



ACT
Government

Environment, Planning and
Sustainable Development

Our ref: 23/125695

Ms Jo Clay MLA
Chair
Standing Committee on Planning, Transport and City Services
ACT Legislative Assembly
LACommitteePTCS@parliament.act.gov.au

Dear Ms Clay

Thank you for providing the opportunity on 4 December 2023, to brief the Standing Committee on Planning, Transport and City Services (the Committee) on the Interim Territory Plan.

At this meeting I undertook to provide you with further information related to ACT Housing and planting area requirements for single dwelling blocks.

In response to the question about whether the Territory Plan has different requirements for ACT Housing, I can advise that it does not. ACT Housing properties are treated the same as other single dwellings, multi-unit housing or supportive housing, based on the nature of the development.

The Territory Plan does however allow more options for supportive housing (residential accommodation for persons in need of support), which can be delivered by ACT Housing or another provider. In the RZ1 zone, supportive housing is permitted if it meets the following:

- Minimum block area for more than one dwelling is 600m² (usually 800m²).
- One additional dwelling is permitted for every 250m² (or part thereof) over 600m² (usually limited to two dwellings).

In response to the question about the planting area required for single dwelling blocks in the Interim Territory Plan, I can confirm that the area required has remained unchanged from the Territory Plan 2008 (as amended with Variation 369). The planting area specifications for single dwellings are:

- Large blocks – 30 per cent of block area.
- Mid sized blocks – 20 per cent of block area.
- Compact blocks – 15 per cent of block area.

I trust this information is of assistance to the Committee.

Yours sincerely

Ben Ponton
Director-General

15 December 2023