



Standing Committee on Planning, Transport and City Services

Inquiry into Annual and Financial Reports 2022-2023

ANSWER TO QUESTION ON NOTICE

Asked by Ms Jo Clay MLA:

Reference: Hearing on 14 November 2023, Annual Report of the Environment, Planning and Sustainable Development Directorate

In relation to: Potential urban regeneration areas

The District Strategies indicate that between 117,800 and 148,500 dwellings are needed to meet Canberra's future population growth. Potential Urban Regeneration Areas (PURA) are expected to deliver between 45,500 to 52,500 dwellings. Over a third of the indicative pipeline needed to meet Canberra's future population comes from PURA. In responding to a question on whether the PURA is shown in the District Strategies Dr Erin Brady, Deputy Director General, Planning and Sustainable Development advised:

'they are not spatially represented in the District Strategies but its more about criteria. So if there more areas also that were identified in the planning strategy in terms of along corridors around town centres, there's some of the criteria were we see opportunities.'

In establishing criteria EPSDD was able to determine likely areas to establish blocks of land which would fall within PURA. This would have been translated into a spatial representation. Why were the PURA areas not shown in the District Strategies?

Mr Mick Gentleman MLA: The answer to the Member's question is as follows:—

The draft district strategies were released for public comment on 1 November 2023. As noted by Dr Brady 'future investigations areas' (FIA) were spatially represented in the draft district strategies with yellow shading.

There was mixed feedback from the community about the FIA. This included full support with suggestions these areas be rezoned in the Territory Plan. The feedback also included queries about what the implications of the FIA meant for their local neighbourhoods in terms of change and future residential amenity. There were also queries on whether the FIA would result in rezoning of areas of land, land acquisitions or significant urban intensification and how community would be involved.

In consideration of the feedback received, the FIA maps (and related references) were removed from the district strategies (Volumes 1-5). The narratives in Volumes 1 and 2 were amended to clarify that further work will be undertaken to determine opportunities for housing and change in locations close to centres and accessible transport and in areas that are suitable for potential urban regeneration. These are known as potential urban regeneration areas (PURA).

The final district strategies published in September 2023 identify three categories of 'change areas' that may be suitable for a range of residential and other uses to accommodate growth for the next 15 years to 2038. In addition to these categories, investigations into PURA will be undertaken to determine locations that may be suited to redevelopment for increased housing. Investigations would include consideration of a range of matters such as existing character, heritage and environmental values, natural hazards, the practicalities of redevelopment and available infrastructure.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:



Date: 23/11/2023

By the Minister for Planning and Land Management, Mick Gentleman MLA