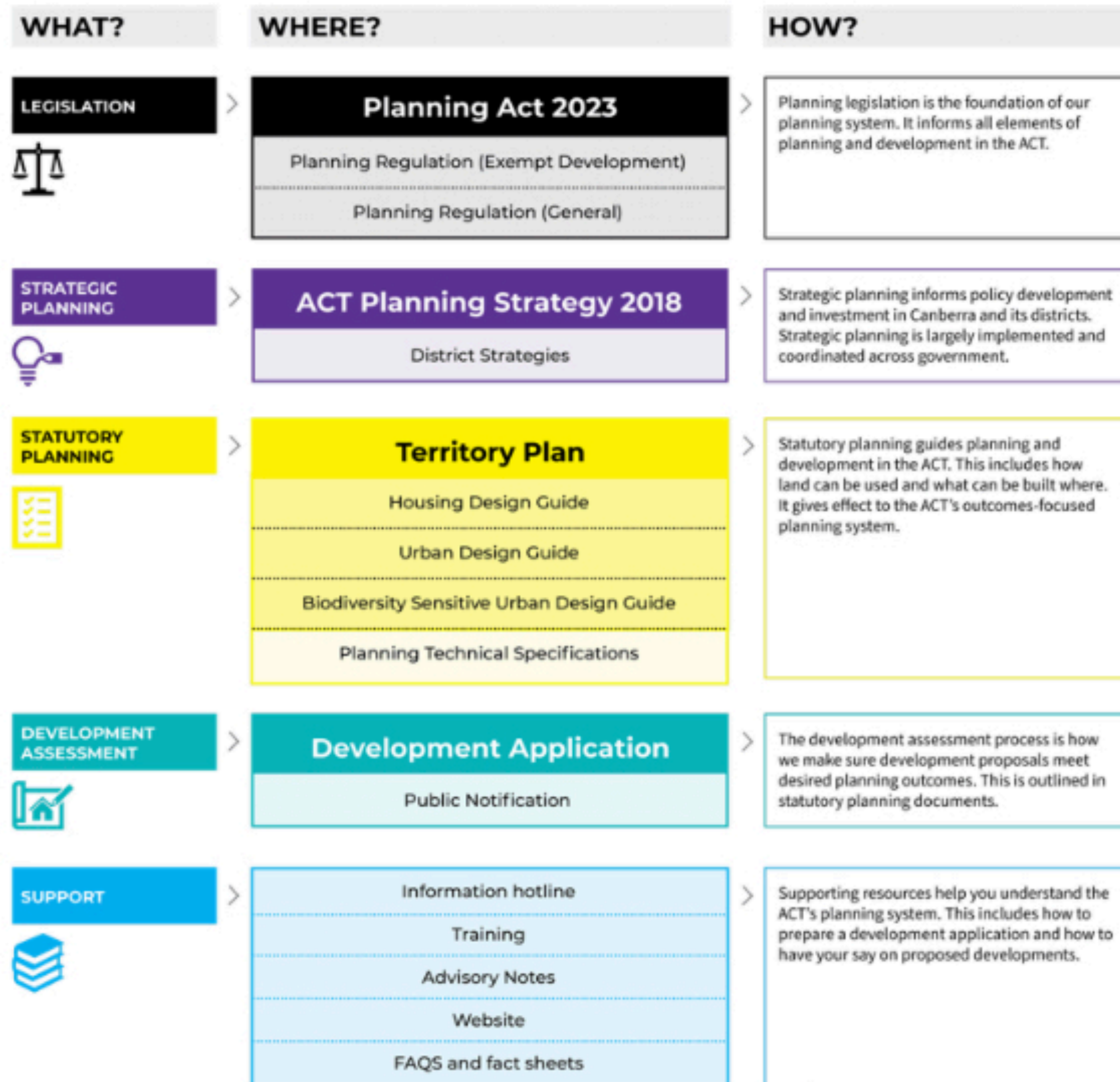


Overview of main planning system changes

And application to case study of knockdown rebuilds

The planning system at a glance



Living Infrastructure provisions

- Living infrastructure requirements such as amount of planting/green area on a block are expressed in subjective terms in the Territory Plan eg “sufficient planting area”:
- They are expressed in more measurable, quantitative terms in the Planning Technical Specifications, but these specifications are Notifiable Instruments and have no “bite” - they are just “possible” solutions, not mandatory.
- The use of Notifiable Instruments also excludes adequate parliamentary scrutiny.
- The ISCCC has advocated strongly for mandatory rules in the Territory Plan for living infrastructure requirements, and for solar access and protection of private open space from overlooking/overshadowing.
- In the absence of such mandatory rules, good governance and evaluation will be critical.

Governance, monitoring and evaluation

- The Government committed to a review, within one year, of the governance of the new planning system eg to ensure avoidance of conflict of interest.
 - No sign yet of the Terms of Reference, let alone when the review will occur.
- Given the shift to a new outcomes-based planning system, we should expect a well defined monitoring and evaluation system that shows how the Government will keep track of how it's achieving the desired outcomes, including at the Development Assessment level.
 - We have not seen one.

Legislative Assembly Inquiry on new Territory Plan

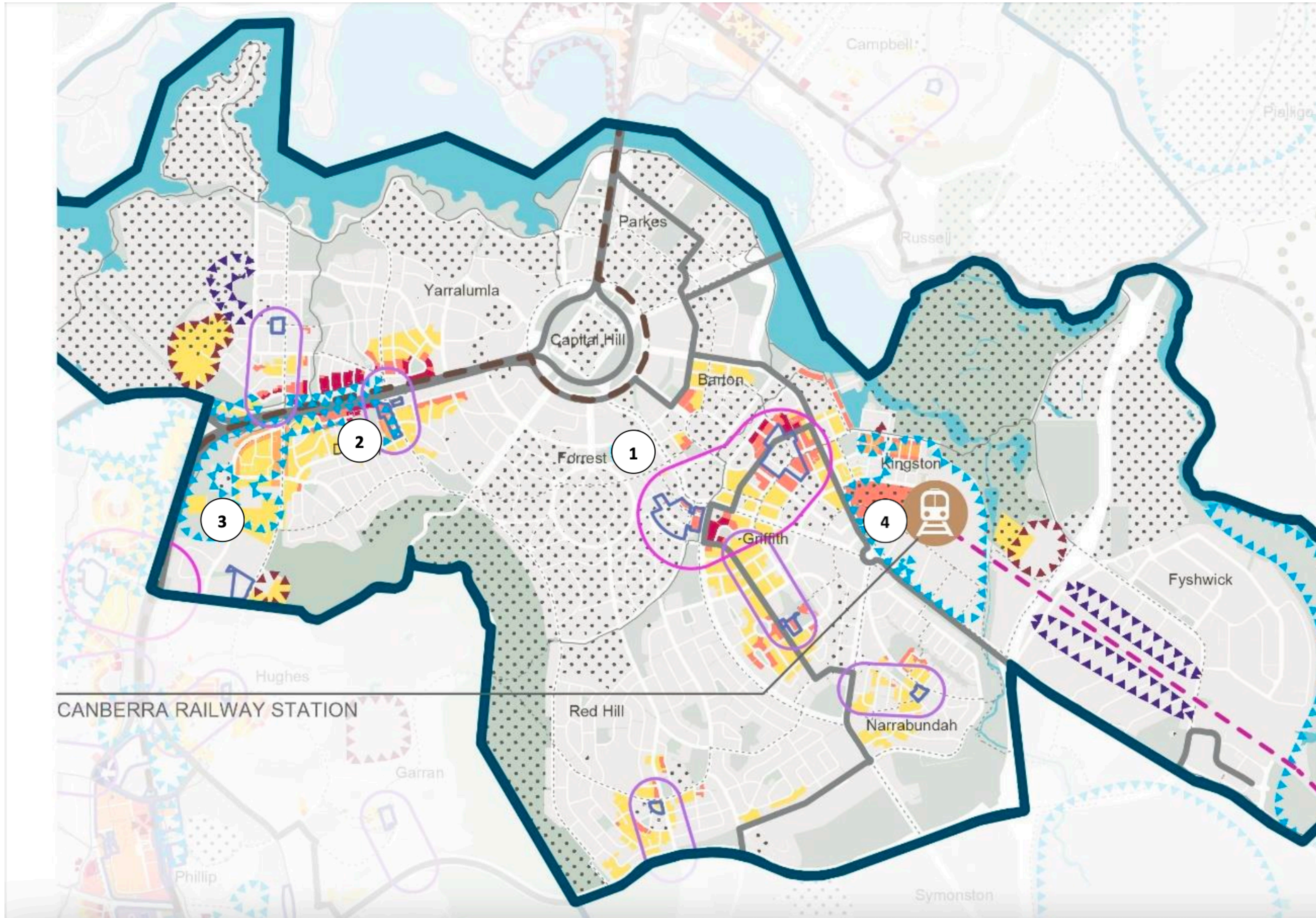
EOIs due 27 October for public hearings 6-7 December 2023

Terms of reference

- a. What the policy goals are for the new system and whether the new system is able to meet these goals
- b. How variation 369 and the ACT Government's commitments to Living Infrastructure targets are embedded in the Territory Plan, as per the Committee's earlier commitment to inquire into its implementation within 12-18 months of its commencement

Committee invites maximum 2 page Expressions of Interest to appear at the public hearings rather than full written submissions. Must have something additional to say that was not covered in an earlier written submission to the ACT Government.

Earlier version of Inner South Sustainable Neighbourhoods Map



Legend: Earlier version of Inner South Sustainable Neighbourhoods Map

LEGEND

Note: This is a common legend for all similar district plans and not all items listed will appear on this drawing

- District Boundary
- Open Space
- Nature Reserve
- Water Bodies
- Current Active Travel Community Network
- Proposed Active Travel Community Network

Rapid Transit Network

- Current Light Rail Corridor
- Proposed Light Rail Corridor
- Current Rapid Bus Corridor
- Proposed Rapid Bus Corridor
- Passenger Rail & Rail Freight

Urban Character - Transect Analysis

- General Urban - up to 3 storey apartment buildings
- Urban Centre - up to 6 storeys.
- Urban Core - over 6 storeys.
- Service Trades Precinct

Key Sites and Change Areas

- Proposed
- Possible
- Potential

Centres

- Local/Town/Group Centres
- Rapid Stop to Local Centre 200m Connections
- Rapid Stop to Group Centre 400m Connections

Conservation Connectivity

- Heritage

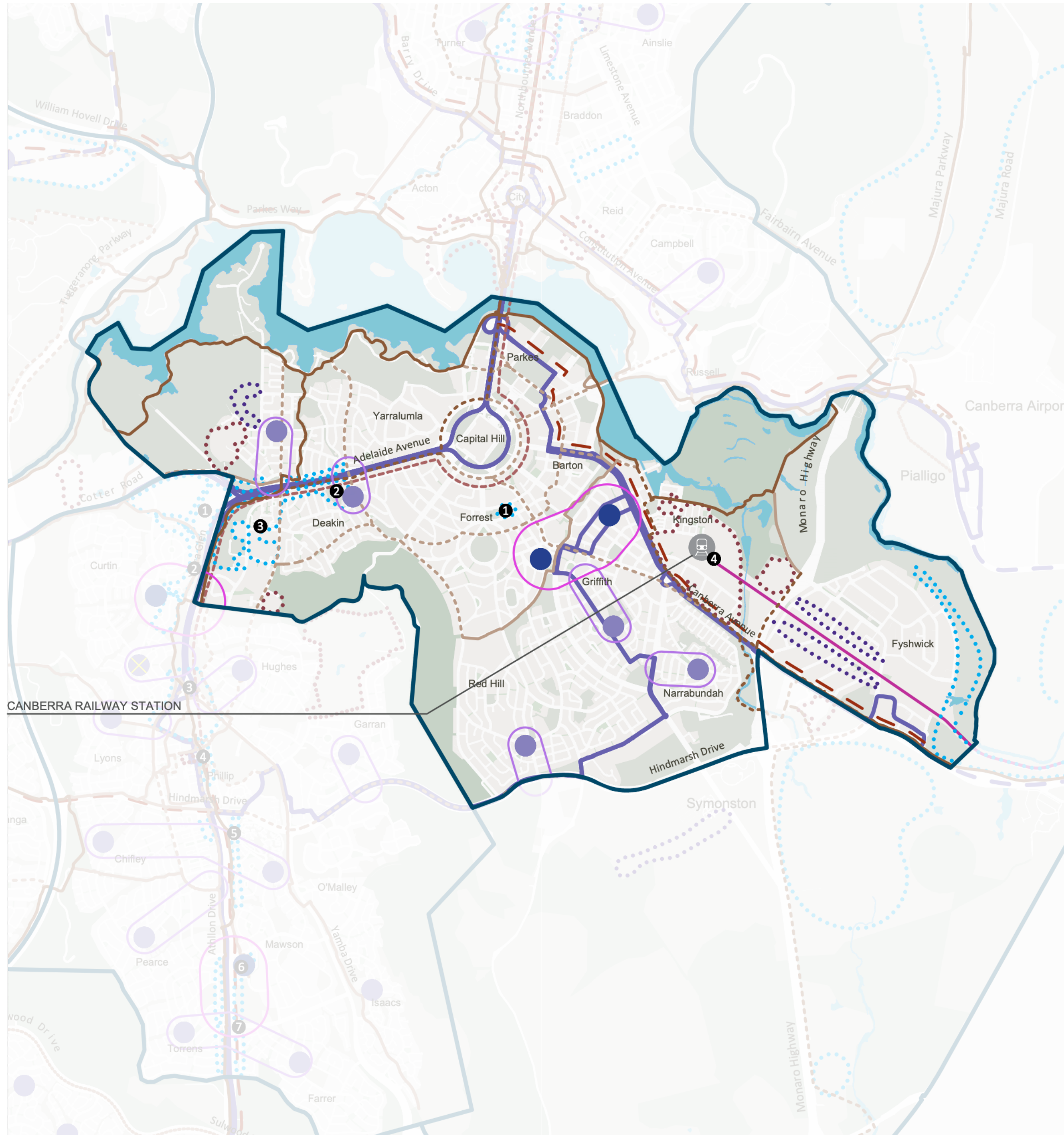
Selected key sites and change areas

- 1 Section 19 Forrest
- 2 Deakin local centre
- 3 West Deakin
- 4 East Lake

Urban character types

The urban character types are not the same as and are not intended to replace the land use zones in the Territory Plan. Their application in each district and how they would inform changes to zoning requires further analysis, including a consideration of established character, the availability of infrastructure, heritage sites and values, environmentally sensitive areas, and natural hazards such as bushfire risk.

Latest version of Inner South Sustainable Neighbourhoods Map



- District boundary
- Open space
- Nature reserve
- Water bodies

Rapid transit network

- Current light rail corridor
- Proposed light rail corridor
- Current rapid transit corridor
- Passenger rail and freight rail
- Canberra railway station

Non-vehicular movement

- Current principal active travel route
- Future principal active travel route
- Current main active travel route
- Future main active travel route

Key sites and change areas

- Category 1 - Change may happen within 0-5 years
- Category 2 - Change may happen within 0-10 years
- Category 3 - Change may happen within 0-15 years
- Key Site

Centres

- Rapid stop to local centre connections
- Rapid stop to group centre connections
- Local centre
- Group centre

Rapid stop connecting to local and group centres: areas which may be suited to redevelopment to enhance public transport connectivity which respond to:

- stops on the rapid transport network (including future light rail)
- existing centres up to 1,200m from a stop
- existing centres with public space linkage to the stop
- and provide either a 200m wide or 400m wide corridor.

Opportunities to develop these areas will be considered in Future Investigation Area analysis and planning.

Town and group centre catchments: indicate catchments within typical travel distance from centres, based on the ACT's hierarchy of centres - larger centres with more services cater to a larger catchment. Note these catchments differ from the walking area catchments identified in the ACT Active Travel Plan.



Scale at A3 1:50000



Knockdown Rebuilds:

Inner south residents told us they wanted to have a say

- In ISCCC's online survey in 2019/20, most inner south residents surveyed said they wanted to have a say on what's built next door or nearby.
- Under new planning system, neighbours still don't have a say if the new dwelling meets requirements in the Exempt Development Regulation, and hence does not require a DA
 - They might receive "information" from the developer about the proposed new dwelling.
- If the new dwelling does not comply with the Exempt Development Regulation, a DA or else an application for an exemption declaration must be submitted. There seems to be considerable "wriggle" room for dwelling proposals with minor encroachments to receive DA exemptions.
- Single dwelling developments don't need to meet the new Design Guide requirements.
- They need to meet requirements in the Planning (Exempt Development) Single Dwelling Housing Development Control Declaration 2023 (No 1) (NI 2023-611), but that is a Notifiable Instrument and can be changed at will by the Planning Authority.