

The Government has consulted the community about changes proposed for the ACT planning system. These changes are intended to make the system simpler, faster and more effective. The main areas that are being addressed in the reform package are:

- development assessment and building approvals,
- leasehold administration,
- the Territory Plan,
- environmental impact assessments, and
- concessional leases.

The Government has considered the community's comments in deciding what policies it wants implemented. Some further consultation will be done before the policies take effect.

What has the Government decided to do after considering submissions made in relation to Development Assessment?

- New single residences in greenfield areas and small structures – such as garages, sheds and pergolas – will not need development approval so long as they comply with design and siting codes as certified by a building certifier.
- More developments will be exempt from requiring a building approval.
- Code, merit and impact assessment tracks will be adopted in line with the leading practise model of the national Development Assessment Forum.
- Codes will be developed in consultation with the community, which will form part of the Territory Plan.
- Shorter time frame for assessment of development applications in the code track - reduced to maximum of 20 days.
- New laws for better co-ordination between government agencies on development assessments, including a 15 day turn around for agency advice.
- For code assessed development applications there will be no notification of the applications and no third-party appeals.
- For merit assessed development applications there will always be notification of the applications, however, only certain merit assessed applications will be subject to third-party appeals.
- For all impact assessed development applications there will be notification and third-party appeals.
- In cases where third-party appeals are available, only persons who may be materially affected will have appeal rights.
- Community councils and other community associations will retain the right to initiate third-party appeals of merit-assessed development applications.
- The Territory Plan and the development assessment process will become the main way to regulate use and development.
- A self-assessment track for development applications will not be introduced.
- Pre-lodgement processes, including validation, will not proceed.
- Compliance assessment by private sector planning certifiers of development approval and unit title conditions for certain developments will not proceed at this time.

What do the changes mean for the community and for industry?

- Reduced time and cost. More developments are able to proceed without development approval and/or building approval.
- There will be a shorter time frame for the assessment of development applications in the code track.
- Improved transparency and certainty. The new "development assessment tracks" and new planning codes will provide greater clarity in the rules and procedures that are to apply to each development application.
- Improved integration with the requirements of other agencies.

What further consultation is planned?

The next stage of consultation will occur early in 2006, with the scheduled release of an exposure draft of new legislation. A draft structure of the new Territory Plan will also be exhibited together with a sample development assessment code.

When will the changes take effect?

The changes will be implemented with the commencement of the new legislation in 2007. Shorter-term reforms that do not require legislative change are being introduced earlier.

Where do I get more information?

These proposed changes are detailed in the Government Response to Community Comment on the Planning System Reform Project. A copy of this paper is available from all ACT Government and ACT Planning and Land Authority customer service centres. A copy can also be accessed via our website www.actpla.act.gov.au, or by phoning (02) 6207 1923.

Inquiries can be made to the ACT Planning and Land Authority. You can:

- email planning.systemreform@act.gov.au
- write to The Planning System Reform Project, GPO Box 1908, Canberra, ACT, 2601
- visit 16 Challis Street, Dickson, ACT, or
- phone (02) 6207 1923.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week