



FACT SHEET

National Standards in DA Definitions

Consistent Development Assessment (DA) definitions are a critical component of the DAF agenda to harmonise DA practices throughout Australia.

In November 2002 the State/Territory Planning Ministers adopted 14 'administrative' DA definitions for implementation across Australia. 2003-04 will see the DAF identify further 'land use' definitions for adoption by the Local Government and Planning Ministers. DAF will also focus its attention on ensuring the definitions are incorporated into state planning systems.

The 14 agreed definitions are:

Building height - The vertical distance from natural ground level to the roof or parapet at any point

Basement - A storey either below ground level or that projects no more than one metre above finished ground level

Building line or setback - The minimum distance from any allotment boundary to a building

Dwelling - A building or part of a building used as a self contained residence which must include: food preparation facilities; a bath or shower; a closet pan and wash basin. It includes out-building and works normal to a dwelling

Gross floor area - The total floor area of the building measured from the outside of the external walls or the centre of a common wall

Ground level (natural) - The natural level of a site at any point

Ground level (existing) - The existing level of a site at any point

Habitable room - Any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods

Ground level (finished) - The finished level of a site at any point

Private open space - An outdoor area of land or dwelling for the exclusive use of the occupants

Site coverage - The proportion of a site covered by buildings

Mezzanine - An intermediate floor within a room

Storey - That part of a building between floor levels. If there is no floor above, it is the part between the floor level and the ceiling

Swimming pool - Any structure capable of being filled with water to a depth of more than 300 millimetres and primarily used for swimming, wading or paddling

Contact:

Project Leader
Mr Wayne Gersbach
w.gersbach@hia.asn.au
02 8878 0404

The Development Assessment Forum

Harmonising and improving Australia's development assessment system is a long-term focus for both the development industry and government. Reduced compliance burdens and more flexible regulatory systems will improve business efficiency, stimulate growth and help business generate employment. The Development Assessment Forum (DAF) was formed to bring together the relevant parties to reach agreement on ways to streamline the processes used for development approval and cut red tape - without sacrificing the quality of the decision making. The Forum's membership includes the three spheres of government - the Australian Government, State/Territory and Local Governments; the development industry; and related professional associations.

Since its establishment in 1998 the DAF has delivered initiatives such as:

- a first tranche of 14 national development assessment definitions;
- an agreed set of principles of leading practice in development assessment;
- a Good Strategic Planning Guide;
- a Practice Guideline to extend private sector involvement in DA certification processes;
- a website (www.daf.gov.au) to provide resource material and contacts; and
- a free-access web based database of all Australian Government planning instruments.

Current projects include:

- an examination of ways to enhance comparative performance measurement and benchmarking of planning and development assessment systems;
- establishing a national electronic data exchange standard for data transactions associated with the DA process - across all jurisdictions. The 'eDA' project aims for universal on-line lodgement of building and land development applications and can deliver significant time and cost benefits to consent authorities, developers, applicants and the community; and
- the development of a leading practice model for development assessment - reviewing each element of the development assessment process; assessing the use of innovative legislation, processes and technologies; examining opportunities to use performance indicators to deliver better services; and enhanced use of the private sector.

Contact:

DAF Secretariat
Ms Lucy Jenkin
daf@dotars.gov.au
02 6274 6070