



Standing Committee on Health and Community Wellbeing

Inquiry into Annual and Financial Reports 2021-2022 **ANSWER TO QUESTION ON NOTICE**

Asked by Mr Mark Parton MLA:

Reference: Housing Development

In relation to: Consultation with neighbouring properties

There are many public housing dwellings that are being vacated to be redeveloped. Some of these standalone houses are being redeveloped into medium density properties including multiple townhouses on one block.

Quite a few constituents come to the Canberra Liberals with concerns over the size of these developments once they receive a letter in their letterbox advising them it has gone to the DA process.

(1) What community consultation occurs with neighbouring properties of blocks that are being developed on?

(a) Why does consultation not occur before a DA is lodged?

Or if it does

(b) Do you take on the feedback of neighbouring properties and their concerns over the size of developments?

(2) Given the increase from one family on a block to multiple what steps are you taking to ensure the neighbourhood is not overcrowded?

Yvette Berry MLA: The answer to the Member's question is as follows:—

- (1) When a decision is made to redevelop a property, Housing ACT's approach is consistent with the *Pre-DA Consultation Planning and Development (Community Consultation) Guidelines 2020*. The criteria for proposals requiring community consultation includes proposals that are over three storeys high and greater than 15 dwellings. Public consultation on redevelopments that do not meet these criteria are managed by the Environment, Planning and Sustainable

Development Directorate's planning and land authority as part of the regulatory development application (DA) process.

- (a) Housing ACT must follow the DA process which includes a public notification period, like any private developer. The public notification period offers an opportunity for the community to view the proposal and provide comment. Adjoining neighbours will be notified via letter once a proposal is open for public comment; however, the wider community can view all proposals open for public comments via the ACT Planning and Land Authorities (ACTPLA) website.

Or if it does;

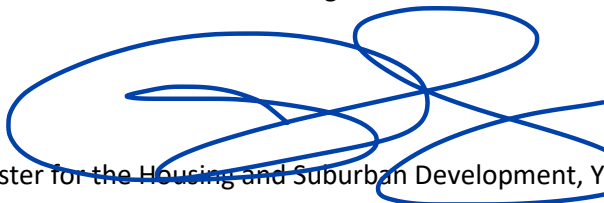
- (b) Housing ACT, like any private developer, receives all representations that are made during the public notification process but is not required to provide a response. When a representation is made, it is up to ACTPLA to review the concerns raised, assess them against the Territory Plan and consider these when assessing the DA. This may result in further information being requested from Housing ACT, conditions being imposed should the application be approved, or refusal of the DA. It is also possible there is no change to the development if it is found to meet the Territory Plan and legislated requirements. At the end of the assessment process, the DA will be determined. Anyone who made a representation will be notified directly of the outcome of the DA with a copy of the Notice of Decision.
- (2) Consistent with the objectives of the ACT Planning Strategy 2018, when redeveloping a property, Housing ACT focuses its efforts to increase supply through greater density in appropriate, well-located places such as around town and group centres and along major transport routes.

As with all developers in the ACT, Housing ACT is required to comply with the requirements of the Territory Plan and *Planning and Development Act 2007*. These documents set out the relevant planning controls to ensure suitable built form outcomes and appropriate residential densities, respective to their location, are maintained.

Care is taken by Housing ACT's design and building contractors to ensure developments are complimentary to the established character of individual neighbourhoods and retain the features of the city that people value, including the bush capital setting and access to green space.

Approved for circulation to the Standing Committee on Health and Community Wellbeing

Signature:



Date:

13/12/22

By the Minister for the Housing and Suburban Development, Yvette Berry MLA