



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

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

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Protecting, promoting and enhancing the economic, cultural, social and environmental well-being of the residents of North Canberra The North Canberra Community Council receives funding and support from the



11 January 2024

██████████
Committee Secretary
Standing Committee on Planning, Transport and City Services

Dear ██████████ and members of the Committee,

Thank you for giving me the opportunity to elaborate on and add to evidence given at the December 2023 hearing.

On behalf of NCCC, I'd like to emphasize five points:

1. In the ACT housing is a significant contributor to emissions. The new planning documents are a missed opportunity to seriously address the climate crisis through climate resilient built form and carbon neutral design. The ACT Housing Guide promotes some 'nice-to-haves' but there is no requirement to deliver. As the Master Builders Association's slogan makes clear 'Imagine a world without building standards'. The ACT is moving into a world where planning standards are replaced by optional 'outcomes'.
2. District Strategies need to become Living Documents to realize their full potential as effective, spatially structured instruments for sincere and continuing, value-adding community engagement. Suggest that effective community engagement for each District Strategy could utilise a district level community reference group.
3. Current zoning changes will only contribute to more housing, more housing choices and to urban infill if large houses are made economically unattractive. The ACT Housing Guide excludes the design of single detached dwellings. Which is an oversight considering that knockdown/rebuilds are the typical rebuild in the existing urban footprint. The most effective and just way of achieving this would be to make rates exponentially dependent on house volume and block coverage.
4. The new planning framework is facilitating greater exploitation of public reserves and community facilities zoned land by developers. This is through partnerships with

sporting and social clubs. If land zoned for community, recreation or sporting purposes is proposed for redevelopment through a Territory Plan Variation the land should be resumed by the Territory to ensure that any future development is maximised for community benefit. The notion that community land granted to a group for a specific lease purpose does not give them the sole right to its commercial or residential redevelopment at some future date. This continued reduction and privatisation of community land requires detailed investigation.

5. There is an urgent need to identify and quarantine for public housing and exemplary urban infill centrally located blocks, such as surface carparks, but also areas currently occupied by Yowani Golf Club and Thoroughbred Park. Large areas such as these offer unique opportunities to showcase best-practice urban densification, including social infrastructure and biodiversity connectivity, for once adding, rather than destroying, social and ecological values. They would demonstrate design exemplars sought by the design guides.

Regards,

Jochen Zeil, Chair NCCC