

State Planning Policy 1/03:

Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

Frequently Asked Questions DEVELOPMENT COMMITMENT

ISSUE	QUESTION	RESPONSE
Development Commitment	Why is development assessed differently if it is a development commitment?	<p>The SPP acknowledges development commitments to reflect the fact that there have been past planning decisions that should be respected in order to maintain confidence and certainty in the planning process, even though they may not be consistent with current planning requirements.</p> <p>However, Outcome 2 of the SPP includes safeguards to protect public safety even where a development proposal is a development commitment (but nevertheless requires a development permit).</p>
Development Commitment	Why are designations in forward planning documents (e.g. strategic plans or development control plans under a transitional planning scheme) excluded from the definition of development commitment?	<p>Forward planning designations in transitional planning schemes usually indicate the general suitability of land for a particular use or range of uses, subject to detailed assessment of the particular circumstances of the land including an assessment of development constraints such as the natural hazards addressed by the SPP. Such designations differ fundamentally from planning scheme zones or their equivalents that allocate use rights or levels of assessment (e.g. exempt, self assessable etc), and therefore do not represent a development commitment in the same way as a zone or equivalent.</p>