

**Infrastructure, Planning and Natural Resources Committee**

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**From:** Marianna Lemonis  
**Sent:** Sunday, 13 December 2015 9:36 PM  
**To:** Infrastructure, Planning and Natural Resources Committee  
**Subject:** new Planning Act

*Dear IPNRC,*

*I ask you to ensure the new Planning Act contains the following*

- 1. All development applications that are not in line with the Building Code must be advertised by a notice on the site when the Plan is finalised or when preliminary discussions between the developer and the local authority take place, whichever is the earlier. Time for submission must be adequate and submissions should be given weight when a decision is made on the outcome.*
- 2. All applications for development that decrease open space will be rejected and any new development must include open space of a type and size in line with the applicable regulations.*
- 3. If any measurement on a development application deviates from the relevant code by more than 10%, the application will be denied. If the deviation is less than 10%, the assessor may allow it, if there are sufficient countervailing advantages e.g. a slight increase in height can be balanced by a larger setback.*
- 4. If any development will result in increased traffic and/or increased need for public transport and/or more educational facilities, the developer will pay the amount that the State Government and the local authority assesses will be needed to pay for the changes needed to cope with the increase. These funds must be dedicated to making such changes to public transport etc. as will remedy the problems that have been caused.*
- 5. Community consultation about any large scale projects e.g. any changes to Community Infrastructure Designations must be early, open and documented and the opinion of the local community must be an important factor in deciding whether the project is approved.*

*Thanks, Marianna Lemonis*