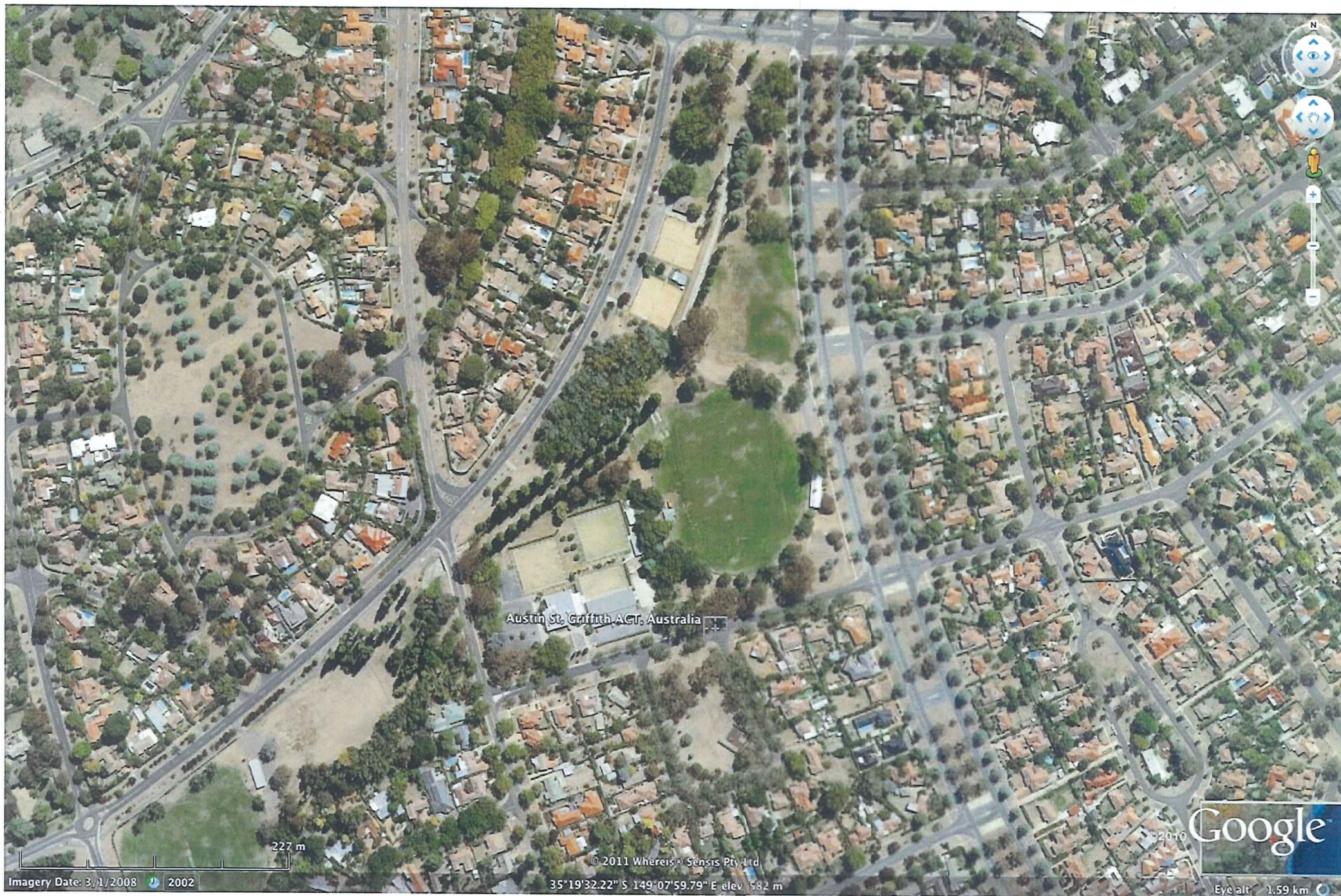




Section 42 Griffith Appendix 1

system and (b) successive revisions of the Territory Plan since 2004 have stripped out all of the environmental objectives, principles and policies in order to speed up the processing of development applications and enhance funding for the budget.

The Territory planning system does not adhere to the stated principles of the Development Assessment Forum on which it is based. It fails because of imprecise language, clumsy structure, lack of sufficient of numerical controls such as plot ratio, site coverage, height limits and of comprehensive development control codes for each zoning classification, so that developers have to traverse the more than 1,000 pages that is the Territory Plan.

The appeals tribunal (ACAT), the professional institutes, the property industry and community groups, have all been saying to the Government for more than a decade that the planning system isn't working. Now the same interests are saying that it has collapsed completely and must be completely revised by the Government and the Assembly, however painful that might be politically.

A.J.POWELL, AO

10 Nov. 2011

APPENDIX

Planning and Development (Draft Variation Number 307)
Consultation Notice
Griffith Section 42 Block 15
SUBMISSION
Tony Powell
12 March 2011