 A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE	
SUBMISSION NUMBER	7
STATE AUTHED Conservation Council OF THE SOUTH EAST REGION & CANBERRA FOR PUBLICATION 7/6/05 <i>Hyprett</i>	

Submission Number	7
-------------------	---



Mr Mick Gentleman MLA
 ACT Legislative Assembly
 Standing Committee on Planning and Environment
 PO Box 1020
 CANBERRA ACT 2601

Dear Mr Gentleman and Committee members,


Re: Draft Variation to the Territory Plan NO. 236: City West – Commercial A Civic Centre Land Use Policies, Exemption of Preliminary Assessment and Part D – Definitions.

We write on behalf of the Peaks Forum, a network of community sector peak organisations. Our membership includes:

- The ACT Council of Social Service
- ACT Shelter
- The Council on the Ageing (ACT)
- ACT Disabled People's Initiative
- The Youth Coalition of the ACT
- ACT Multicultural Council (ACT MC)
- WWDA (ACT)
- ACROD ACT Ltd
- The Conservation Council of the South-East Region and Canberra
- Volunteering ACT
- The Coalition of Community Housing Organisations of the ACT (CCHOACT); and
- The Mental Health Community Coalition of the ACT

As you will be aware, the Forum represents the interests of a wide cross section of community organisations. Having discussed the Variation 236, we wish to make the following comments to the Planning and Environment Committee.

Firstly, we seek clarification as to the security of tenure and affordability of community sector accommodation in the City West redevelopment. The process for identifying and developing sites within the City West precinct in the Draft Variation are ad hoc and do not demonstrate any long-term strategy for the retention of a recognisable community sector presence. While the stated aim is to provide "opportunities" for community groups to remain in City West, this will not be the outcome unless specific targets are set and planning undertaken in discussion with the community sector.

 Legislative Assembly for the Australian Capital Territory	
Received	17/5/05
Authorised Publication	17/5/05
Secretary	<i>Hyprett</i>

The Peaks Forum is concerned that there still appears that the Government has no overall strategic approach to the provision of community sector accommodation. This has been an issue with the redevelopment of the Griffin Centre and will again be a problem with the City West redevelopment unless there is a clearly articulated strategy with agreed targets and outcomes for affordable community sector accommodation with security of tenure in the precinct.

We would also like to raise the issue of the lack of transparency in the relationship between the ACT Planning and Land Authority (ACTPLA) and the Australian National University (ANU) in the development of City West. It is accepted that ANU is a major stakeholder in the area, however the process must be open and accountable. We would like to know what discussions have taken place and their proposed effect on the City West redevelopment plans.

It would also be helpful to know how the current brief differs from the original mixed-use plans for the area articulated by the ACT Government. For example, the Peaks Forum would like a clearer explanation of the proposed accommodation in the area. Will the University accommodation, with tenants charged 75% of market value as rent, be classed as affordable accommodation? Or will there be access to public housing, with the corresponding access to rebates?

The Peaks Forum does not believe that student housing for the Australian National University should be counted as affordable housing, as this is quite specifically targeted to meet ANU requirements. This does not fulfil the Government's obligations to the residents of Canberra to provide a wide range of affordable housing. With the emphasis on commercial building and the recently announced revitalisation of Civic there are concerns that the current mixed use will be overrun by high cost housing and commercial use.

Peaks Forum representatives would be pleased to discuss the issues further with the committee, should that opportunity be made available to us,

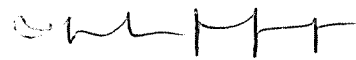
On behalf of the Peaks Forum,



Ara Cresswell
ACTCOSS



Kerry Tucker
ACT Shelter



Tricia Harrup
Conservation Council
SE Region & Canberra

16 May 2005