



## Standing Committee on Planning, Transport and City Services

### **Inquiry into the Territory Plan and other associated documents** **ANSWER TO QUESTION ON NOTICE**

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Asked by Ms Jo Clay MLA:

Reference: Hearing on 6 December 2023

In relation to: Development Applications - Pre-DA meetings

In the 6 December 2023 hearings, a witness said 'I have 4 projects I need to go and talk to them about because I don't know whether I can have a wall that is 2.1 on the boundary or whatever it is that doesn't meet the numeric codes but it's a performance-based document. I can't make a decision on it, the certifier can't make a decision on it. All of these are going to go to ACTPLA for decisions, but they've said they don't want to have pre-application meetings. So where does that leave us. Nowhere. We have to take a gamble that it'll be approved.'

Will the directorate or government provide pre-Development Application meetings and advice to proponents before they submit their Development Application?

**Mr Chris Steel MLA:** The answer to the Member's question is as follows:–

The territory planning authority (the Authority) regularly hold pre-application meetings and also make duty planners available to provide advice on future development applications (DAs).

Pre-DA advice, relating to Territory Plan requirements, will continue to be provided to community members and industry under the new planning system. The level of advice provided is dependent on the level of information received. The pre-DA process is intended to resolve potential significant assessment issues or matters raised by entities, prior to a DA being submitted.

However, given the statutory nature of the DA process, it would be inappropriate for the Authority to pre-empt a future decision on a DA. The Authority will provide process guidance and raise potential assessment issues as they see appropriate.

Advice in relation to the prospects of approval for a proposed development is typically provided by a suitably qualified consultant. Further information regarding this is available on the planning website at <https://www.planning.act.gov.au/applications-and-assessments/development-applications> for DAs and <https://www.planning.act.gov.au/applications-and-assessments/development-applications/before-you-apply/pre-application-advice> for pre-DAs.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:



Date:

19/12/23

By the Minister for Planning, Mr Chris Steel MLA