

**Legislative Assembly Standing Committee on
Planning and Urban Renewal**

**Inquiry into Engagement with Development Application Processes
in the ACT**

Red Hill Regenerators – Additional Points. 10.8.2018

1. Achieving genuine engagement by developers with the community.

The Red Hill Regenerators have had varied experiences with developers.

One recent case involved a developer who seems to have a genuine desire to achieve a fully informed and supportive community. They firstly researched the stated concerns of community groups about developments and then communicated early and frequently. They demonstrated good will by changing their plans to address concerns as much as possible.

While this does not guarantee community support of the development, the processes gave most community groups the opportunity to have genuine input and impact on the proposal.

This was contrasted by another recent experience with a developer that letterboxed the community about a community consultation happening in the following few days at which they presented well-developed plans that had clearly been created some time before. At this and subsequent consultations, they seemed unwilling to listen to any criticisms of either the proposal or the methodology even though there were clearly significant shortcomings in the latter by any objective assessment of these.

How could the ACT government achieve developers following best practice in their engagement with community groups instead of developers ticking boxes without any apparent commitment to achieving consensus with the community?

2. The government appears to expect the community to do all the work on proposed developments (e.g. Dickson supermarket). A better solution would be for the government to conduct the first assessment, followed by community consultation which is informed by the government view regarding the development meeting agreed standards.

3. To have the developer conduct the various assessments - traffic, environmental etc is a conflict of interest and is an abrogation of the regulator's (ie government) responsibilities. A better solution would be for the ACT Government to select and manage the consultants, which undertake the assessment, with the developer funding the consultant and government costs.