



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), TARA CHEYNE MLA,
MARK PARTON MLA, JAMES MILLIGAN MLA

Inquiry into Engagement with Development Application Processes in the ACT
ANSWER TO QUESTION ON NOTICE

Asked by MS CAROLINE LE COUTEUR MLA:

In relation to: Exempt Development

- (1) For each of the last three Financial Years, how many Building Approvals have been issued for single dwellings in a residential zone that were Exempt developments in the DA system?
- (2) For each of the last three Financial Years, how many Building Approvals have been issued for single dwellings in a residential zone that were not Exempt developments in the DA system?
- (3) Does the Government have a recent estimate of how much time and cost is saved by Government and proponents from having single dwellings in a residential zone exempt from needing a DA? If so, please provide this information to the Committee.

MINISTER STEPHEN-SMITH: The answer to the Member's question is as follows:—

- (1) For each of the last three financial years, building approvals relating to exempt developments were granted as follows:

2015-16 - 1467
2016-17 - 1580
2017-18 - 1646

This figure includes all building approvals that relate to single dwelling houses in new suburbs, single dwellings and extensions in existing suburbs, and the demolition of single dwelling houses in existing suburbs, which are identified as exempt developments. This figure excludes standalone building approvals for structures such as swimming pools, aerials, fences, patios and the like.

- (2) For each of the last three financial years, building approvals for single dwelling where a development approval was also granted were as follows:

2015-16 - 442
2016-17 - 436
2017-18 - 508

This figure excludes standalone building approvals for structures such as swimming pools, aerials, fences, patios and the like.

- (3) As can be seen from the answer to (1) above, a significant number of developments that require building approval do not require development approval. While the Government does not have a cost or time estimate, having over 4,500 developments across the last three financial years not requiring development approval is a significant saving to Government in assessment and administration resources, and to proponents in terms of preparing applications, hiring consultants and paying associated fees. There is also an opportunity cost saving of being able to commence development sooner. For example, a fully exempt development does not require assessment by the planning and land authority, while an exemption declaration (for minor non-compliances with no impact) assessed by the authority is estimated to save approximately 24 days for proponents compared to the assessment of a standard development application.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature:



Date:

9/10/18

By the Acting Minister for Planning and Land Management, Rachel Stephen-Smith MLA