

ACT GOVERNMENT

# DRAFT PRE DA COMMUNITY CONSULTATION GUIDELINES



**ACT**  
Government

## Why guidelines?

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- Developers are already required to consult with the community prior to lodging a Development Application (DA) for prescribed developments
  - a building for residential use with 3 or more storeys and 15 or more dwellings
  - a building with a gross floor area of 5000m<sup>2</sup> or more
  - if more than one building, a gross floor area of 7000m<sup>2</sup> or more
  - a building or structure more than 25m above finished ground level
  - a variation of a lease to remove its concessional status.
- The *Planning and Development Act 2007* allows the planning and land authority to make guidelines on how this consultation is to occur
- The draft guidelines aim to encourage meaningful and genuine consultation with the community before a design is finalised

## What do the guidelines require a developer to do?

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- Ensure the community are aware of the proposal
- Engage with a diverse demographic
- Make plans available (e.g. site plan, perspectives, elevations) for comment
- Have a plain English statement that explains how the proposal responds to the Territory Plan, including zone objectives
- Conduct face to face sessions with a diverse cross section of the community

## What do the guidelines require a developer to report on?

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- Under the draft guidelines, when the developer submits a DA, they must include a report that:
  - provides accurate details of what consultation has been undertaken
  - provides details of what the community was shown
  - provides a summary of how the community responded
  - details how the proposal responds to community concerns
  - states whether the proposal submitted in a DA is substantially the same as that shown to the community.

## How can the community influence the guidelines?

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- We want to hear from the community on:
  - Whether the guidelines reflect how the community wants to be consulted with?
  - Do the guidelines go far enough?
  - What do the community want to see included in the consultation report?

## How to have your say

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- The guidelines are open for comment until Monday 21 August 2017
- A community drop in session will be held on Wednesday 26 July 2017 from 6 pm to 8 pm at 16 Challis Street, Dickson
- Comments on the guidelines should be made through [yoursay.act.gov.au](https://yoursay.act.gov.au) or to [EPSDDcomms@act.gov.au](mailto:EPSDDcomms@act.gov.au)