

FACT SHEET – KEY PLANNING REFORMS

➤ Taking the politics out of major development applications

- The Government will now move to establish an independent **Planning Assessment Commission** to determine about 80 per cent of projects currently dealt with by the Minister.
- New **Joint Regional Planning Panels** composed of two council representatives and three state government appointees will decide regionally significant projects, including residential projects worth more than \$50 million and commercial projects worth more than \$20 million.

➤ Cheaper, faster reviews of decisions for ordinary applicants

- A new system of **planning arbitrators** will consider applicant appeals against council decisions on small-scale development proposals, and can conduct hearings, removing the need for expensive court proceedings.
- Local community objectors will be given **increased rights to appeal** against developments on their merits – an important anti-corruption measure.

➤ More transparent and accountable infrastructure contributions

- For the first time there will be clear rules defining which infrastructure councils can levy new homebuyers and developers for – including local roads, bus infrastructure, parks, and sporting, recreational and community facilities (such as libraries).
- Councils must consider affordability, reasonable costs and timely spending when introducing levies.
- Councils will be able to seek ministerial approval to levy for other infrastructure.

➤ Tighter rules for private certification

- Changes include new limits on the annual income that can be earned from, and number of certificates that certifiers can issue to, any one client.
- **Penalties will be increased** from \$11,000 to \$110,000 and councils will be given more powers to deal with unauthorised works.
- The new rules will support a major expansion in the use of **exempt and complying development** for minor works such as single-storey homes, alterations and additions, barbecues, pergolas and backyard decks. (The first of a series of draft codes are now out for public comment.)

➤ Cutting red tape to encourage the live music and entertainment scene

- The Government is further simplifying the planning process for live entertainment by removing the need for venues to obtain a 'place of public entertainment' (POPE) license from councils.

➤ Other changes, including further benefits for local government

- The rezoning system to be improved to give early feedback to councils on proposed plans and tailor the process to the scale and size of a proposed plan.
- Requiring applicants pay for costs if they amend their proposal before the court.
- Better protection for consumers under strata laws by limiting developer control over strata committees in new buildings.
- Clearer rules on the lapsing of development consents to prevent abuse.