



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

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STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES  
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),  
Mr Mark Parton MLA

## Submission Cover Sheet

Inquiry into the Territory Plan and other associated documents

**Submission Number: 027**

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**Standing Committee on Planning, Transport and City Services  
Inquiry into the Territory Plan and other associated documents**

Further Submission: Tim Field

Thank you for the opportunity to provide further input, following my appearance at the Public Hearings on 6 December 2023.

*Living Infrastructure*

What I recommended is a new Assessment Requirement as follows:

*Living Infrastructure-multi-unit housing-RZ1 and RZ2*

*Planting area meets a minimum area of 35% of the block, and tree canopy cover so that all new and existing trees provide a minimum canopy cover of 15% over the block at maturity. All new trees are located in deep soil zones.*

Assessment Requirements are mandatory, and are contained in Part 5 of the *Territory Plan Part E1 Residential Zones Policy* document.

The above metrics of 35% and 15% are drawn from the Residential Zones Technical Specifications (Part ZS1 of the Territory Plan)

Equivalent provisions should be adopted for the RZ3-5 zones.

I spoke of the financial incentives resulting from the greater allowable densities leading to living infrastructure provision becoming a residual item, after allowing for additional driveways, utility areas, decks etc.

A further factor is that, overwhelmingly, developers/ builders clear the block, so that, in effect, canopy cover at the start of the development is zero.

*Supportive and Adaptable Housing*

The following covers an item I wish to bring to the Committee's attention.

Under the previous planning arrangements, Supportive and Adaptable housing had to comply with the Australian Standard AS4299 Adaptable Housing (Class C).

This ensured that such housing would meet the needs of prospective residents, including people with disabilities.

Under the new 2023 Planning Act and Territory Plan, this requirement no longer applies. Rather, it has been replaced by general statements such as:

*7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area.*

(Territory Plan Part E1 Residential Zones Policy p6)

The specific mention of AS4299 is now in the Residential Zones Technical Specifications. Single dwelling exempt developments, to remain exempt, have to comply with the relevant Technical Specifications.

However, for multi-unit developments, which all require a DA, there is nothing in the Planning Act that indicates that the Technical Specifications have to be considered, yet alone complied with.

Supportive housing developments are provided with concessional treatment, in that more dwellings are allowed for a given sized block<sup>1</sup>. Also, blocks in RZ1 can be consolidated for Supportive Housing, the only allowed RZ1 consolidation<sup>2</sup>.

Given these incentives, and the dropping of the requirement to comply with AS4299, there is a real danger that development in this area will not be suitable for residents.

It is easy to imagine the community reaction down the track when it is revealed that developers have profited from the concessions but the housing provided is not suitable, for example, for people with disabilities.

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<sup>1</sup> (Territory Plan Part E1 Residential Zones Policy p7)

<sup>2</sup> (Territory Plan Part F1 subdivision Policy p6)

Compliance with AS4299 for multi-unit developments must be reinstated with this inserted as a (mandatory) Assessment Requirement in the Residential Zones Policy.