

2019

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**GOVERNMENT RESPONSE TO THE
STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL
REPORT NO 8**

REPORT ON ANNUAL AND FINANCIAL REPORTS 2017-2018

**Presented by
Mr Andrew Barr MLA
Chief Minister**

Introduction

On Thursday, 25 October 2018, the 2017-18 Annual and Financial reports of all ACT Government agencies were referred to the relevant Standing Committees of the Assembly for inquiry and reporting.

The following annual reports, or sections of annual reports, were referred to the Standing Committee on Planning and Urban Renewal (the Committee):

- Chief Minister, Treasury and Economic Development Directorate (Architects Board of the ACT); and
- Environment, Planning and Sustainable Development Directorate.

Response to Committee Recommendations

Recommendation 1

3.22 The Committee recommends that the ACT Government issue the expected selection criteria and lease conditions for future community housing sites as soon as possible so that community housing providers can prepare for their release.

Government Response – Agreed

For the community housing sites identified for release in the 2018-19 a request for tender process will be conducted. This process will outline any relevant sales criteria and include a draft Crown lease. This is consistent with the normal tender process.

Recommendation 2

3.34 The Committee recommends that the ACT Government identify the most urgent issues raised by stakeholders and the community during the housing choices consultation and address these through a Territory Plan Variation in 2019.

Government Response – Agreed in principle

The Environment, Planning and Sustainable Development Directorate has identified that recommendations 5 and 7 from Housing Choices namely mandating standards for soft landscaping areas on blocks in residential zones; and increasing the mix of dwelling sizes and diversity of dwelling types. A draft Territory Plan Variation is currently being prepared.

Recommendation 3

3.35 The Committee recommends that the ACT Government update submitters, stakeholders and the community in 2019 with an action plan that outlines how the issues raised through housing choices consultation will be addressed.

Government Response – Agreed in principle

The ACT Housing Choices Collaboration Hub Government Response (September 2018) outlines the ACT Government's support in-principle to all 13 recommendations, and the commitments made for considering and/or implementing each of the recommendations. This report is available on the YourSay website at www.yoursay.act.gov.au/housing-choices. Further information will be available when the TPV for Housing Choices is released for public consultation, later in 2019.

Recommendation 4

3.48 The Committee recommends that in developing planning for section 72 the ACT Government addresses the need for community and recreational facilities over the next 10-15 years, given the expected large increase in population in the surrounding suburbs.

Government Response – Agreed

A Community Needs Assessment (CNA) has been completed for Section 72 Dickson. The CNA considers the need for facilities in the site and the surrounding area, for the next 10-20 years based on projected population growth and community demographics. The CNA will inform planning for the precinct.

Recommendation 5

3.49 The Committee recommends that the ACT Government provide detailed feedback to the community about how they have, or have not, incorporated the features of section 72 that members of the community desired during public consultation.

Government Response – Agreed

The Environment, Planning and Sustainable Development Directorate is undertaking significant engagement with the community in planning for Section 72 Dickson. Community input to date is published on the YourSay website and a forthcoming Community Reference Group will inform ongoing planning. A final report from EPSDD will address how community input has been addressed.

Recommendation 6

3.52 The Committee recommends that the ACT Government provides enough resources for the EPSDD planning area responsibilities, including community consultation, to be delivered in line with community expectations, particularly in relation to master plans and territory plan variations.

Government Response – Agreed in principle

The Environment Planning and Sustainable Development Directorate has shown its commitment to meaningful engagement that is “fit for purpose”, including opportunities to try different and innovative methods where appropriate. It should be noted that consultation on territory plan variations must be within the statutory requirements of the *Planning and Development Act 2007*. The Communications and Engagement Team works closely with planning policy to design community engagements and has a dedicated unit for engagement and information campaigns, that supports the whole of government engagement strategy for government priority projects.

Recommendation 7

3.73 The Committee recommends that the ACT Government continue to work with affected residents who remain in their Mr Fluffy properties to ensure the ongoing safety of the residents, visitors, contractors and other tradespeople.

Government Response – Agreed

The Asbestos Response Taskforce is working to address the remaining properties affected by loose fill asbestos insulation that are privately owned by:

- Supporting Pathways to Eradication – focusing on assisting homeowners to progress toward the demolition of their Mr fluffy property, either privately or through the Scheme; and

- Supporting Community Safety – focusing on minimising the potential for exposure to loose fill asbestos in the remaining residential properties by:
 - continuing to build on its relationship with peak bodies for tradespeople, care workers and property managers to keep them fully informed and assist them to educate their members about the Affected Residential Premises Register; and
 - working with WorkSafe ACT to ensure Asbestos Management Plans are in place.

Recommendation 8

4.11 The Committee recommends that the ACT Government change the pre-DA consultation guidelines to remove the current exemption for greenfield sites.

Government Response – Noted

The Environment, Planning and Sustainable Development Directorate is currently undertaking a 12 month implementation review of the Pre-DA Community Consultation Guidelines (the Guidelines). The application of the Guidelines to greenfield areas is being considered as part of the review and has been raised during consultation. A decision will be made on the current exemptions following the outcomes of the review, which is due to be completed in 2019.

Recommendation 9

4.12 The Committee recommends that if the number of units proposed for a site is varied that the ACT Government consider the cumulative impact of this variation on issues such as traffic and local amenity as part of the Development Application process.

Government Response – Noted

As part of the development application process the planning and land authority considers cumulative impacts on the amenity of adjoining residents, such as overshadowing, solar access, bulk and scale. For traffic impacts, advice is sought from Transport Canberra and City Services (TCCS) Directorate, and the applicant is required to provide a Traffic Impact Assessment Report taking into consideration the existing traffic and any traffic generated by an approved development in close proximity to the subject site. TCCS provides advice considering the applicant's traffic report.

Recommendation 10

4.20 The Committee recommends that the ACT Government continue to facilitate and support the Mingle Community Development Program in new and developing suburbs across the ACT.

Government Response – Agreed

The Suburban Land Agency will continue to deliver the Mingle Community Development Program in new and developing greenfield suburbs over 500 dwellings which are developed by the ACT Government. This excludes the Ginninderry Joint Venture project which has its own program in place.

Recommendation 11

4.25 The Committee recommends that the Suburban Land Agency consider adopting a sustainability strategy similar in intent to that recently released by the City Renewal Authority.

Government Response – Agreed

The Suburban Land Agency is working closely with the Board to finalise its Sustainability Strategy (the Strategy). The Strategy provides context for the activities and objectives of the Agency, and establishes goals for the delivery of socially and environmentally sustainable developments. Following Board approval, the Strategy will be published on the Suburban Land Agency website.

Recommendation 12

6.14 The Committee recommends that the ACT Government amends the Territory Plan and its infrastructure design standards to assist the City Renewal Authority to meet the goals and targets in its Sustainability Strategy.

Government Response – Agreed in Principle

The City Renewal Authority will brief the Environment, Planning and Sustainable Development Directorate (EPSDD) on the targets set in its Sustainability Strategy. The final decision and responsibility for including relevant targets from the strategy in the current Territory Plan review will be with EPSDD as the appropriate policy Directorate. The review of the Estate Development Code as part of the Territory Plan Review will consider how the targets in the Strategy can be implemented in both infill and new estate development.

Recommendation 13

6.21 The Committee recommends that the ACT Government ensure that the publication of City Renewal Authority Board meeting outcomes or ‘Publishable Outcomes’ be completed in a more timely manner.

Government Response – Agreed

The City Renewal Authority has reviewed its current business practice on publishing Board meeting outcomes to ensure these are approved and released in as shorter timeframe as possible. Endorsed minutes of board meetings and Governing and Strategic documents of the Authority are available at: <https://www.act.gov.au/cityrenewal/documents>.