



**ACT**  
Government

**2019**

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

**GOVERNMENT RESPONSE TO THE STANDING COMMITTEE ON  
PLANNING AND URBAN RENEWAL REPORT NO. 7 - Draft Variation  
to the Territory Plan No 350 Changes to the definition of 'single  
dwelling block'**

**Presented by  
Mick Gentleman MLA  
Minister for Planning and Land Management**

## Introduction

The Government thanks the Standing Committee on Planning and Urban Renewal for the recommendations put forward in Report 7 Draft Variation to the Territory Plan No 350 Changes to the definition of 'single dwelling block'.

Draft Variation to the Territory Plan No. 350 (DV350) was prepared in response to matters involving multi-unit redevelopment of certain residential blocks in some older Canberra suburbs. The residential leases on these particular original blocks do not specify or limit the number of dwellings permitted. By way of background, during the late 1960s and early 1970s, two dwellings (one house and one small flat) were allowed to be built on these blocks, provided the development presented as a single dwelling to the street. The aim at that time was to improve the availability of housing stock while maintaining the low density suburban character.

The current definition of 'single dwelling block' in the Territory Plan does not apply to these blocks with the extra flat. As a consequence some of the provisions in the Multi Unit Housing Development Code (MUHDC) in the Territory Plan such as restricting plot ratio, block size requirement, replacement dwellings, number of dwellings in each building and restrictions on attics and basements do not apply if multi-unit residential redevelopment is proposed for these blocks. This has resulted in some cases in a built form that is not in keeping with the neighbouring suburban residential development and the low density streetscape character of the surrounding areas.

DV350 proposes to address this situation by changing the title of the definition from 'single dwelling block' to 'standard block' and adjusting the wording in the definition to include blocks that were originally leased or used for the purpose of one or two dwellings (or where the result of consolidation, that at least one of the blocks was originally leased or used for the purpose of one or two dwellings). This change will compel redevelopment proposals for these original dual occupancy blocks to adhere to the relevant provisions in the MUHDC and ensure that the resulting built form is appropriate and complementary to the streetscape.

## Recommendations

No.	Recommendations
Recommendation 1	The Committee recommends that, subject to the following recommendations, Draft Variation 350: Changes to the definition of 'single dwelling block' be approved.
Recommendation 2	The Committee recommends that the Environment, Planning and Sustainable Development Directorate consider a review of references to the Planning and Development Act 2007 in Draft Variation 350: Changes to the definition of 'single dwelling block' and in future draft variations.
Recommendation 3	The Committee recommends that the ACT Government reword the proposed definition of a ' <i>standard block</i> ' so that drafting errors are corrected.

## **ACT Government Response to the Standing Committee on Planning and Urban Renewal Report No. 7 - Draft Variation to the Territory Plan No 350 Changes to the definition of 'single dwelling block'**

The following summarises the Government response to:

- 1. The Committee recommends that, subject to the following recommendations, Draft Variation 350: Changes to the definition of 'single dwelling block' be approved.**

**Government Response: AGREED**

- 2. The Committee recommends that the Environment, Planning and Sustainable Development Directorate consider a review of references to the Planning and Development Act 2007 in Draft Variation 350: Changes to the definition of 'single dwelling block' and in future draft variations.**

**Government Response: AGREED**

- 3. The Committee recommends that the ACT Government reword the proposed definition of a 'standard block' so that drafting errors are corrected.**

**Government Response: AGREED**