

2006

THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

VARIATION NO. 229 TO THE TERRITORY PLAN
ADAPTABLE HOUSING

TABLING STATEMENT

Presented by
Mr Simon Corbell MLA
Minister for Planning

17/10/06

Mr Speaker, Draft Variation No. 229 to the Territory Plan - Adaptable Housing introduces mandatory requirements for providing adaptable housing in specific circumstances.

Adaptable housing is housing that can easily be modified to be suitable for use by people with diminishing mobility.

The new adaptable housing requirements will mean that 10 per cent of multi-unit development proposals for ten or more dwellings in *Residential, Commercial or Entertainment Accommodation and Leisure* Land Use Policy areas will be designed to meet the relevant Australian Standards for adaptable housing.

These requirements will ensure that, over time, a greater range of suitable housing options is available, to meet the community's changing access needs.

The current requirements for adaptable housing are contained in the *ACT Planning Guidelines for Access and Mobility*. Although the ACT Planning and Land Authority must consider the relevant provisions of a planning guideline when assessing a development proposal, guidelines do not have the same statutory effect as the Territory Plan.

The original draft Variation 229, which was released for public comment in July 2004, dealt with both supportive housing purposes and provisions for adaptable housing. A total of six written submissions were received. The Consultation Report and a Recommended Final Variation were forwarded to the Planning and Environment Committee in May 2005.

In its Report No. 13 of July 2005 the Planning and Environment Committee made three recommendations in relation to the draft Variation.

Following further consideration, the Authority has reviewed some of the provisions for supportive housing, including issues raised by the Planning and Environment Committee.

These revisions, together with additional proposed revisions and a site-specific change to the Land Use Policy for Block 23 Section 117 Kaleen have been included in a new Draft Variation number 263, which was released for public comment in July 2006.

The Government is now of the view that there is a need for further research into the proposed definitions for 'supportive housing' and 'approved provider' and amendments to other definitions. The proposed changes to definitions have therefore been deleted from Variation 229 until further studies are carried out. Therefore the current Territory Plan definition for 'Supportive Housing' is being retained.

The current guidelines for adaptable housing will now have statutory effect in the Territory. As mentioned, this will require that ten percent of the dwellings of any multi-unit housing development consisting of ten or more dwellings shall be designed to meet the relevant Australian Standards for adaptable housing.

Response to Planning and Environment Committee Report

Mr Speaker, I will now table the Government response to the Planning and Environment Committee report on the Draft Variation.

Briefly addressing the recommendations, the Committee recommended that the Minister for Planning require the Planning and Land Authority to consult further with the Department of Disability, Housing and Community Services, in relation to the issues raised by the Council on Social Services and ACT Shelter on the proposed definitions for 'Approved Provider' and 'Supportive Housing'.

In response to this recommendation, as a result of the further consultation, the Planning and Land Authority is of the view that there is a need for further research into the proposed definitions for 'supportive housing', 'approved provider' and amendments to other definitions. The proposed changes to definitions have therefore been deleted from Variation 229 and the current definitions in the Territory Plan are retained.

The Committee's second recommendation was that the reference to Australian Standard 1428 for 'Accessible Housing Standards' should be amended. The wording has been amended in the Final Variation and there is no reference to the Accessible Housing Standards. The document now refers to meeting 'the relevant Australian Standard or building code for adaptable housing, or other guidelines adopted by the Authority for adaptable housing'.

Finally, the Committee recommended that the word 'objectives' in the proposed amendments to the Territory Plan for Area A11 be replaced with 'controls'. The change in the wording as recommended by the Committee has been made as the Territory Plan Written Statement now properly reflects what was contained in Variation 174 for Adaptable Housing for Area Specific Policy A11.

I would like to take this opportunity to thank Committee members for their detailed review and report on this Variation.

2006

THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

GOVERNMENT RESPONSE TO STANDING COMMITTEE ON
PLANNING AND ENVIRONMENT
REPORT NO. 13

*DRAFT VARIATION TO THE TERRITORY PLAN NO. 229
SUPPORTIVE HOUSING AND ADAPTABLE HOUSING
PROVISIONS AND OTHER MINOR AMENDMENTS*

Presented by
Mr Simon Corbell MLA
Minister for Planning

Planning and Environment Committee Report No. 13 of July 2005 on
*Draft Variation to the Territory Plan No. 229 Supportive Housing and Adaptable
Housing Provisions and Other Minor Amendments.*

The Government's response to the Report is as follows:

RECOMMENDATION 1

The Committee recommends that the Minister for Planning require the Planning and Land Authority, in consultation with the Department of Disability, Housing and Community Services, to consider and respond to the concerns raised by ACTCOSS and ACT Shelter regarding the proposed definitions for 'approved provider' and 'supportive housing' in the proposed variation.

The Committee requests that the Minister report to the Assembly on the results of that consideration when tabling the Recommended Final Variation in the Assembly.

Response:

This recommendation is agreed.

Following consultation with the Department of Disability, Housing and Community Services, some of the supportive housing provisions were reviewed and the revisions made are included as part of a new draft Variation No. 263 for Block 23 Section 117 Kaleen and Minor Amendments to Community Facility Land Use Policies. The Final Variation No. 229 now deals with adaptable housing provisions only.

As a result of further consultation, the Planning and Land Authority is of the view that there is a need for further research into the proposed definitions for 'supportive housing', 'approved provider' and amendments to other definitions. The proposed changes to definitions have therefore been deleted from Variation 229 and current definitions in the Territory Plan are retained.

RECOMMENDATION 2

The Committee recommends that the Planning and Land Authority consider whether references to 'accessible housing standards' should be replaced with 'accessible housing standard AS 1428' as suggested by Mr Eric Martin of Eric Martin & Associates.

The Committee requests that the Minister report to the Assembly on the results of that consideration when tabling the Recommended Final Variation in the Assembly.

Response:

This recommendation is agreed.

The wording has been amended in the Final Variation and there is no reference to the Accessible Housing Standards. The document now refers to meeting 'the relevant Australian Standard or building code for adaptable housing, or other guidelines adopted by the Authority for adaptable housing'.

RECOMMENDATION 3

The Committee recommends that the word 'objectives' in the proposed amendment to the Territory Plan for Area A11 be replaced with 'controls'. This would then correctly refer to the currently un-numbered controls in the Territory Plan, Part B1, p.16 rather than the single objective in that area specific policy.

Response: This recommendation is agreed.

The change in the wording as recommended by the Committee has been made as the Territory Plan Written Statement now properly reflects what was contained in Variation 174 for Adaptable Housing for Area Specific Policy A11.