



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Mr Mark Parton MLA

Submission Cover Sheet

Inquiry into the Territory Plan and other associated documents

Submission Number: 002

Date Authorised for Publication: 9 November 2023

DRAFT 9 Development Application Residential & Commercial Check List (Completed by developer)

This will speed up approval for developers, government, residents and buyer consideration

Additional comments for Inquiry into DA process March 18 (fast, efficient, effective, compliant)

1. The initial Check List with code data to be computer generated from the ACTPLA system.
2. DA's not to be released from 2nd week December to 2nd Week January.
3. Parking impact assessment to include night time when people are at home (recent assessor said he only looked during the working day)
4. New DA's replacing previous DA's to be fully public release vs DA2012222215 (four blocks) overtaken by DA201629758 (56 Lowanna St) just having letters to neighbours only.
5. Certifier appointed by ACTPLA, not selected by builder (quality)
6. Merit Track claim to be backed up by evidence on traffic, heritage, etc
7. Large size DA's traffic report by independent ACTPLA traffic expert (Dickson Coles case)
8. Heat Bank assessment
9. No conditions allowed
10. Mandatory steel or concrete bollards on the nature strip of all new units to prevent parking destruction of kerb, footpath, manhole covers and nature strip.
11. Mandatory availability to the public of the completed Check List.
12. 3rd page below suggests looking at Bankstown and Parramatta Planning systems.

OVERVIEW			
A. Development Application		Notes/comments	
DA Number			
Block, Section			
Suburb & Zone (e.g. RZ2, CZ6 ...)			
Closing date of submission			
A. Site suitability			DA Ref & Page
1	Plot ratio		
2	Setback		
3	Roof height		
4	Shadowing		
5	Streetscape sensitivity		
6	No 1,2,3 bed, studies		
B. Energy useage & sustainability			
7	Climate conscious design		
8	Water saving measures		
9	Building materials		
10	Building processes		
11	Green plot ratio (% functional landscape)		
12	Maintenance plan		

13	Energy rating per space		
C. Traffic considerations			
14	Car entry/exit		
15	Traffic impact		
16	Car parking code		
D. Compliance			
17	Building Code of Australia		
18	Heritage; P&D Acts; Territory Plan, Master Plan, Precinct Codes		
19	Trees & verges		
20	Does the DA identify any breach of current conditions of lease, zone, precinct map or code, etc.		
21	Proposed changes (if any) to lease, zone, precinct map or precinct code		
E. Community wellbeing			
22	Consultation		
23	Neighbours		
24	Access (disability, open space, recreation spaces, walkability)		
25	Aesthetics/distinctiveness		
26	Noise		
27	Amenity		
28	Passive surveillance		
29	Permeability		
30	Wayfinding		
E. Community Impact (total score):			
F. Commercial & 6 units plus			
31	Commercial & Resident parking inc customer & visitor		
32	No 1,2,3 bed, studies & business		
33	Delivery & Removalist access		
34	Solar access 3 hour		
35	Cross ventilation		
36	Master Plan		
F. Commercial Impact (total score):			
OTHER – Cross ventilation and 3 hour solar access			

Useful links:

- **Development applications open for public comment:**
http://www.planning.act.gov.au/development_applications/pubnote
- **Territory Plan:**
www.legislation.act.gov.au/ni/2008-27/current/default.asp
- **ACTMAPi** (for identifying zoning of blocks etc.:
www.actmapi.act.gov.au/home.html
- **Planning and Development Act 2007:**
Official version:
<http://www.legislation.act.gov.au/a/2007-24/default.asp>
Version by Section:
www.austlii.edu.au/au/legis/act/consol_act/pada2007236/
- **Heritage Act 2004**
www.legislation.act.gov.au/a/2004-57/www6.austlii.edu.au/cgi-bin/viewdoc/au/legis/act/consol_act/ha200486/s25.html 200

The Development Planning System across Sydney are 90% common with adjustments for different areas. They also have hard numbers instead of words like reasonable. We could adopt those and tweak them, and not reinvent the wheel.

Bankstown Development Control Plan 2015 (Amendment No. 2 ... haveyoursay.cbcity.nsw.gov.au/DCP2015

- 1.
- 2.

Jul 8, 2015 - **Bankstown DCP 2015** is a planning document which provides more detailed design guidelines to supplement Bankstown LEP 2015. The design guidelines include storey limits, setbacks, urban design, landscaping, parking, and amenity requirements. In April 2015, Council resolved to exhibit certain ...

Development Control Plans | City of Parramatta

<https://www.cityofparramatta.nsw.gov.au/...development/planning/development-contr...>

- 1.

Development Control Plans (DCP) provide additional planning and design guidelines to support the aims and objectives of the LEP. DCPs provide detailed controls and standards for addressing development issues at a local level and cover various development types, including residential, commercial and industrial.