



DPA-04 Missing Middle Housing Reform

Answer to question taken on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

In relation to: Development application decision register

Hearing: 12 February 2026

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MR CAIN: So, whatever you can to provide our committee rather than good intentions which are good thank you I am glad you have got those intentions whatever you can to convince this committee the DAs are being treated consistently that are of a similar character?

THE CHAIR: I wonder, Peter, do you have a specific different question? You have asked the question were given the answer, training.

MR CAIN: No, that is the question I am asking.

THE CHAIR: Okay, yes.

Ms Kaucz: All I can say is that we have got the Territory Plan in place, we have got the technical specifications in place, we have got internal processes—

MR CAIN: I am looking for some sort of data or way of objectively answering my question.

Ms Kaucz: We have got the decision register, as I have mentioned, to help keep track of the decisions that we make. It is a very difficult thing to compose, given the nature of developments and they are all very different from each other, different locations, different projects.

Mr Engele: Just a clarification, there is the assessing officers and then there is a limited number of delegates that are actually signing, so it is not sort of every single person the team is just off doing their own thing. There is a process that funnels through which where you have the more seniors of delegates who are actually conferring, so there is like team managers, they have got teams and they are looking at those and—so you get that natural consistency as it sort of flows up into those more senior officers.

THE CHAIR: I wonder is that decision registered public or is that an internal thing?

Ms Kaucz: It is internal.

THE CHAIR: Yes, okay.

MR CAIN: Maybe we could have a look at it and keep it in confidence unless it is actually just available for us to use in our report.

Mr Bennett: I think all DA decisions are published online and this refers to particular issues and particular decisions that are made group in to help assessment officers and be the knowledge bank that we keep internally.

THE CHAIR: So that might be the answer, Peter, is that—

MR CAIN: I am interested in that.

THE CHAIR: Yes. Well, so that is that is public, so maybe that is the source of data —

MR CAIN: No, no.

THE CHAIR: —if you look at that and see if they are inconsistent.

MR CAIN: Well, whatever you can show us from an internal working environment from your work environment give us some confidence that there is not a problem with inconsistency.

Ms Kaucz: Yes, and as has been mentioned, we do have—and I mentioned it before, that the process we have three different parts of the process, we have the assessment team, we have someone who does a review and then we have the decision team, so that does help, so it is not just one person who—

MR CAIN: Anything you can do to convince us? Maybe perhaps me, I am happy to take—

THE CHAIR: I—

Mr Bennett: We could provide you the process if that is a useful thing to contribute.

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

Development Applications (DAs) are assessed by the independent Territory Planning Authority (the Authority) against the requirements of the Territory Plan and *Planning Act 2023*. Generally, each assessment identifies a variety of matters that relate to the particular circumstances of the site and/or to the design components of the proposal. These specific matters are considered by the Authority and addressed through the assessment process in order to achieve the best overall outcome.

Assessments are undertaken through a staged assessment process with oversight by senior assessment officers. Some key matters are escalated to an assessment panel which consists of senior and executive roles and also relevant entity representatives. Due to the close supervision and escalation points, decisions relating to specific matters that are similar, are made consistently. The additional oversight also upholds a high-level of integrity in the decision-making process.

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In addition, since the implementation of the new planning system, the Authority has also maintained a decisions register which outlines various DAs within the residential, commercial and community facility zones. The database lists over 750 DAs and outlines information such as zoning, types of developments, applicable policies and key assessment themes. The Authority is able to search for similar developments and review the decision to apply a consistent approach.

However, it should be noted that all DAs must be considered in relation to their own circumstances, such as site characteristics and context, as well as the design and nature of the specific development proposed; decisions must be based on the merits of the particular proposal.

A copy of the decision register is attached. As it is an internal document and not published, it is provided in confidence and for restricted use by the Committee in undertaking this Inquiry. The content of the attachment should not be published.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

25 / 2 / 26

By the Minister for Planning and Sustainable Development, Chris Steel MLA