



The new planning system is failing Canberra residents- The Territory Planning Authority (TPA) needs to lift its game!

ACT Government told Canberrans that the new system would provide increased transparency and better engagement with the community. Our experience is the exact opposite! Decisions are being made in secret and the outcomes are often poor.

Three examples

1. Hartog Street Griffith

A Development Application (DA) was lodged and only 16 of the 29 plans listed on the File Index were publicly available. For example, the landscape plan, which is essential in the environmental context was not available and there were serious issues with the setbacks. The TPA should have assessed this prior to approval.

The GNCA also objected to the development, because of its intrusion well forward of the 6 metre front setback (permanently impacting on the streetscape).

We tried on three occasions to have a discussion with the TPA without any success.

Despite these flaws, which disqualified it from being dealt with as an exempt knockdown rebuild, the TPA approved the DA and advised the GNCA of its review/ACAT appeal rights. This Notice of Decision gave no indication that this DA was exempt from an ACAT review. We were advised of this situation three days before the ACAT hearing. Consequently, there are no review rights for knock down rebuild DAs in RZ1 residential zones. Residents are not able to request any ACAT reviews.

2. 9 Hartog Street Griffith- a DA- exempt knock down rebuild

The tree in the picture below was not protected by the developer and consequently is scheduled for demolition.

3. 24 Barrallier Street Griffith a DA-exempt knock down rebuild. The tree whose leaves are changing prematurely had a large percentage of its roots severed during excavations.

Summary

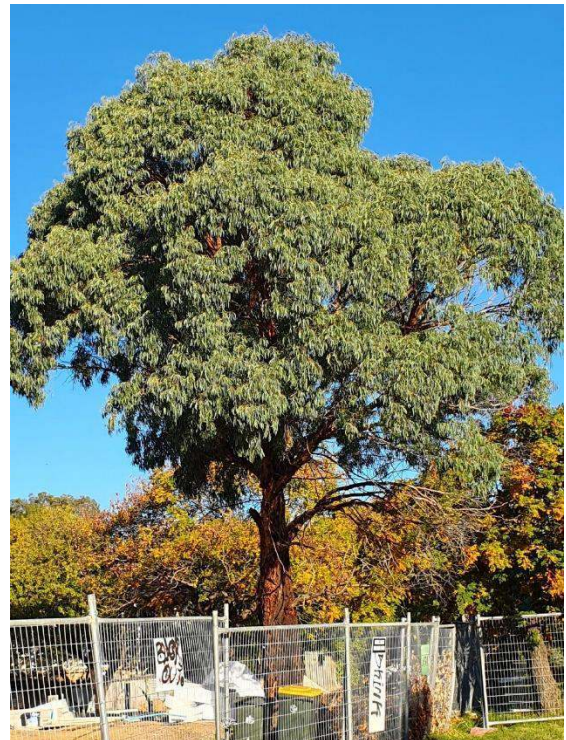
You might think that you are protected by rules about planning and there are rules. But a building certifier employed by the builder approves exempt development and the government has limited resources to check they are doing their job properly.

The Planning Authority appears to see itself as a development facilitator rather than a regulator. They don't seem to have a culture of serving the whole Canberra community. It appears to have a culture of development at all costs.

It is time for the TPA to improve its transparency and to review the current outcomes from DA-exempt knock down re-builds.



24 Barrallier Street Griffith



9 Hartog Street Griffith