

DEVELOPMENT ASSESSMENT FORUM (COAG 1998) - MODEL FOR DEVELOPMENT ASSESSMENT

Leading Practices:	CURRENT ACT SYSTEM	PROPOSED ACT SYSTEM
1. Effective policy development	YES - except no Legislative Assembly scrutiny of Strategic Plans & some Plan Variations	NO – No Legislative Assembly scrutiny/approval of important ‘Supporting Documents’
2. Objective rules and tests	YES – criteria provide certainty to community & applicant	NO – “Criteria” replaced by vague, difficult to understand, poorly worded, ‘outcomes statements’
3. Improvement mechanisms	NO – no on-going evaluation of performance	NO – Major changes to current system not evidence based
4. Track-based assessment	YES	NO – all types of development are mixed up together
5. Single point of assessment	YES – however Planning Authority can override agency advice (e.g. heritage, trees)	YES – but Planning Authority has more power to override for “better planning outcomes”
6 Notification	YES – however issues with Pre-DA Community Consultation	NO – No Pre-DA Community Consultation; does not meet Consultation ‘principles’ in the Bill
7. Private sector involvement	YES – but only for building control	YES – no change
8. Professional determination most DAs	YES – however can be variable. Expert Local Planning Panels would be better for contentious DAs	NO – Ministerial ‘call-ins’ removed; non-statutory TECHNICAL SPECIFICATIONS can reduce assessment; No Expert Local Planning Panels
9. Applicant appeal	YES	YES
10. Third-party appeals	YES	YES – but some additional restrictions