

Housing Choices Discussion Paper

WVCC presentation

Setting the scene:

- The Housing Choices paper proposes changes to housing **densities** in Canberra to provide greater choice in housing type and reduce the ACT's **environmental footprint** through greater residential densification.
 - Canberra has an **ageing population**, fewer people occupying houses, so in order for people to age in their areas the Government is looking to densify residential areas in the suburbs
 - The 2012 ACT Planning Strategy aims to balance these pressures by committing to 50% infill for new dwellings to manage a growing population.

Representations

By 9 March 2018:

- Write a submission and email to Terrplan@act.gov.au
- Complete an online survey at <https://www.yoursay.act.gov.au/housing-choices>
- Join the discussion by answering 3 questions on the above website

WVCC recommendations

- Protect RZ1 areas for those people wanting larger blocks, as identified in the Winton survey, to maintain a diversity of housing choice. Also, maintain the Garden City as referred to in the Minister's Planning Strategy.
- The WVCC notes that there are many RZ2 areas that have not yet been developed around town centres, group centres, local shops and transit corridors.
- The WVCC recommends, that in order to retain housing choices, consideration should be given to appropriate incentives to redevelop RZ2, RZ3 and RZ4 zones into areas that provide the type of housing wanted and **retains the character an amenity for the community**. These areas should be developed prior to implementation of a policy to subdivide RZ1 blocks and reduce the flora and fauna contained in the garden city.

WVCC recommendations

- The impact of Mr Fluffy developments should be evaluated before further changes to RZ1 zones are considered.
- Also, the projects to be developed as Housing Choice models, residents directly affected by any change to the rules, should be included in any project assessment.

ACT Government proposal	WVCC comments
RZ1 <ul style="list-style-type: none"> larger blocks in this area be subdivided 	Protect RZ1 areas for those people wanting larger blocks, as identified in the Winton survey, to maintain a diversity of housing choice. Also, maintain the Garden City as referred to in the Minister's Planning Strategy.
RZ2 <ul style="list-style-type: none"> increasing the density of development 	Consider changes that provide incentives to redevelop RZ2 into areas that provide the type of housing wanted and retains the character an amenity for the community.
RZ3 and RZ4 <ul style="list-style-type: none"> combine and use RZ4 provisions; or keep separate and increase building heights and plot ratios 	Consider changes that provide incentives to redevelop RZ3 and RZ4 into areas that provide the type of housing wanted and retains the character an amenity for the community.
Review residential zones* <ul style="list-style-type: none"> to reflect policy and planning outcomes of greater density around social and economic hubs. 	Consider changes that equitably zone areas across Canberra to meet policy outcomes and retains the character and amenity for the community
Quality design and construction establish an urban design panel	Support improved design and construction
CZ1 And CZ2 commercial areas Not included in this paper however still part of housing choices	Provide for residential buildings that are part of a precinct that provides for open spaces and community facilities to meet the needs of the community to live, work and play in their town centre.