy direction papers' and the 'Project Update Paper'.



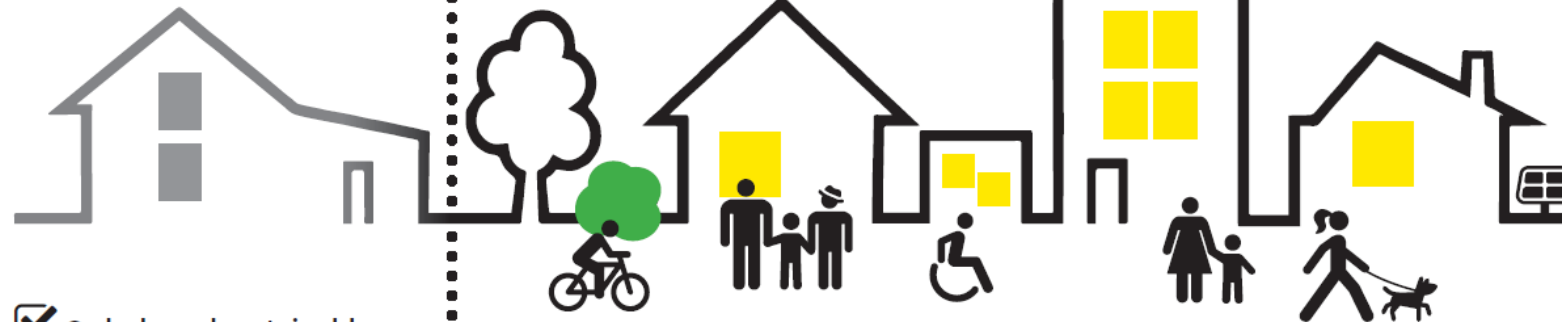
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Object

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.

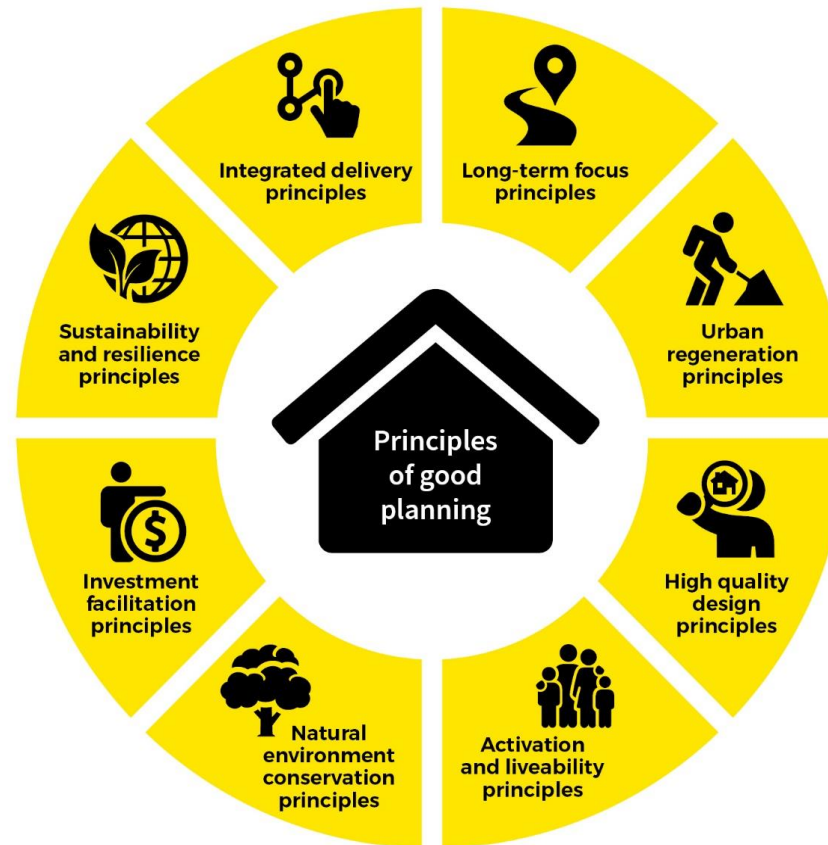




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Principles of good planning



In developing planning strategies, plans and policies, consideration must be given to the object of the Act and the principles of good planning

Supported by principles of good consultation



Principles of good consultation

What does the Bill say?

10. Principles of good consultation

- (1) The Minister may make guidelines about principles of good consultation and how the principles are to be implemented.
- (2) A person required to carry out consultation under this Act must take the guidelines into consideration when carrying out the consultation.
- (3) A guideline is a notifiable instrument.

What principles would you like to see?

Some ideas:

- Clarity of subject
- Clarity of purpose
- Transparency
- Accessibility
- Respect
- Inclusivity
- Timeliness
- Proportionality

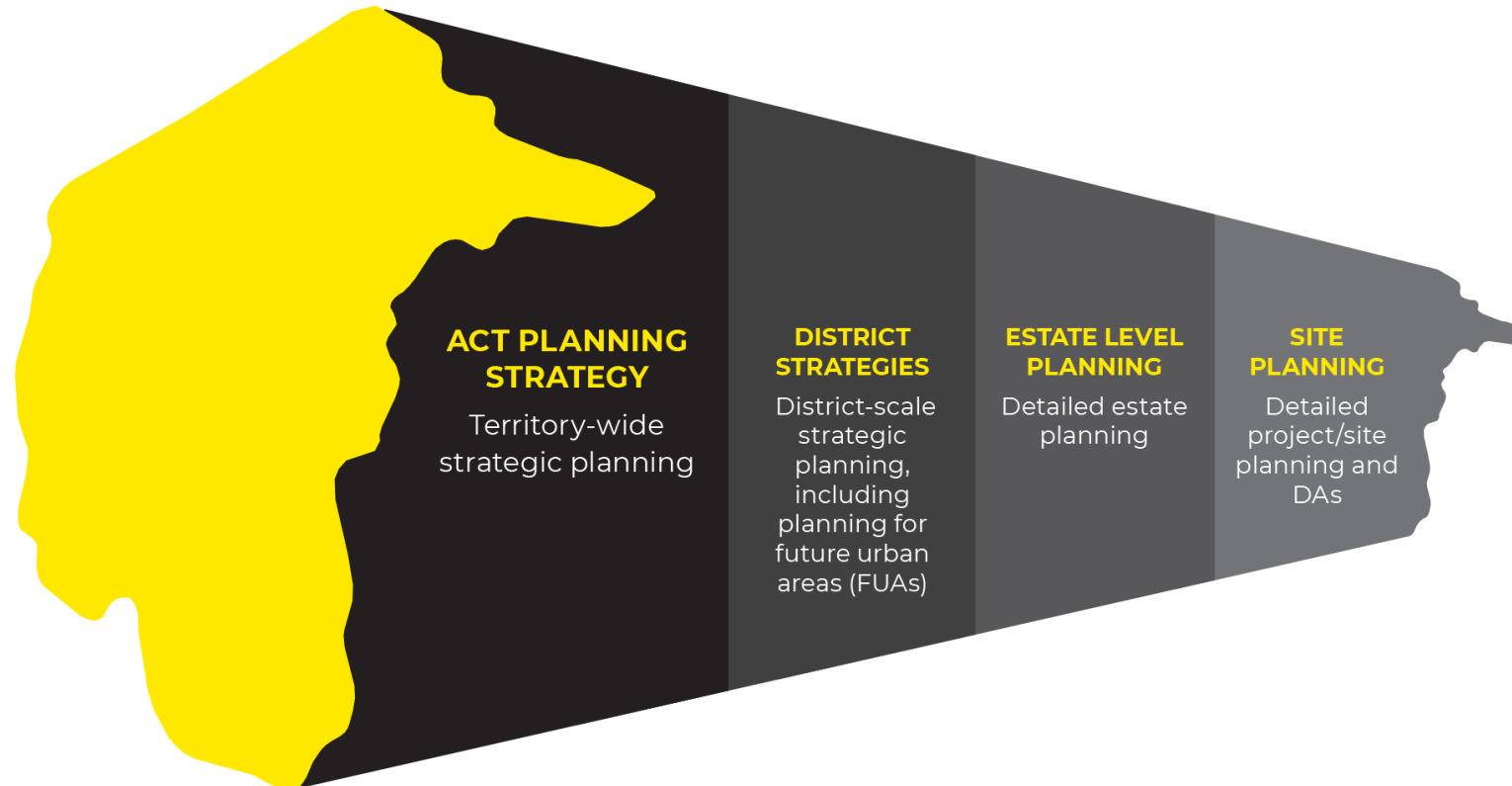




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Strategic Planning





Planning Strategy

The Planning Strategy (section 34 of the Bill):

- Made by the Executive (i.e. approved by Cabinet)
- Consistent with the Object of the Act
- Contains:
 - long-term planning policy and goals
 - overarching spatial vision
 - strategic directions and desired future outcomes
- May include policy outcomes from other Government strategies e.g. Climate Change Strategy and Transport Strategy
- Must be public consultation



Planning Strategy

What role does it play?

- Sets long-term policy goals and objectives
- Guides:
 - District strategies (section 37)
 - Minister's Statement of Planning Priorities (section 38)
- Identifies future studies and investigations
- Must be considered by the Authority and Minister when considering applications to amend the Territory Plan

What's next?

- Transitioning the current strategy to the new system
- A new Planning Strategy to be considered under new planning system

Example

[2018 Planning Strategy](#)



District Strategies

District strategies (section 37 of the Bill):

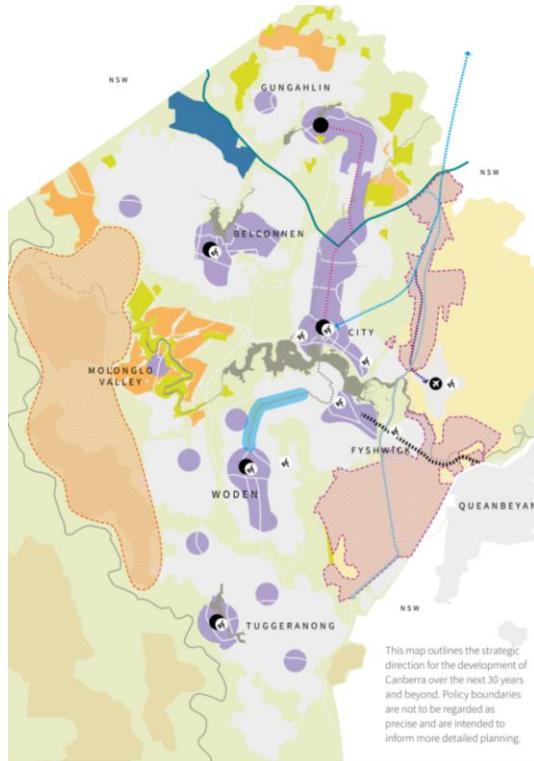
- Made by the Executive (i.e. approved by Cabinet) and must have public consultation
- Consistent with the Planning Strategy
- May contain:
 - long-term planning policy and goals for the district
 - Strategies/spatial policies and desired future planning outcomes for the district to guide and manage change in the district
 - Principles/policies for development of areas within district, including future urban areas
 - identified areas within the district for future detailed planning
- May include policy outcomes from other Government strategies relevant to the district
- Comparable to a mix of the Planning Strategy and Master Plans



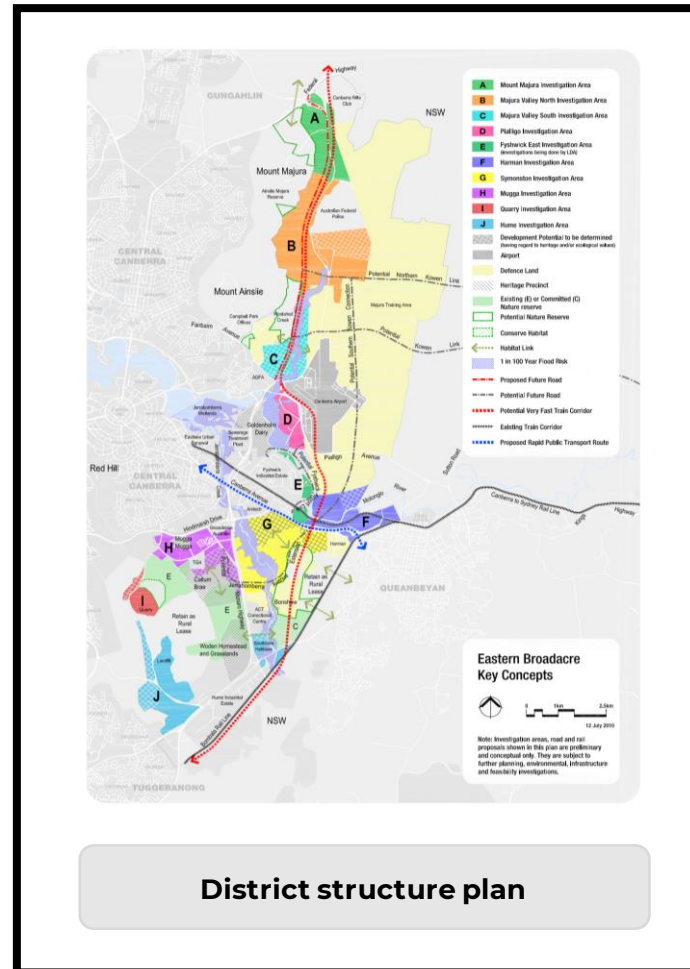
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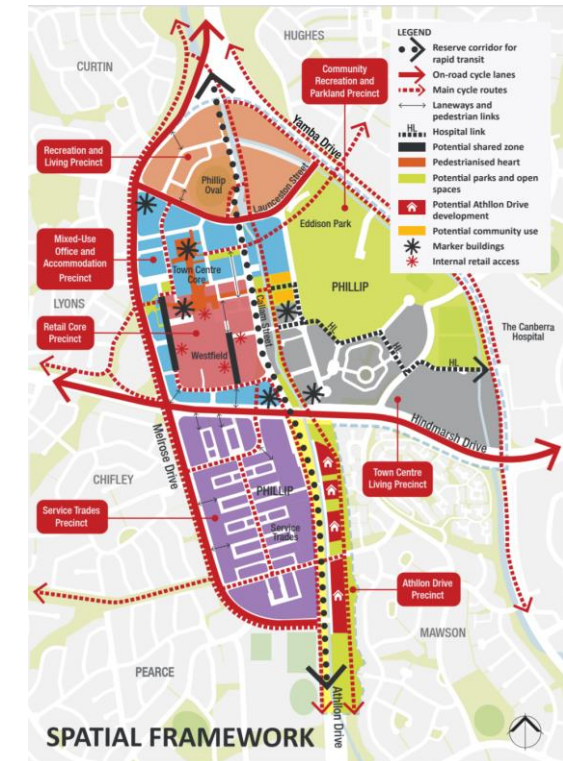
District Strategy – scale and detail



ACT policy plan from Planning Strategy



District structure plan



Centre master plan



District Strategies

What role do they play?

- Set long-term policy goals and objectives
- State desired future planning outcomes for the district
- Identify need for future detailed planning
- Policy outcomes guide provisions in District Codes of Territory Plan
- Must be considered by the Authority and Minister when considering applications to amend the Territory Plan

What's next?

- Community members and industry experts will continue working with us to develop district strategies
- Broader community engagement on draft strategies later in 2022 and into 2023



Estate and site-level Planning

*can be undertaken to support strategic and spatial planning, as well as site planning

- Planning investigations and studies
- Strategic planning e.g. structure planning and planning reports
- Planning approvals process
- Territory Plan amendments and supporting reports
- Development Applications
 - Estate Development Plan (DA)
 - Site specific (now required to consider broader site context – see s 181)



A new Territory Plan

The Planning Bill includes:

- the process for making the initial Territory Plan
- content of the new Territory Plan
- processes for amending the Territory Plan

What's next?

- Community members and industry experts will help us develop the new Territory Plan
- Broader community engagement on draft Territory Plan later in 2022





Amending the Territory Plan

Changes in the Planning Bill from the 2007 Act:

- Major amendments (policy/site changes)
- Minor amendments (previously technical amendments)
- Formal application process for proponents
 - Documentation requirements
 - Must be accepted by the authority (3 months)
 - Progress the application to Minister for consideration
 - Discretionary referral to the Committee for inquiry
- Amendments for formal Government policy





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Where to from here?

