



ACT Planning System

# Consultation Response Report



### **Acknowledgment to Country**

The Environment, Planning and Sustainable Development Directorate acknowledges the Ngunnawal people as traditional custodians of the ACT and recognises any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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### **Appendix A** - Summary of consultation feedback and Government response and changes - District strategies

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*A2 - Belconnen District Strategy*

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## CONSULTATION RESPONSE REPORT

**Appendix B** – Summary of consultation feedback and Government response and changes -Territory Plan, design guides and planning technical specifications.

**Appendix C**- Other changes District Strategies

**Appendix D**- Other changes Territory Plan Design guides and Planning technical Specifications

# 1. Introduction

The ACT Government is implementing a new planning system to help manage the growth of the city over coming decades and create better outcomes for the community.

This new planning system follows the [ACT Planning System Review and Reform Project](#), a holistic project to deliver better outcomes for communities, development, the environment and people across Canberra. The project aims to deliver a clear, easy-to-use planning system that encourages improved spatial and built outcomes and continues to build on Canberra's strong reputation as a great place to live and work.

The planning reforms deliver a more 'spatially-led' and 'outcomes focussed' planning system. This means a greater emphasis on strategic planning and spatial direction for the Territory at different scales, from the city-wide metropolitan scale to the district and site scales, as well as improved planning and built form outcomes. It also means a clearer connection between strategic planning and statutory planning (individual development proposals).

The three key components of the new planning system are the new [Planning Act 2023](#), new district strategies and a new Territory Plan (with supporting documents including design guides and planning technical specifications). Figure 1 shows how these components fit together to create the new planning system.

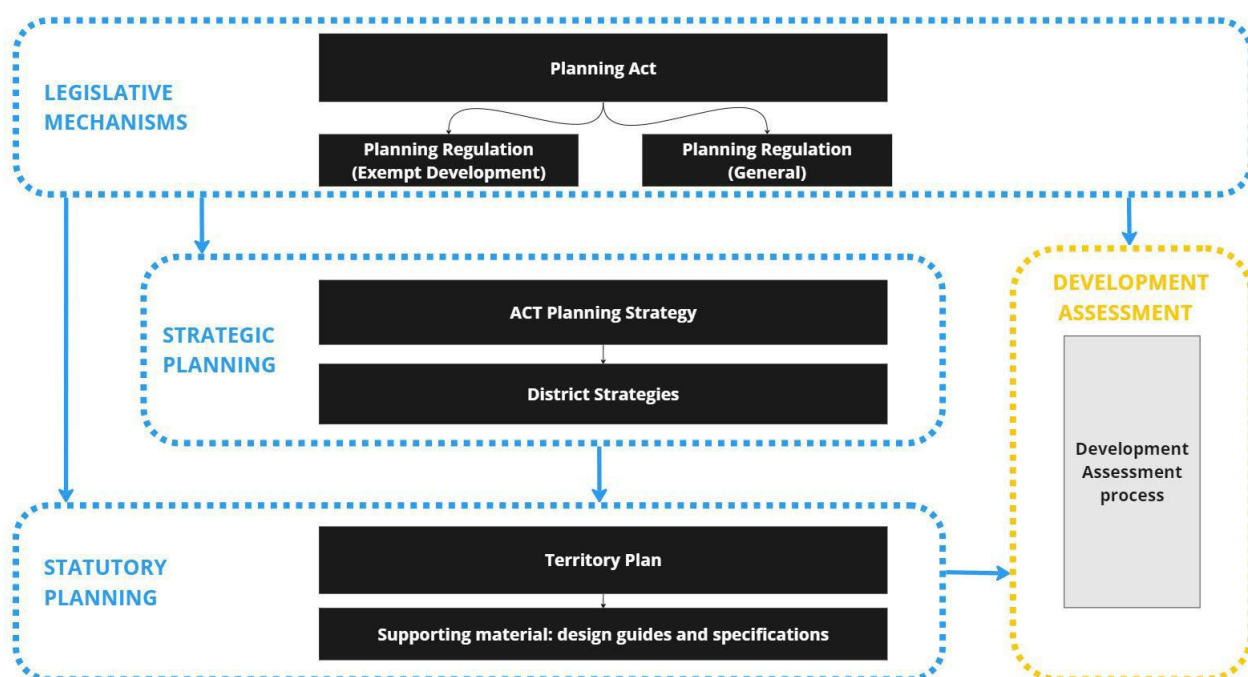


Figure 1: Planning system structure

District strategies are both a policy and strategic planning document. They seek to identify areas for potential change and growth as the Territory's population and economy continue to grow. Consistent with the ACT Planning Strategy, the district strategies proactively and strategically indicate and guide where this growth will best occur across the districts and set out what is needed to help achieve it. They consider factors such as locations near commercial centres, major transport corridors, active travel and public transport routes and areas of higher amenity for growth areas, but also indicate the importance of a range of factors for planning and development in those proposed areas.

The district strategies provide future directions for how each district could grow and change to accommodate new housing (and supporting services) in appropriate locations to reflect Canberra's population and meet the future needs of residents. They identify areas of change and potential urban regeneration.

The Territory Plan sets out a statutory framework (informed by strategic planning) for future development and is primarily used to inform and determine development applications and to make other planning related decisions (such as decisions about the zoning and the use of land).

While the Planning Act 2023 provides the legislative framework for the reformed planning system, the new Territory Plan is the main statutory mechanism for achieving an outcomes-focussed approach and delivering on strategic and spatial planning directions through development and assessment of that development. Rather than focusing on prescriptive rules, the new Territory Plan will encourage innovation and high-quality design to achieve the desired outcomes for development in the Territory. Development applications must demonstrate that they are consistent with all the relevant assessment outcomes and assessment requirements.

Design guides are a critical new element of the reformed planning system. The guides provide clear and easy to understand qualitative guidance that identify design possibilities and encourage innovation. Design guides also identify where flexibility in design can be considered and matters that must be addressed. Overall, the guides are critical in the design and assessment process, particularly when planning provisions are less prescriptive and leave room for interpretation and innovation.

Planning technical specifications are used as a possible solution or to provide guidance for identified aspects of a development proposal. Planning technical specifications may also be used as a reference for planning matters in the preparation and assessment of development proposals. The Territory Plan makes reference to district specifications (providing possible solutions to district policies), zone specifications (providing possible solutions to zone policies) and other specifications (providing possible solutions to other policies).

## 2. Purpose of this consultation report

This ACT Planning System Consultation Response Report has been prepared to provide readers with an understanding of how the views and feedback received from a range of stakeholders have influenced the preparation of the final district strategies, new Territory Plan, design guides and planning technical specifications. EPSDD has reviewed and considered thousands of comments and feedback items. All feedback was valued and considered by planners and architects when looking at potential changes or revisions to the documents.

The report provides an overview of the consultation process that has been undertaken to inform the community about the parts of the new planning system and the feedback received through that process.

This report sets out the Government's response to all feedback received as part of the consultation process. The report explains where feedback has directly led to a change in the documents and sets out the reasons

for the change. Where feedback has been received that has not led to a change in one of the documents, an explanation is provided as to why the change was not made.

### 3. How to use / read this report

The tables at Appendix A -D provide a summary of the feedback received on various aspects of the draft district strategies, new Territory Plan and Explanation of Intended Effects (EIE) for design guides, the Government's response, and whether revisions or changes were made. The tables are organised by document category as follows:

- **Appendix A** - Summary of consultation feedback and Government response and changes - District strategies
- **Appendix B** – Summary of consultation feedback and Government response and changes - Territory Plan, design guides and planning technical specifications
- **Appendix C** – Other changes – District strategies
- **Appendix D** – Other changes – Territory Plan, design guides and planning technical specifications

#### Appendix A and B

These appendices summarise feedback received, identify the source of the feedback (for example submissions, or other consultation reports), the Government response and whether a change was made to the final documents. They do not provide a direct response to individual submissions or comments received on a particular item.

They are structured to address the feedback received by theme (such as 'consultation process') and by reference to the relevant part of document (for example the Territory Plan zone policies) or geographical location (at the district and site level).

Feedback and responses are set out in Appendix A, an example is provided below:

Theme	Feedback	Source	Government response	Change made Y/N
Mapping	Community and stakeholder feedback indicated that maps and figures should allow closer scrutiny down to a local street level.	Submissions Listening report Submissions report	While district strategies are intended to apply at a district scale, the maps and figures have been refined to show a finer grain of detail.	Y

#### Appendix C and D:

These Appendices have been included to provide an overview of changes made in addition to those responding to the public consultation process. The categories of changes identified in these appendices are as follows:

- **In response to new data received:** These changes have been made as new data or information has been made available. For example, 2021 Census data.
- **To clarify government intent:** These changes have been made to provide a revised explanation and understanding of the intent of the district strategies or Territory Plan where the language may not have clearly articulated the action or policy. These changes have also been made to accurately capture other government policies that relate to matters in the district strategies. For example, the role of district strategies in the broader planning system.
- **In response to other government strategies:** These changes have been made in response to ongoing updates made to other Government strategies and/or to better reflect the planning related matters in other Government strategies. It also includes updates following continued policy work to accurately reflect the Government's position. For example, updates on entertainment precincts
- **Clarification of terminology and editorial refinements:** These changes have been made to define technical language and reflect a shared understanding of key terms. Additionally, Volume 5 of the ACT District Strategies is a glossary of terms.

## 4. The consultation and engagement process

### 4.1. Approach to engagement:

Draft documents were released to the public during the public consultation and engagement process. Those draft documents are:

- The draft district strategies;
- The draft new Territory Plan and planning technical specifications;
- Explanation of intended Effects (EIE) for design guides;
- Facts sheets and other supporting documents.

All documents were made available online on the YourSay website. A limited number of hard copies were also provided during engagement activities.

Consultation was conducted over a period of four months from 1 November 2022 to 3 March 2023. The consultation process included a range of communication and engagement activities and methods across 4 phases:

- **Phase 1 – Share:** sharing information with the community to learn about the project, engagement process and to answer any initial questions. This process included in-person pop-ups and community workshops in each district, industry workshops and community council presentations.
- **Phase 2 – Consider:** providing individuals and organisational stakeholders time to consider the project material and prepare feedback through Your Say.
- **Phase 3 – Listen:** opportunity for stakeholders to be heard through several feedback channels, including a range of in-person and online events available to the Canberra community and stakeholder organisations.
- **Phase 4 – Report:** collation and analysis of comments received during the consultation period.



During consultation, more than 400 written submissions, containing more than 1,800 comments, were received. Views were received from a wide range of different groups in the community, including residents' groups, younger people, government, and developers.

All off these groups participated in, and contributed to a process that focused on the how the proposed planning system can meet the needs and aspirations of ACT residents including finding ways to encourage affordable housing while protecting our trees, green space and heritage.

### 4.2. Associated reports:

Communications Link was engaged to assist in the delivery of consultation activities, record and capture the views expressed by the community through the 4-stage engagement process. This included preparing individual listening reports for pop-up sessions held in each district during phase 1, and a comprehensive a listening report released following the conclusion of engagement (published on the [ACT Planning System Review and Reform Project YourSay website](#)).

The **Listening Report** provides a detailed summary of the engagement activities undertaken during the public consultation process. The listening report also outlines the feedback received during the engagement process, particularly during the face-to-face community engagement activities.

To provide additional independence in considering consultation feedback, a planning consultant was engaged (Ethos Urban) to provide an external professional planning response to comments made in the written submissions. The **ACT Planning System Submissions Report (Submissions Report)** analyses, summarises and reports on the feedback raised during the consultation period – and provides recommendations on next steps in respect of over 1,900 individual comment items received within the 400 written submissions received during the consultation period.

EPSDD has reviewed and considered thousands of comments and feedback items received throughout the consultation process including the written submissions, feedback received during engagement activities and the Listening Report and Submissions Report. On topics and themes where recommendations contained in the Submissions Report have been accepted, they have been reproduced in this report to confirm that they have been adopted as the ACT Government's position.

### 4.3. Other relevant reports:

Several other reports have been prepared as part of the planning system review project. Those relevant reports include:

- A [Territory Plan Consultation Report](#) has also been prepared separately to this ACT Planning System Consultation Response Report. The Territory Plan Consultation Report for the draft new Territory Plan has been prepared in accordance with section 606 of the [Planning Act 2023](#). It addresses matters raised in written submissions related specifically to the Territory Plan. Also, in accordance with section 606 of the [Planning Act 2023](#), the Territory Plan Consultation Report includes the mandatory agency comments received on the draft Territory Plan and the written submissions received during the consultation process.
- A [Supporting Report for the Territory Plan](#) was prepared in accordance with section 63 of the [Planning Act 2023](#) and was released in November 2022 to support the consultation process. The report outlined the changes introduced with the draft new Territory Plan.
- An [Explanatory Report for the Territory Plan](#) was also prepared following public consultation. This report follows the Supporting Report to explain the changes made to the Territory Plan following the public consultation version.

- A [Draft Planning Bill Consultation Report](#), which was released in August 2022, captures and responds to all comments, concerns and ideas that were raised during the draft Planning Bill consultation process.
- A [Project Update Paper](#) was released in December 2021. This paper provides a summary of the technical work and consultation undertaken in 2021 and provides further detail on the reform pathway as the Project moves towards developing and implementing the proposed key elements of the reformed planning system.
- [District Planning consultation reports](#) were released in November 2021 following a series of workshops held through 2021.
- A series of [Policy Directions Papers](#), were released in November 2020 which signalled a shift from the predominantly 'review' phase of the ACT planning system to a period of 'review and reform' and outlined through five focus areas for future work.

## 5. Participation and feedback

Public consultation on the draft district strategies and draft new Territory Plan was open from 1 November 2022 to 3 March 2023. During this time there was:

- over 30,000 visits to the YourSay website;
- 80,597 downloads from YourSay website; and
- 3,300 pieces of individual feedback received.

The engagement activities provided opportunities for the community to influence and provide comment on the draft documents. It included a diverse range of engagement activities that reached a broad cross section of our community.

Public engagement events over the consultation period included:

- 36 Pop-up events across Canberra;
- seven Community Council meetings and forums;
- nine Community Workshops;
- four days of Listening Spaces;
- an online Community Question and Answer Session; and
- five Industry Sessions.

During the consultation period over 400 written submissions were received. All submissions received with publishing permission have been uploaded to the YourSay website as a reference for interested groups and individuals.

EPSDD also provided information through the Environment and Planning Forum (Community Council presidents and key stakeholder representatives) chaired by the Director-General of EPSDD. Proactive and regular engagement with key external stakeholders in existing forums continued and they were invited to participate in workshops.

## 6. Summary of feedback and responses on key themes:

The feedback received from the consultation process was significant with varied views expressed across a range of topics. Much of the feedback that was received related to the specific elements of the district strategies and Territory Plan. The Government response to feedback on specific themes as they apply to each of the districts or parts of the Territory plan are included at **Appendix A and B**.

Feedback on key themes and the Government's response is summarised below:

### 6.1. Overarching planning system:

#### **System structure:**

With respect to the overarching planning reform, the strengthened relationship between government policy and the planning system was generally supported by the feedback received. It was well recognised that the planning reforms are a tool to respond to the housing shortage in the ACT. There was confusion and a range of feedback on how the various components of the proposed new planning system work together.

In response to feedback changes have been made to clarify the roles of the various documents that make up the new planning system. As an entirely new element of the ACT planning system, the district strategies have been amended to better articulate that they are strategic documents that are non-statutory. The outcomes of district strategies will inform future amendments to the Territory Plan (through the district policies) and other ACT government policies and programs including the Indicative Land Release Program.

#### **An outcome focused system:**

One of the key areas of reform proposed in the new planning system is movement towards an outcomes focused planning system based on a new Territory Plan that is supported by design guidance and technical specifications. The outcomes focussed approach to planning raised many questions and was hard to understand for many who engaged with the consultation.

In response to feedback EPSDD is continuing to develop fact sheets and guidance, and education material to assist users understand the new system.

Questions were also raised about the need to change the planning system and feedback that the current planning system could be fit-for-purpose without the need for a major overhaul.

The ACT Planning System review and reform process objectives and intended outcomes were clearly set out in the material that was released for consultation. It is a major step in improving the planning system to ensure that it embodies best practice and is suited to the particular circumstances that influence planning and development in the ACT.

### First nations stakeholders interest and values

Comments were received in relation to the need to better reflect first nations interests and values in the district strategies.

This feedback was noted for further ongoing work. EPSDD is continuing to consult with Ngannawal people through the Dhawuwa Ngannawal Caring for Country Committee (DNCCC). An implementation action in the district strategies is to continue to collaborate with DNCCC on opportunities to provide input on knowledge, culture and traditions.

### The consultation process:

Extensive comments were received in relation to the nature, extent and adequacy of consultation undertaken in the preparation of the district strategies, which are new component of the revised ACT planning system. There were strong calls for additional consultation in the ongoing planning, operation and implementation of the district strategies.

This feedback has been noted. Engagement and consultation activities undertaken in support of the ACT Planning System Review and Reform Project are considered to have been extensive, and appropriately commensurate with the scale of the project. A comprehensive and phased consultation approach was produced and implemented by the EPSDD's consultants, Communication Link.

### Other government strategies policies and projects

Comments were received in relation to the ACT Planning Strategy and a range of other existing government strategies, policies and programs. Comments also related to National Capital Plan considerations and that of other Commonwealth Government agencies.

This feedback has been noted. These government policies are led by other Government agencies and are outside of the scope of the district strategies and Territory Plan. The feedback and community comments are available for the relevant agencies to consider.

## 6.2. District strategies

Overall, the feedback received on the introduction of district strategies was positive. Feedback was supportive of the concept, with further comments provided about the statutory weight and operation of the district strategies with respect to the broader planning system.

In response to feedback the district strategies have been amended to better articulate that they are strategic documents that are non-statutory and to indicate how they influence and inform changes in the Territory Plan.

Further changes have also been made to improve usability and navigation. The district strategies were each presented as a 'standalone' document to assist with public consultation. This provided a 'one stop' document for each district, so that the community could focus on the districts of interest without having to consult numerous documents. In finalising the district strategies for on-line publication, a streamlined approach is now being taken, with district specific material included as Volume 2 and the common material included in the other volumes.

In response to the feedback received the district strategies have been restructured and content has been revised to improve clarity and simplicity. The documents are now in five volumes:

- Volume 1 – Metropolitan Context and Big Drivers
- Volume 2 – District Strategies for Nine Districts
- Volume 3 – Indicative Implementation Plan
- Volume 4 – Background material
- Volume 5 – Glossary of terms

### **Increasing urban density:**

The proposed new planning system highlights the fact that all districts have a role to play in responding to population growth in the ACT. This prompted considerable discussion around housing and increasing urban density. To that end, this was the most common area of feedback across all engagement activities. Feedback from submissions on plans to increase urban density across Canberra were mixed – with many raising concerns about potential impacts, and others making suggestions on how housing density could be increased alongside potential mitigation measures to reduce impacts on existing communities.

There are strong feelings in the community about ‘missing middle housing’. This ranges from a petition of more than 200 signatories in support of more missing housing to concerns about what it means for residential amenity in local neighbourhoods.

In response to the feedback received the district strategies have been refined to clarify that missing middle housing will be a key consideration for future development. The changes to the district strategies are intended to focus potential urban regeneration consistent with the ACT Planning Strategy 2018, particularly in strategic locations with proximity to local, group and town centres and along rapid and frequent transit corridors and nodes.

### **Future Investigation areas:**

There were mixed responses from the community about the future investigation areas. This included full support with suggestions these areas be rezoned in the Territory Plan as priority to increase missing middle housing. However, many in the community raised concerns about implications of the future investigation areas for their local neighbourhoods in terms of residential amenity. There were also concerns that the future investigation areas would result of widescale rezoning of land, land acquisitions and significant urban intensification which would require considerable ongoing community consultation.

In response to the feedback received the Future Investigation Area (FIA) maps (and related references) have been removed from the district strategies (volumes 1-5) and the narrative in volumes 1 and 2 amended to say that further work will be done to look at opportunities for housing in locations close to centres and accessible transport and in areas that are suitable for potential urban regeneration.

### **Urban Transect:**

Feedback from submissions and consultation activities indicated that the Urban Transect work (included within the district strategies) was creating confusion. In summary, comments articulated confusion with the transect approach, insufficient evidence, lack of clarity about how the approach would interact with the Territory Plan and other government policies and deliver desirable planning and built-form outcomes.

The transect analysis was an independent body of work intended to illustrate how the urban area could be changed through time to increase densities in appropriate locations based on several criteria. However, its inclusion in the district strategies, particularly the various urban character elements raised concerns from the community that there would be broad scale rezoning of land consistent with the transect analysis. The transect analysis remains one consideration in future planning and investigations for the district strategies.

Transect analysis (for example, a section through a specific location showing changes in urban environment) has been removed from the body of the district strategies and included with a narrative about the status of transect analysis in Volume 4 – Background Material.

### **Change areas:**

Mixed responses were received in relation to the change areas, some strongly in support and suggesting they should be rezoned in the new Territory Plan to allow for more housing sooner. Others were strongly opposed to the change areas due to concerns about impacts on residential amenity, blue-green values and the like. Feedback also included questions from the community about:

- why have these areas been identified for future change;
- when will change occur;
- how will the process of change be managed;
- will there be opportunities for community comment; and
- what will be considered in the change areas in terms of the five drivers?

Change areas were originally classified as proposed, possible and potential. In response to the feedback received they have now been further clarified into three priority categories:

- Category 1 – Change areas where detailed planning can be done, consultation can occur, and change could happen within 0–5 years.
- Category 2 – Change areas where detailed planning can be done, consultation can occur, and change could happen within 0–10 years.
- Category 3 – Change areas where detailed planning can be done, consultation can occur, and change could happen within 0–15 years.

The maps were also updated to clearly show the change areas on separate maps.

### **Heritage sites in change areas:**

Concerns were raised by the community that development within the change areas might result in destruction of existing values in these areas. This has been clarified in response to the feedback received.

There will be further planning and investigations in the change areas having regard to the five drivers, including any site-specific features and values including heritage. This will determine whether development is suitable in the change areas and the nature, scale and extent of development that is appropriate in each location.

### **The 5 big drivers:**

Concerns were raised by the community that development within the change areas might result in destruction of existing values in these areas.

This has been clarified in response to feedback received to clarify government intent. There will be further planning and investigations in the change areas having regard to the five drivers. The big drivers have been clarified as all being of equal importance.

### **Key sites and principles:**

The general feedback from the community was that the key site diagram illustrated exactly how future development would occur in these areas. While the text did state that they were concepts, this message was not picked up. The original intent was and remains that the written principles will guide future planning and investigations for key sites along with consideration of the five drivers. This will determine the nature, scale and extent of development that can occur in each key site.

In response to the feedback received, key site diagrams were amended to reflect site locations and boundaries. Principles were removed from key site diagrams, though written principles in the text remain.

## **6.3. Territory Plan**

Feedback on the Territory Plan was generally very specific focusing on the technical provisions contained within the different policies and parts of the documents. General comments made noted that the multiplicity of documents and their complexity make them difficult to understand, to administer and to evaluate. Feedback received also related to risk, governance and accountability because the new Territory Plan gives discretionary power under outcomes-based decision making to the new Planning Authority.

Though the parts of the Territory Plan remain relatively unchanged from the consultation version of the Territory Plan, the sections within the parts have been revised and refined in response to consultation feedback. Adjustments have been made to Parts A and B of the Territory Plan to reflect the final structure of the Territory Plan and to separate the Territory Plan governance (explanatory) matters from the Territory Plan maps. Part A contains the overview of the Territory Plan components and how they are to be used.

In response to feedback received during the consultation process, the Territory Plan policy documents have been revised to more clearly articulate the desired assessment outcomes, as well as grouping them by category. The sections in the policies have been reordered to state the assessment outcomes before the assessment requirements, highlighting their importance in the decision making process.

### **Design Guides**

The greatest area of feedback on the design guides was the opinion that the EIE document was released too late in the consultation process. It was frequently suggested that the draft design guides, once prepared, should be made available to the community for comment further. Several additional design guides were suggested including a mixed used design guide and a commercial design guide. Ensuring that the design guides were enforceable was raised.

The design guides have now been completed and are available for consideration against the assessment outcomes. The guides are structured around the same themes as the policy documents, assisting in where the design guide considerations relate to the applicable assessment outcomes.

In the period after public consultation, the *Planning Act 2023* commenced with updated provisions relating to the design guides. Government amendments included giving the design guides the status of a notifiable instrument prepared by the Minister (s 50) and making consideration of relevant design guidance mandatory as part of the development assessment process (s 186).

In response to feedback received during consultation, a new Biodiversity Sensitive Urban Design Guide has been prepared in addition to the Urban Design Guide and Housing Design Guide. The Biodiversity Sensitive Urban Design (BSUD) is an approach to planning and development that recognises biodiversity and mitigates the detrimental impacts of urbanisation, such as habitat loss and fragmentation, while facilitating necessary and positive human-nature interactions.

### **Planning technical Specifications:**

There were a range of amendments proposed to the technical specifications with a number of respondents suggesting that a more detailed analysis would be required to provide comprehensive feedback.

The planning technical specifications have also been revised and refined. The specifications now include the assessment outcomes from the relevant policy document, grouped into the same categories to identify the outcome relevant to the specification. They also include clearer guidance on how the assessment outcomes can be met.

## **7. What's next?**

Following engagement on the draft Planning Bill, EPSDD reviewed all feedback and made changes to the proposed legislation where necessary and appropriate. The draft Planning Bill was presented to the ACT Legislative Assembly in June 2023 and was passed.

The *Planning Act 2023* will replace the [Planning and Development Act 2007](#). Several provisions of the Act have now commenced to enable the other parts of the planning system to be formally made. Following public consultation on the district strategies, new Territory Plan design guides and Planning Technical Specifications are required to be formally made and published.

- Pursuant to section 38 of the *Planning Act 2023* the Districts Strategies are to be made by the Executive and published on EPSDD website. As notifiable instruments they are also required to be published on the ACT Legislation Register.
- Pursuant to section 607 of the *Planning Act 2023* the new Territory Plan is made by the Executive. The new Territory Plan is a notifiable instrument and is required to be published on the ACT Legislation Register.
- Pursuant to sections 50 and 51 of the *Planning Act 2023* The design guides and planning technical are made by the Minister and Chief Planner respectively. Both are notifiable instruments. Once made they are required to be published on the EPSDD website and on the ACT Legislation Register.



Once published EPSDD will provide education and training to support to the community, industry, and government stakeholders to transition to the new planning system. It is intended that there will be at least 2 months between release of the final documents and the commencement of the new system. More information about those activities will be released in the coming days.

We anticipate the remaining provisions of the *Planning Act, 2023* and the new planning system will commence later in 2023. Subject to debate in the legislative Assembly it is anticipated that the system will start, with an interim territory Plan that will be in place for several months.

Follow the planning reform webpage on [YourSay Conversations](#).

To find out more about other initiatives, policies and projects in Canberra visit [www.yoursay.act.gov.au](http://www.yoursay.act.gov.au) and individual directorate websites.

KEY TIMING	STATUS
Review phase of the planning system review and reform project: 2019–2021	Complete
Reform phase of the planning system review and reform project: 2021 ongoing	Ongoing
Engagement on Planning Bill: March–June 2022	Complete
Presentation of Planning Bill to the Legislative Assembly: End 2022	Complete
Engagement on new district strategies and Territory Plan: November 2022–February 2023	Complete
Debate of the Planning Bill in the Legislative Assembly: June 2023	Complete
Presentation of the new Territory Plan to the Legislative Assembly:	Underway
Public release of the final district strategies, Territory Plan, design guides and technical planning specifications: Quarter 3 2023	Underway
Education and training activities for transition to the new system	Upcoming
Commencement of the new Planning system: Later in 2023	Upcoming

## Appendix A – Summary consultation response report – District Strategies

### A1- Cross-cutting themes - Table 1

Theme	Feedback	Source	Government response	Change made Y/N
<b>First Nations Australians</b>	The district strategies and new Territory Plan should recognise the importance of engaging with First Nations people. Submissions also raised the need to demonstrate how cultural and land management practices, education and employment opportunities for First Nations people will be incorporated into the planning system.	Broad consultation – Listening Report Submissions – Submissions Report	The district strategies acknowledge the critical role of reflecting and respecting First Nations perspectives of Country, cultural heritage and land management, and custodial rights to the land. The process of ensuring connections to Country, cultural values and land management practices is ongoing, and starts with meaningful engagement with Aboriginal people, with clearly defined roles and responsibilities in planning practices that will arise from implementation of the district strategies and new Territory Plan. Starting with strategies that acknowledge the importance of implementing a collaborative approach to planning and design is critical and the district strategies make clear statements about integrating, guiding and learning from Ngunnawal people and the embodiment of Country in the future planning and design of Canberra. Furthermore, EPSDD is continuing to consult with Ngunnawal people through the Dharuwa Ngunnawal Caring for Country Committee (DNCCC). An implementation action in the district strategies it to continue to collaboration with DNCCC on opportunities to provide input on knowledge, culture and traditions. The city-wide implementation action in the district strategies to continue to collaboration with the DNCCC will also be supported in conjunction with a new ACT	N

Theme	Feedback	Source	Government response	Change made Y/N
			government acknowledgement of country to be included in the final district strategy	
	The district strategies should recognise Traditional Owners, other than the Ngunnawal people, including their connection to the lands of the ACT and region.	Submissions – Submissions Report	This matter is being carefully considered by the ACT Government.	N
<b>General approach</b>	Feedback that Urban Transect work (included within the district strategies) was creating confusion. In summary, comments articulated confusion with the transect approach, insufficient evidence, lack of clarity about how the approach would interact with the Territory Plan and other government policies, and deliver desirable planning and built-form outcomes.	Broad consultation – Listening Report Submissions – Submissions Report	Transect analysis has been removed from the body of the district strategies and included with a narrative about the status of transect analysis in Volume 4 – Background Material	Y
	Questions about the need to change the planning system and feedback that the current planning system could be fit-for-purpose without the need for a major overhaul.	Submissions Submissions Report	The ACT Planning System review and reform process objectives and intended outcomes were clearly set out in the material that was released for consultation. It is a major step in improving the planning system to ensure that it embodies best practice and is suited to the particular circumstances that influence planning and development in the ACT.	N
	Views about deregulation of the planning system under the guise of improved flexibility. Including concern that the shift from a rules-based planning system to an outcome-based planning system because of the lack of certainty, potential for misinterpretation, and the ambiguity	Submissions Submissions Report	The shift to a more outcome-focused system of development control improves the connections within the planning system between strategy and delivery. It also enables innovative and best practice design responses rather than a rules-based system which leads to conformity and does not enable site specific responses in some circumstances, resulting in poor development outcomes. While the new approach will require some	N

Theme	Feedback	Source	Government response	Change made Y/N
	surrounding the status of provisions when subject to legal challenge.		adjustments, it is not considered that it will lead to less ability for the general community to participate in the planning system and will not result in deregulation of development. It will change the basis by which development is regulated but is anticipated to result in improved outcomes over time.	
	Uncertainty about how the various components of the proposed new planning system work together	Broad consultation – Listening Report Submissions – Submissions Report	Clarification has been provided through the district strategies and supporting documents about the link between district strategies and the district policies contained in the Territory Plan. It is also intended that there will be support for industry and other users through the introduction of the new system including training packages, education, fact sheets and a help line. EPSDD is also developing training packages for industry.	
	Support for the approach of linking strategic planning through the ACT Planning Strategy and district strategies with outcome-based controls in the Territory Plan	Broad consultation – Listening Report Submissions – Submissions Report	The support for the proposed new ACT Planning System is noted.	N
	Concerns about the non-statutory role of Technical Specifications and their capacity to achieve good outcomes.	Broad consultation – Listening Report Submissions – Submissions Report	Government amendments to the Planning Bill were made to provide that design guides and technical specifications will be notifiable instruments. The Technical Specifications will be notifiable instruments and made available on the Legislation Register. They are referenced in and given effect by the Territory Plan as providing guidance on how the assessment outcomes in the Territory Plan can be met.	Y
<b>Consultation and Process</b>	Comments were received in relation to the nature, extent and adequacy of consultation undertaken in the preparation of the district	Broad consultation – Listening Report Submissions – Submissions Report	Engagement and consultation activities reflected a comprehensive and phased consultation approach, which was produced and implemented by consultation advisors, Communication Link and EPSDD. This process occurred	N

Theme	Feedback	Source	Government response	Change made Y/N
	strategies, which are new component of the revised ACT planning system.		over a 16-week period between November 2022 – March 2023 and is considered to have been extensive, and appropriately commensurate with the scale of the planning system review and reform project.	
<b>Effectiveness of the district strategies</b>	The district strategies' scope is far broader than land use planning and will require commitments from different Directorates and under other legislation. This new approach will require cultural change within ACT Government and continued financial investments. A range of submissions from groups across several districts state that the district strategies contain too much generic content, are broad and high level and do not have enough specific information to be effective.	Submissions Submissions Report	The district strategies are intended to provide high level guidance and to create linkages between the ACT Planning Strategy and the Territory Plan. The Implementation Plans in each district strategy provides direction and highlights actions that involve other stakeholders, other ACT Government agencies and actions that require coordination across multiple agencies. The district strategies are therefore a mechanism to improve coordination and collaboration, and to more clearly define responsibilities for implementation. There is more work to be done to translate the district strategies into relevant aspects of the Territory Plan. The district strategies provide a starting point for mechanisms to deliver on the strategic outcomes, with an amendment to the Territory Plan required to make them statutory considerations.	N
	Inconsistencies between the Territory Plan and district Strategies Policy outcomes (for example tree canopy targets) are not supported by provisions in the Territory Plan, so will be difficult to achieve through new development	Submissions Submissions Report	The transition to a New Planning System will take some time, and there is more work to be done to ensure that the Territory Plan appropriately reflects the key actions and outcomes in the district strategies. Any ongoing amendments to the Territory Plan to give effect to the district strategies will be informed by consultation with affected communities.	N

Theme	Feedback	Source	Government response	Change made Y/N
	Some suggestions that suburbs like Oaks Estate and Symonston have been incorrectly included in the East Canberra District rather than the Inner South District.	Broad consultation – Listening Report Submissions – Submissions Report	New content has been included in East Canberra District Strategy to recognise Oaks Estate and other community's associations with Inner South.	Y
	Clarification sought about the process of incorporating district strategy outcomes into the Territory Plan, and whether Territory Plan variations would be the primary means of implementing the district strategies. Concerns were raised with potential timeframes and costs. Some, submissions raised concerns about the process and timeframes to implement strategic outcomes, and that the process of amending the Territory Plan should be streamlined for future change areas to deliver on outcomes like a more compact city. Submissions also pointed to the lack of flow through from the district strategies to District Planning Policies in the Territory Plan, and that the Policies would be an effective means of integrating strategy outcomes in the Territory Plan.	Broad consultation – Listening Report Submissions – Submissions Report	The District Strategy Implementation Plans identify a range of implementation mechanisms, including Territory Plan variations. Over time, it is intended that elements of the Territory Plan will be amended to incorporate outcomes and actions from the district strategies. For example, changes to zoning and development controls under the Territory Plan in future change areas would be informed by more detailed planning and urban design investigations, based on the principles in the district strategies. Responsibilities for undertaking the necessary investigations and progressing Territory Plan variations, and the timeframes to progress amendments, will be dependent on specific circumstances including the scope of proposed changes.	N
<b>Quality, accessibility and accuracy</b>	A range of comments about the complexity, legibility and quality of maps (and supporting images and graphics), particularly for the district strategies. Also frustration that the maps didn't allow for detailed examination.	Submissions Submissions Report	Maps, images and other graphics have been extensively reviewed and amended in the final district strategies.	Y
<b>Evidence base – including</b>	Questions and objections were raised about the assumptions underpinning the case of	Submissions Submissions Report	Further work has been undertaken on the district strategies to reflect updated population projections	Y

Theme	Feedback	Source	Government response	Change made Y/N
<b>population projections</b>	housing growth – including querying population forecasts and evidence base.		following updated census data and ACT Treasury population projections.	
<b>Areas of development interest</b>	Provision sought through the district strategies to support the diversification of clubs, particularly around local centres	Broad consultation – Listening Report Submissions – Submissions Report	New content was added to the district strategies to recognise that in order to thrive and remain financially viable many clubs are looking to diversify their revenue streams, which may involve considering options such as land development for social housing, land supply and complementary uses. It is noted that any such proposals would be subject to detailed investigations, community consultation, and statutory approvals.	Y

## Appendix A – Summary consultation response report – District Strategies

### A2 - Belconnen District Strategy

Theme	Feedback	Source	Government response	Change made Y/N
<b>Increasing density</b>	Concerns raised by individuals that increased density will result in environmental impacts (heat, loss of shade, wind), as well as loss of amenity and insufficient local infrastructure to support new growth.	Submissions Report	<p>The approach to growth and increased density responds to the need to sustainably accommodate growth across the ACT. The ACT Planning Strategy aims to limit urban growth spread and carefully manage growth by increasing density in appropriate places, such as around town and group centres.</p> <p>The ACT Government undertook a series of face-to-face workshops in each of the districts in 2021 and late 2022. There was support for the concept that urban density should follow a place-based approach, locating urban density near commercial centres. Areas subject to increased density were identified as requiring robust protections to mitigate against the negative impacts of densification on infrastructure and services.</p> <p>The district strategy change areas, potential urban regeneration areas and innovation precincts will be subject to future planning and investigations having regard to all five drivers equally. The Belconnen District Strategy has the following relevant initiatives that will be consider in ongoing planning for these areas:</p> <ul style="list-style-type: none"> <li>• Short term initiative - Implement enhanced water sensitive urban design (WSUD) and biodiversity</li> </ul>	N



Theme	Feedback	Source	Government response	Change made Y/N
			<p>sensitive urban design (BSUD), green space and tree canopy cover in the district to contribute to achieving living infrastructure targets, reducing urban heat and improving environmental outcomes in built up areas.</p> <ul style="list-style-type: none"> <li>• Ongoing initiative - Achieve improved tree canopy cover, permeability and urban heat outcomes in development precincts when compared to similar previous precincts and in line with the implementation of the ACT Urban Forest Strategy 2021-2045.</li> </ul> <p>The outcomes-based approach of the Territory Plan aims to take into account broader factors than just built form, including how redevelopments perform in their local context.</p> <p>The Technical Specifications published in November 2022 include possible solutions for mitigating residential impacts on amenity. The pending Housing Design Guide and Urban Design Guide will also provide an added layer of guidance to secure design quality, amenity and environmental considerations.</p>	
	Specific concerns raised regarding Future Investigation Areas in Hawker, Page, Weetangera and Scullin. Some respondents noted that Hawker group centre is already surrounded by townhouses and apartments.	Submissions Report	<p>The ACT Planning Strategy (2018) identifies the need for further investigation in respect of new housing. Future investigation areas have been removed from the district strategies.</p> <p>The district strategies introduce 'Potential Urban Regeneration Areas' (PURA) based on the urban intensification areas from the ACT Planning Strategy</p>	Y

Theme	Feedback	Source	Government response	Change made Y/N
			<p>2018. They will also include areas within 400m of a centre or transit corridor.</p> <p>The Potential Urban Regeneration Areas will be investigated having regard to locational criteria, including proximity to:</p> <ul style="list-style-type: none"> <li>• frequent bus network corridor (800 metres/average 10 minute walk);</li> <li>• light rail stop (800 metres/average 10 minute walk);</li> <li>• city centre and town centres (1000 metres/average 15 minute walk);</li> <li>• group centres (800 metres/average 10 minute walk); and</li> <li>• areas within 400m of a local centre or transit corridor.</li> </ul> <p>The ACT Government supports the Belconnen district strategy including a short-term initiative to build stronger economic links between the town centre and a number of centres including Hawker. It is appropriate for car parking to be considered as part of the future investigations for this initiative.</p>	
<b>Planning approach at Ginninderry</b>	Supportive comments from a consultant representing a landowner. Request for amendment to District Strategy to include the principles of the Ginninderry Structure Plan as a separate section within the District Strategy.	Submissions Report	It is appropriate for these matters to be managed as part of the ongoing estate development planning processes for this area through the Territory Plan, which is a statutory document.	N/A to district strategies
<b>Zoning / land use</b>	Concerns raised regarding specific types of development and land use prohibited in the district.	Submissions Report	This matter specifically relates to the Territory Plan. The District Policy 1.2 Land and use table includes a list of types of development and land uses that are prohibited	N/A to district strategies

Theme	Feedback	Source	Government response	Change made Y/N
			in this district, consistent with the current suburb precinct codes.	
	Objection to side setbacks being reduced in respect of the proposal to extend dual occupancy into existing RZ1 areas.	Submissions Report	This matter specifically relates to the Territory Plan. Any dual occupancy development within RZ1 or RZ2 zones would be subject to the assessment outcomes specified in the Residential Zones Policy, as well as any guidance provided in the Residential Zones Technical Specification. This includes consideration of setbacks, as well as planting and tree canopy cover. Generally, in respect of comment on subdivision and dual occupancies in RZ1, the Government acknowledges and notes comments received in respect of subdivision in RZ1 zones. These will be further investigated to inform a response on the matter.	N/A to district strategies
	Objections raised by consultant and landowner group questioning the maximum height limit set within the draft Belconnen District Policy, with concerns that the maximum 4-storey height limit across the town centre is inconsistent with the much higher height limits on some blocks in the town centre.		This matter specifically relates to the Territory Plan. Consideration has been given to previous work already undertaken in considering an appropriate height limit to be specified for Precinct J within the new Territory Plan. The Belconnen District Policy of the Territory Plan and specifications have been amended to reflect the appropriate height limit for the precinct.	N/A to district strategies
<b>Infill housing development</b>	Overall support from individuals for infill housing development around local centres and suburbs as proposed. Suggestions that large areas of RZ1 could be supplemented with dual occupancy or medium-density development. Industry and landowner respondents noted that the demand for additional dwellings will require an uplift in zoning for large areas of Belconnen.	Submissions Report Listening Report	<p>The new Territory Plan RZ1 - Suburban Zone policy outcomes - will aim to provide for a range of housing choices and ensure new development respects valued features of the neighbourhood and landscape character of the area (e.g., gentle urbanism) and does not have unreasonable negative impacts on neighbouring properties.</p> <p>Future development and new homes are best located in the most liveable and well-serviced locations within</p>	N/A to district strategies

Theme	Feedback	Source	Government response	Change made Y/N
			<p>Canberra's footprint, consistent with good planning principles. To inform this, mapping of liveability indicators has been undertaken. This mapping also reflects macro indicators such as access to employment, health, schools, community facilities and public transport.</p> <p>The future population will be accommodated across the districts primarily in the potential urban regeneration areas, priority change areas and the greenfield estates in the Belconnen district do not prevent ongoing urban development and redevelopment that continues to occur under the current provisions of the Territory Plan.</p>	
	Some concerns raised about poor design outcomes from increased density in existing suburban areas, e.g. large areas of hard surfaces. Suggestions about how new infill should be managed, e.g. that new infill development should not block solar access to neighbouring properties and should include adequate green space	Submissions Report	Where permitted, dual occupancies will be required to comply with assessment outcomes related to an appropriate scale for the site and zone and minimising adverse impacts on surrounding uses and protecting residential amenity. Includes consideration of appropriate height, bulk and scale, providing reasonable solar access to the dwellings and to neighbouring blocks and having sufficient soft landscaping and tree plantings to reduce urban heat island effect. Dual occupancies will also need to respond to the Housing Design Guide.	N/A to district strategies
<b>Social and affordable housing</b>	A 15 percent target in delivering affordable housing was considered reasonable by respondents, but concerns were raised that the District Strategy did not adequately address how this would be achieved.	Submissions Report Listening Report	An important part of delivering sustainable neighbourhoods will be responding to housing affordability, and the district strategies explain that further work is proposed to investigate planning and design provisions that encourage the supply of social and affordable housing. It is noted that the continued delivery of actions under the ACT Housing Strategy will also support Canberrans on low and moderate incomes and	N

Theme	Feedback	Source	Government response	Change made Y/N
			<p>those experiencing (or at risk of) homelessness to access social and affordable housing.</p> <p>The district strategy change areas, potential urban regeneration areas and innovation precincts will be subject to future planning and investigations having regard to all five drivers equally. The Belconnen district strategy has the following medium term initiative that will be consider in ongoing planning for these areas - Investigate planning and design provisions that encourage the supply of affordable housing.</p> <p>Further work will include planning and design provisions that encourage the supply of affordable housing. Housing affordability is a consideration for the future investigation areas, potential urban regeneration areas and the greenfield estates in the Belconnen district, as well as the ongoing urban development and redevelopment that continues to occur within the current zones of the Territory Plan.</p>	
<b>Natural environment and biodiversity</b>	Concerns raised regarding loss of tree canopy cover, the need to protect off-reserve areas of vegetation. One respondent objected to the inclusion of the Lawson Grasslands in RZ1: suburban zoning.	Submission Report Listening Report	In respect of prioritising the natural environment, and blue-green networks, it is considered that all five drivers are to be considered equally, acknowledging that environmental values and networks are one of the five drivers in the district strategy. Future planning on any given site may result in one driver being given more weight than others depending on the site characteristics and planning outcomes sought. It is also noted that the blue-green driver relates to biodiversity values and public open space.	Y

Theme	Feedback	Source	Government response	Change made Y/N
			<p>The Lawson North change area reflects a current Commonwealth Government development proposal for the area. This is not a site that the Territory is involved in developing.</p> <p>The district strategy change areas, potential urban regeneration areas and innovation precincts will be subject to future planning and investigations having regard to all five drivers equally. The Belconnen district strategy has the following relevant initiatives that will be consider in ongoing planning for these areas:</p> <ul style="list-style-type: none"> <li>• Short term initiative - Implement enhanced water sensitive urban design (WSUD) and biodiversity sensitive urban design (BSUD), green space and tree canopy cover in the district to contribute to achieving living infrastructure targets, reducing urban heat and improving environmental outcomes in built up areas.</li> <li>• Ongoing initiative - Achieve improved tree canopy cover, permeability and urban heat outcomes in development precincts when compared to similar previous precincts and in line with the implementation of the ACT Urban Forest Strategy 2021-2045.</li> </ul> <p>Development proposals will be subject to detailed environmental investigations as well as the provisions of the Territory Plan, the Belconnen District Strategy and in some cases the Commonwealth's Environmental Protection and Biodiversity Conservation Act. Submissions Report understands that the ACT Living Infrastructure Strategy is also being implemented</p>	

Theme	Feedback	Source	Government response	Change made Y/N
			through the Territory Plan. It is therefore considered that there are sufficient protections within the proposed new planning framework to adequately consider environmental impacts.	
<b>Economic access and opportunity in West Belconnen</b>	Concern raised regarding the need for greater emphasis on employment in West Belconnen.	Submission Report	<p>The Belconnen District Strategy has a number of specific initiatives relating to employment in centres and in the new innovation precincts as follows:</p> <p>Short term initiative - Identify opportunities to strengthen Belconnen town centre's economic and employment role in the district informed by future detailed planning and including:</p> <ul style="list-style-type: none"> <li>• prospects for reinforcing and attracting additional commercial and professional services activities including ensuring sufficient floorspace for such activities in future</li> <li>• building it as a stronger economic hub linked to surrounding suburbs such as Jamison at Macquarie, Weetangera and Hawker</li> <li>• retaining zoning and employment capacity of the light industrial/service trades area adjacent to the town centre.</li> </ul> <p>Short term initiative - Review role of and undertake detailed analysis of capacity in group centres across Belconnen for more employment floorspace, particularly for Kippax as the key group centre in north and west Belconnen.</p> <p>Short term initiative - In greenfield planning for Ginninderry, make sure land allocated and floorspace</p>	N

Theme	Feedback	Source	Government response	Change made Y/N
			<p>capacity is sufficient to meet strategic targets for employment and develop associated measures to attract economic activities.</p> <p>Medium term initiative - Develop an innovation precinct based around Bruce and the existing assets of UC, hospital precincts, CIT and AIS, including shared economic aims, co-location of complementary uses, better internal connectivity and building on the potential future light rail corridor from Belconnen to Canberra Airport (subject to confirmation of alignment).</p> <p>One of the overarching strategies for this area is to consider the role and function of existing group and local centres, including those with a focus on local enterprise and community life in north and west Belconnen, and where required, undertake targeted initiatives to support centre viability and community development. This is in line with the Strategy seeking to strengthen the economic and employment role of the Belconnen town centre and Kippax group centre and to develop Belconnen town centre as a commercial and mixed-use hub integrated with development in surrounding suburbs, conducive with the theme of economic growth.</p> <p>‘Appendix 3: District Strategy Implementation Plan’ sets out that, in the short term, ACT Government has undertaken a review of the role of group centres as well as analysing their capacity for more employment floorspace. It is suggested that the most sustainable approach to development would be to intensify the</p>	



Theme	Feedback	Source	Government response	Change made Y/N
			<p>existing centres for employment and to close the gap between where people live and work and the proportion of jobs available close to lower socio-economic indicators, before developing new employment centres.</p> <p>Additionally, the Belconnen district strategy identifies an economic and employment focus for the future group centre at West Belconnen. It also includes the following short-term initiative for West Belconnen “In greenfield planning for Ginninderry, make sure land allocated and floorspace capacity is sufficient to meet strategic targets for employment and develop associated measures to attract economic activities.”</p>	
<b>Centre Master Plan</b>	Industry comments expressed support for a masterplan process, noting that it provided economic and employment opportunities. There was also support for removal of the local park north of the proposed Kippax Group Centre which was considered an effective means of supporting the creation of employment, business, and retail opportunities, as stated in the Kippax Group Centre Master Plan.	Submission Report	The Kippax Group Centre Master Plan was implemented into the Territory Plan via variation V361 in 2020. The Kippax change area and key reflects the Territory Plan provision for expansion of the group centre into part of the adjoining urban open space.	N
<b>Social infrastructure</b>	A number of submissions identified the need for more community facilities in Belconnen, including additional pre-schools and primary schools and new recreational spaces in existing suburbs.	Submission Report Listening Report	<p>The Education Directorate is currently preparing updated feasibility and demand studies for future school needs using recently updated student demand projections.</p> <p>It is suggested that the further analysis for school provision which is identified as required in the District Strategy should be included in the Implementation</p>	N

Theme	Feedback	Source	Government response	Change made Y/N
			<p>Strategy. The district strategies have been informed by other government strategies and initiatives including ACT Education and Health Directorates – which have informed work within the district strategies. It is intended that the district strategies incorporate a new short-term initiative for a ‘community and recreation needs assessment’.</p> <p>Generally, it is noted that the implementation plan includes a city-wide action to undertake a broader assessment of community, sport and recreation facilities of needs across the ACT to help fill the gaps identified in the district strategies.</p>	
<b>New hospital</b>	Consultants commented that, if the ACT Government is planning for a new hospital in Belconnen, it should be considering an appropriate policy change if needed, to facilitate this, or else it may substantially delay this critical infrastructure through a TPV process.	Submission Report Listening Report	The Belconnen District Strategy notes consideration will need to be given to the land uses surrounding universities and major hospital precincts within some districts. The ACT Government has recently transitioned the services at Calvary Public Hospital Bruce to Canberra Health Services. The Belconnen District Strategy has been updated to reflect the change.	Y
<b>Light rail</b>	There were objections and concerns raised in respect of the efficacy and proposed route of the Civic to Belconnen light rail. One submission recommended that light rail should be extended further west than the Belconnen Town Centre.	Submission Report Listening Report	<p>The proposed connection of the Belconnen town centre into the light rail network reflects the ACT Transport Strategy and the 2016 Light Rail Network Plan. The Belconnen district strategy includes a long-term initiative to: Further investigation and future delivery of the light rail network to Belconnen town centre, connecting to the City Centre and Canberra Airport.</p> <p>The light rail initiatives are aligned with the two of the District Strategy’s 10 targets – to reduce car dependence</p>	N

Theme	Feedback	Source	Government response	Change made Y/N
			<p>and promote more active transport. The new link will enhance accessibility and reduce travel times by public transport to jobs and services for residents in north and west Belconnen. Overall, the strategic benefits of linking Belconnen town centre into the light rail network is considered to outweigh the disbenefits of the new link. Local buses will remain critical connectors to the rapid and light rail network, and to supporting neighbourhoods and local access to services. Furthermore, the light rail to Belconnen is a potential future corridor, and no detailed design or planning has been conducted at this point in time. The ultimate alignment will be determined based on more detailed investigations and with regard for all five drivers equally.</p> <p>The Belconnen District Strategy identifies a strategic investigation corridor between the town centre and Kippax. These corridors “might support future rapid transport links and a stronger network of connections to and between activity nodes. Future analysis would confirm their role and viability as extensions to the strategic movement network.”</p>	
<b>Parking</b>	One community group raised serious concerns in respect of the potential redevelopment of three car parks at the Hawker Centre in Belconnen – noting that these were well used. It was noted that the car parks accommodate easy vehicular access and were ideal for workers – and accommodate large vehicles, such as those used by tradesmen. There was strong objection to their redevelopment.		The Belconnen District Strategy includes a short-term initiative to build stronger economic links between the town centre and a number of centres, including Hawker. The Hawker group centre is also identified as a site for possible future planning initiatives to support its ongoing viability and role as a community meeting place. It is intended that car parking will be considered as part of the future investigations for this initiative.	N



## Appendix A – Summary consultation response report – District Strategies

### A3 East Canberra District Strategy

Theme	Feedback	Source	Government response	Change made Y/N
<b>Vision/character</b>	<p>Comments included:</p> <ul style="list-style-type: none"> <li>• Rural lands provide the landscape setting for the city</li> <li>• A vision is needed for the Majura Valley in terms of its capacity for environment, rural regeneration and agriculture businesses.</li> <li>• Promote the bush capital.</li> <li>• Need to enhance and reflect landscape values holistically.</li> </ul>	Submissions	<p>The East Canberra District Strategy has a (reworded) action under the economic access and opportunity driver to “retain capacity and opportunities within the district for rural uses, agribusiness and agritourism”. Additionally, the economic access and opportunity driver refers to planning for economic diversity, growth and innovation, using the planning system to (where possible) support a range of employment uses including innovative clean waste industries, industrial ecology, airport-supportive uses, agribusiness and tourism. Further text changes to support clearer reference to food production have been included. Northern Majura Valley will be retained for its rural values and role as a landscaped entry to the ACT.</p>	Y
Metropolitan and district context:	Comments received that Oaks Estate and Pialligo should be included in the Inner South district strategies	Submissions Submissions report Listening report	<p>Both suburbs remain in East Canberra due to their geographic location. Oaks Estate is functionally, geographically and physically connected to the rest of the East Canberra District, particularly as it is accessed through the East Canberra District via Pialligo Road.</p> <p>Note added in Metropolitan and district context that Oaks Estate and other communities within East Canberra such as the Symonston and Pialligo communities, also identify with the Inner South Community Council.</p>	Y

Character precincts in East Canberra:	Feedback received that character precincts have caused confusion .	Submissions Submissions report Listening report	The character precincts were intended to provide a broad indication of the dominant character of the various parts of the East Canberra district. They have been removed as they caused confusion and are not used in any other district. The change areas were retained.	Y
<b>5 big drivers, 10 target and key directions</b>	Feedback received indicated that East Canberra's future relies heavily on the Eastern Broadacre investigations. Rural leaseholders and stakeholder and community groups are seeking certainty about their future, particularly in the Majura Valley.	Submissions Submissions report Listening report	While the East Canberra District Strategy provides a broad overview of possible change areas, the Eastern Broadacre Strategic Assessment is key to the more detailed planning for the district. The Strategic Assessment is likely to lead to greater certainty for leaseholders and the community regarding the future of the area.	N
<b>Sustainable Neighbourhoods, including housing.</b>	<b><i>Residential development and protection of flora and fauna:</i></b> There was support for the initiative of the Pialligo Master Plan and the Oaks Estate Master Plan regarding residential development while protecting the character of the area.	Submissions Submissions report Listening report	Pialligo and Oaks Estate have master plans that uphold the character of each place while providing for limited growth and change. The key initiatives of the Pialligo Master Plan and the Oaks Estate Master Plan were incorporated into the Territory Plan in 2015 and September 2022 respectively. Additionally, the District Strategy Plans, specifically East Canberra, were informed by the previous <i>Pialligo and Oaks Estate Master Plans</i> . The Territory Plan determines the types of land uses that may occur in the district, including any future low-scaled residential use.	N
<b>Blue-green network initiatives:</b>		Submissions Submissions report Listening report	There are many blue-green network initiatives relating to the important grassland, woodland and connectivity areas, along with initiatives for the Molonglo River and Woolshed Creek. In addition, the last initiative in the economic access and opportunity driver has been reworded to 'Retain capacity and	Y

			opportunities within the district for rural uses, agribusiness and agritourism’.	
<b>Support for the blue green network:</b>	Community group comments were largely in support for the blue-green network and environmental strategies in place within the East Canberra strategy. Many submissions emphasised the ecological importance of the East Canberra district, and further pressed its importance to be protected in strategic planning framework.	Submissions Submissions report Listening report	Support from individuals and community and interest groups for maintenance of the blue green network is noted. The sensitivity and significance of woodland and grassland communities in the Majura Valley is also noted and has been identified in the District Strategy. Decision making regarding the determination of priority grassland and woodlands will be informed by the principles established within the New Territory plan and draft East Canberra district strategy – alongside the Eastern Broadacre Strategic Assessment. This will also assist in informing decision making in respect of the enhancement, restoration and reconnection of priority areas of ecosystems. <b>Natural Environment:</b> The East Canberra District Strategy addresses the importance of high value ecological areas. Further work will be done as part of the Eastern Broadacre Strategic Assessment	N
<b>Sustainability</b>	Concern about potential negative impacts new industrial developments would have on the agricultural sector, particularly the soil. Suggests the documents require stronger, articulated initiatives to sustain and grow the current agricultural sector	Submissions Submissions report Listening report	The East Canberra District Strategy has a (reworded) action under the economic access and opportunity driver to “retain capacity and opportunities within the district for rural uses, agribusiness and agritourism”. Additionally, the economic access and opportunity driver refers to planning for economic diversity, growth and innovation, using the planning system to (where possible) support a range of employment uses including innovative clean waste industries, industrial ecology, airport-supportive uses, agribusiness and	Y

			tourism. Further text changes to support clearer reference to food production have been included.	
	<p>Concern the district strategy does not emphasise protection of the extensive groundwater aquifer in the Majura Valley</p> <ul style="list-style-type: none"> <li>• Planning and management of our water supply was noted as a priority</li> <li>• It was noted that building a light industrial site near waterways could have a detrimental impact and lead to significant spike in contaminants, which run directly into the Canberra community's water supplies</li> </ul>	<p>Submissions</p> <p>Submissions report</p> <p>Listening report</p>	<p>Potential water quality impacts of future development are a key matter for investigation as planning proceeds in the district. Water quality and quantity issues will be subject to detailed hydrological investigation.</p>	N
<b>Mapping changes:</b>	<p>Requests for more detailed and higher resolution mapping</p>	<p>Submissions</p> <p>Submissions report</p> <p>Listening report</p>	<p>In response to community consultation, in response to new data, and to clarify government intent – the initial mapping of the East Canberra District Strategy change areas was done at a broadscale. It has now been significantly refined and is presented at a finer grain and more accurate scale.</p>	Y
<b>Economic access and opportunity</b>	<p>East Canberra District Strategy – Eastern Broadacre</p> <p>Submissions indicated that East Canberra's future relies heavily on the Eastern Broadacre investigations. Rural leaseholders and stakeholder and community groups are seeking certainty about their future, particularly in the Majura Valley.</p>	<p>Submissions</p> <p>Submissions report</p> <p>Listening report</p>	<p>The East Canberra District Strategy identifies that a program of forward actions will be developed from the Eastern Broadacre Strategic Assessment – which may include changes to planning policy or zoning and other planning responses. The East Canberra District Strategy makes clear that planning decisions across the district will be influenced by the outcomes of the Strategic Assessment.</p>	N



## Appendix A – Summary consultation response report – District Strategies

### A4 Gungahlin District Strategy

Theme	Feedback	Source	Government response	Change made Y/N
<b>Areas of development interest</b>	Some feedback that additional site/s should be identified as change areas and/or key sites in the district strategies.	Submissions Submissions Report	The district strategies identify change areas and key sites that may be considered for their potential to support future development. Further decisions about these sites will be subject to the outcomes of due diligence investigations and further consultation.	N
	Strong views that the Hall Village's rural heritage and character were not adequately articulated in the Gungahlin district strategy.	Submissions Submissions Report	The district strategy has been updated to recognise that Hall village is a significant heritage site. Any development within Hall is subject to Territory Plan requirements to maintain the heritage qualities of the village.	Y
	Comments about lack of specific policy and principles relating to Kenny, which is identified as a change area in the Gungahlin District Strategy. Other key sites and change areas were noted as having some principles identified.	Submissions Submissions Report	The Gungahlin District Strategy identifies Kenny as one of two remaining development fronts in Gungahlin (the other is Jacka). As such, development in Kenny will be subject to planning and zoning requirements established through the Territory Plan, rather than the policies and principles identified for key sites and changes areas through the district strategies. Kenny is identified as a category 1 change area, as planning for future development is well progressed and changes are expected to occur within five years.	N
	Feedback that several draft district strategies identify future locations (including rural blocks in Gungahlin) for urban infill that are poorly served by public transport.		Sites identified as potential urban regeneration areas have been identified on the basis of their alignment with good planning principles and subjected to mapping against liveability indicators. This mapping includes macro indicators such as access to employment, health, schools, community facilities and public transport. The Gungahlin District Strategy also includes strategic	N

Theme	Feedback	Source	Government response	Change made Y/N
			investigation corridors that might support future rapid transport links and a stronger network of connections between activity nodes	
	Comments about Jacka and Kenny's identification as 'exemplars of sustainable neighbourhoods', potentially including zero carbon transition initiatives. Also, more detail is sought as to how the new suburbs will achieve 'exemplar' status.		The district strategies apply a proven methodology for assessing opportunities for growth, based on enhancing urban character. A range of initiatives will deliver on the directions.	N
<b>Bushfire and urban heat</b>	Recognition that all current reserves and large natural urban open spaces are retained and not at risk from development.	Listening report	Noted.	Y
	A range of comments raising concerns about the natural environment including the impact of infill on green space, waterways, urban heat, biodiversity, tree canopy loss, endangered flora and fauna and wildlife movement.	Submissions Submissions Report	Changes to the Blue-green network map were made to align with related government policies and data. It is generally considered that there are sufficient protections within the new planning framework to address urban heat and protect environmental values. The Blue-green network identifies priority areas for conserving and restoring grassland, woodland and aquatic habitats and the connections between them	Y
	Concerns were raised that the blue-green network is too vague as it does not adequately articulate how commitments will be implemented.	Listening report Submissions Submissions Report	The district strategy includes a number of detailed initiatives (actions) which commit to protecting and threatened grassland, woodlands and waterways. Implementation of these commitments will occur in accordance with the respective implementation pathways and timeframes	N
<b>Employment and economy</b>	Support for creating a vibrant and thriving commercial hub in Gungahlin to attract investment, create job opportunities, and promote local business growth, contributing to the overall economic development of the area	Submissions Submissions Report	The Gungahlin town centre and the Mitchell industrial suburb will continue to be the main employment locations within the district, with local services and population-serving jobs also concentrated in group and local centres. The ACT Government will continue to work	Y

Theme	Feedback	Source	Government response	Change made Y/N
			on attracting office developers and prospective tenants including government agencies and private sector firms. Planning policies will protect employment capacity and opportunities in the town centre and the more recently developed group centres, while enabling complementary mixed-use and residential development. In line with this, the development of a Gungahlin entertainment precinct will be planned.	
	Concern that the current concentration of economic activity might not be sufficient to meet the needs of the growing population and that there is a need for a more diverse range of employment opportunities across the district. Refer to Casey as an example that has capacity for future employment opportunities. Advance investigation is needed on how employment opportunities will be delivered in the district. Based on the 2016 and 2021 Census, Gungahlin has a smaller share of jobs compared to its population, which suggests a potential mismatch between the number of available jobs and the number of people who reside in the district. Suggest more emphasis is placed on the night-time economy.	Listening report Submissions Submissions Report	The district strategies Implementation Plan asserts that studies to look at targeted planning, investment, coordination initiatives to establish new innovation precincts will be undertaken. This will include further work to understand the capacity and need for employment lands across the ACT will inform planning for jobs in Gungahlin however an economic development perspective is also required.	N
<b>Social infrastructure and community facilities</b>	Feedback about the potential for social infrastructure and community facilities across Gungahlin to keep pace with population growth and development pressures	Submissions Submissions Report	Future planning for the Gungahlin group and local centres will consider current capacity of community and recreation facilities as well as potential gaps for consideration in the future. Responsibilities for different types of facilities rests with different government directorates and agencies. The planning and delivery of community facilities will consider long-term factors,	N

Theme	Feedback	Source	Government response	Change made Y/N
			including who will fund and manage facilities over time. Ideally, facilities should be delivered in accessible locations and co-located with complementary uses in commercial centres.	
<b>Transport and movement</b>	Strong feedback about a lack of adequate public transport services and connectivity throughout the Gungahlin district.	Listening report Submissions Submissions Report	The district strategy includes updates that outline the potential for enhancements to the rapid transport network. Considerations include potential new rapid services into the northern half of the district, linking the three group centres and enhancing accessibility for residents in growing northern suburbs such as Taylor, Moncrieff and Jacka. Local transport improvements will be needed, including proposed new connections in the active travel network.	Y
	Calls for improved pedestrianisation within the Gungahlin Town Centre. Suggestions that the centre could become car free – noting that as Gungahlin has grown it has become harder to navigate by foot. Or alternatively, that reductions in speed limits and 'continuous sidewalks' would reduce car dominance.	Submissions Submissions Report	The Gungahlin District Strategy includes an Appendix (City making and urban improvement) which outlines four types of 'urban improvement' and the contexts in which they should be applied – they include a series of specific initiatives and treatments. In respect of creating lively centres, the urban improvement strategy could include relocating surface parking to perimeter streets – as the strategy identifies large areas of paving for the exclusive use of vehicles for parking and circulation lowers urban value, denying liveliness to nearby uses. The ambition is to move away from centres which are zoned for or dominated by single use retail or commercial centres – and support centres where a mix of shops, community facilities, small businesses and housing are located together or next to each other.	N

## Appendix A – Summary consultation response report – District Strategies

### A5 – Inner North and City District Strategy

Theme	Feedback	Source	Government response	Change made Y/N
<b>Areas of development interest</b>	Comments were made in relation to the perceived poor quality of apartments and office buildings in the Inner North.	Submissions Submissions Report	The district strategies do not seek to regulate development or to implement planning controls. This is a matter for the Territory Plan and associated design guides.	N
	There was strong feedback objecting 'rezoning' of land in Reid to general urban zone, particularly between Amaroo Street and Booroondara Street due to impacts on character and heritage values.	Submissions Submissions Report	The district strategies do not seek to zone or rezone land. The urban character areas in the transect analysis which included the 'general urban zone' were part of a desk top analysis supporting the identification of the future investigation areas, which have now been removed.	Y
	Comments were made both in support and opposition to the Thoroughbred Park key site and change area and some in support.	Submissions Submissions Report	The change areas of the district strategies identify areas for future planning and investigations having regard to the five drivers. This will include ongoing community engagement. Key principles to guide future planning for a selection of these sites are provided. This is conceptual only at this stage and put forward as early ideas for discussion. The planning for these sites is subject to further investigations and consultation. Notwithstanding that the Option B to redevelop the site without the racecourse in situ has been removed.	Y
	Submissions sought to improve opportunities for urban infilling within the district.	Submissions Submissions Report	The change areas provide site specific locations for urban infill in the district. In addition, the district strategies introduce potential urban regeneration areas. Initial investigations have been undertaken to identify the potential suitability of different parts of Canberra for future increased housing density and diversity. A desktop analysis assessed all parts of the ACT against proximity to	Y

Theme	Feedback	Source	Government response	Change made Y/N
			<p>retail centres, public amenities and public transport nodes, the three important elements of medium-density areas to ensure continued liveability in these areas.</p> <p>In the future, there will be need to undertake further investigations into potential urban regeneration areas that may be suited to redevelopment for 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. Any areas being considered for rezoning to a higher density would involve community engagement.</p>	
<b>Sustainable Neighbourhoods, including housing</b>	<p>Concerns that the private market does not currently provide social or affordable and that it requires a range of solutions to be achieved. Support for more appropriately scaled missing middle housing is better and stressed the environmental considerations for the increase in density. Concerned with the cost of housing in Canberra and believes there has not been enough done to increase density around key centres (encouraging walkability and public transport use). Northbourne Avenue was an area of significant social housing, and the new development needs to make reasonable provision – up to 15% of all residences.</p>	<p>Submissions Submissions Report</p>	<p>Further work is planned in respect of social and affordable housing contributions, including the investigation of future initiatives to support and increase social and/or affordable housing in Canberra.</p> <p>The change areas provide site specific locations for urban infill in the district. In addition, the district strategies introduce potential urban regeneration areas. Initial investigations have been undertaken to identify the potential suitability of different parts of Canberra for future increased housing density and diversity. A desktop analysis assessed all parts of the ACT against proximity to retail centres, public amenities and public transport nodes, the three important elements of medium-density areas to ensure continued liveability in these areas.</p> <p>In the future, there will be need to undertake further investigations into potential urban regeneration areas</p>	Y

Theme	Feedback	Source	Government response	Change made Y/N
			that may be suited to redevelopment for 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. Any areas being considered for rezoning to a higher density would involve community engagement.	
	Objections to Downer undergoing any additional development in order to satisfy government requirements for urban infill housing. Indications that the Inner North and City has already been subject to extensive infill due to recently approved Territory Plan variations.	Submissions Submissions Report	<p>Downer is in a strategic location with proximity to urban services and the light rail corridor. The change areas that have introduced into Downer have a narrow focus on the Northbourne Avenue corridor as part of the City and Gateway Urban Design Framework – North section which is reflected in the National Capital Plan.</p> <p>In the future, there will be need to undertake further investigations into potential urban regeneration areas that may be suited to redevelopment for 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. Any areas being considered for rezoning to a higher density would involve community engagement.</p>	Y
<b>Bushfire and urban heat</b>	Concerns were raised by individuals around the lack consideration and consistency of reference to biodiversity network throughout the strategy for Inner North and City. There was specific objection to the lack of reference to work undertaken by the Conservation Council ACT region.	Submissions Submissions Report	The blue-green mapping identifies the existing biodiversity, open space values and connectivity in the Inner North. Future planning and investigations in the change areas, key sites and potential urban regeneration areas will consider the five drivers equally.	N

Theme	Feedback	Source	Government response	Change made Y/N
	Comments were received raised concern about the potential stormwater pollution if development were to be intensified around Lake Burley Griffin. There was objections opposed to and in favour of the closure of Hackett Horse Paddock and potential redevelopment of Thoroughbred Park citing concerns it would threaten endangered ecological communities and removal amenable green buffers.	Submissions Submissions Report	<p>The ACT Water Strategy has informed the district strategies. There is an ongoing blue-green initiative relating to the protection and restoration of riparian and aquatic corridors across the entire district. There is also a short-term blue-green network initiative to implement water sensitive urban design in future development. Stormwater planning and requires are detailed in the 'supporting infrastructure section' of the district strategy which also identifies specific upgrades that are in progress within the inner north, including Parkes Way stormwater study being conducted by TCCS. The short-term blue-green initiative to investigation including the Hackett Horse paddocks into the adjoining Mount Majura Nature Reserve is intended to protect ecological values on the site.</p> <p>The change areas of the district strategies identify areas for future planning and investigations having regard to the five drivers. This will include ongoing community engagement. Key principles to guide future planning for a selection of these sites are provided. This is conceptual only at this stage and put forward as early ideas for discussion. The planning for these sites is subject to further investigations and consultation. Notwithstanding that the Option B to redevelop the site without the racecourse in situ has been removed.</p>	<p>N</p> <p>Y</p>
	Several comments were received by Industry Associations citing concerns about lack of consideration for the protection of existing open and green space nor the need for additional open and green space. The	Submissions Submissions Report	The blue-green mapping identifies the existing biodiversity, open space values and connectivity in the Inner North. Future planning and investigations in the change areas, key sites and potential urban regeneration areas will consider the five drivers equally.	N



Theme	Feedback	Source	Government response	Change made Y/N
	comments raised concern about the lack of clarity within the Strategy around the mitigation of Urban Heat Island for extensive paved areas and the absence of a clear 'greening strategy'.		<p>There are ongoing, short- and medium-term blue-green initiatives relation to protecting, enhancing and restoring riparian and aquatic corridors; enhancing and restoring ecological connectivity through the open space network with linkages to the inner north nature reserves on the hills surrounding the district.</p> <p>The ACT Living Infrastructure Plan 30% tree canopy and permeability targets are included in the district strategies and there is a short term blue-green network initiative to implement ecologically and water sensitive development throughout the district. These are reflected in the Territory plan and design guides.</p>	
	In addition to these comments, there were also concerns around restoration of Kambri Creek, the lack of canopy in the City and Russell. One non-government organisation supported the expansion of Mount Majura Reserve however cited concerns about potential impacts of this on the Kambri/Sullivans Creek and its tributary waterways.	Submissions Submissions Report	There is an ongoing blue-green initiative relating to the protection and restoration of riparian and aquatic corridors across the entire district. The ACT Living Infrastructure Plan 30% tree canopy and permeability targets are included in the district strategies and there is a short-term blue-green network initiative to implement ecologically and water sensitive development throughout the district. These are reflected in the Territory Plan and design guides.	N
<b>Social infrastructure and community facilities</b>	Objection was received in relation to the emphasis placed on an entertainment hub and multi-modal transport to create a better place to visit, rather than a place to live.	Submissions Submissions Report	The City Plan will inform the focus of future development in the City Centre.	N
	Objection was also received in relation to a lack of analysis for Schools, Childcare, Playgrounds, Adventure playgrounds, Dog-off-lead parks, a Northside Hospital and Social/Supportive	Submissions Submissions Report	There is a short-term city-wide initiative to undertake a community facilities and recreation needs assessment. This assessment will inform future planning and	N

Theme	Feedback	Source	Government response	Change made Y/N
	Housing. Comments also seek to ensure that there needs to be play spaces for all ages, ethnicity and cultural backgrounds.		investigations in the change areas, key sites and potential urban regeneration areas.	
	Comments also centred around the protection of Civic Pool.	Submissions Submissions Report	The ACT and National capital Authority are currently investigating options for the Civic Pool	N
	The inclusion of Hackett Horse Paddock as part of the extension to Mount Majura Natural Reserve is objected to due to its importance as a valuable recreational piece of infrastructure.	Submissions Submissions Report	The investigation of including the Hackett Horse paddocks into the Mount Majura Nature Reserve will include consideration of the five drivers equally and will involve community and stakeholder consultation. There will also be consideration of the broader network of horse paddocks and the horse trails that link them	N
	One industry comment objected to the level of detail provided in relation to the site at McArthur Avenue node, designated for community use.	Submissions Submissions Report	The district strategies do not seek to zone or rezone land or to regulate future development. The Macarthur Avenue node has been planned through the City and Gateway Urban Design Framework which has been implemented into the Territory Plan. Notwithstanding this, the City Renewal Authority is progressing ongoing projects along Northbourne Avenue and there is there is a short-term city-wide initiative to undertake a community facilities and recreation needs assessment. This assessment with inform future planning and investigations in the change areas, key sites and potential urban regeneration areas including the Macarthur node.	N
	Objection was also raised to the inclusion of Canberra Riding Club Pony Club in the Thoroughbred Park site.	Submissions Submissions Report	The entire section on which the Thoroughbred Park and previous Kamberra Winery sites are located has been included in the change areas. This is primarily for context in considering the proposed development sites and their immediate surrounds. A note has been added to clarify that not all land within change areas will be considered for development or redevelopment.	Y

Theme	Feedback	Source	Government response	Change made Y/N
	Objections to the lack of clarity on how existing facilities and spaces available for sporting and recreational activities will be impacted by new development. Furthermore, the draft district strategies are unclear on how co-using public school sporting facilities for community sporting activities will impact on the amount of open public space available for sporting purposes.	Submissions Submissions Report	There is a short-term city-wide initiative to undertake a community facilities and recreation needs assessment. This assessment will inform future planning and investigations in the change areas, key sites and potential urban regeneration areas.	N
<b>Transport and movement</b>	A submission recommended that anticipated foot traffic from the city to the CIT/UNSW site should be via the established overhead bridge. There were also concerns in submissions that Coranderrk Street is a busy road – and that funnelling foot traffic across the road and through the railway would be a poor outcome for pedestrians, the flora and fauna and residents.	Submissions Submissions Report	The district strategies have been informed by the ACT Transport Strategy and the Active Travel Plan administered by TCCS. This includes providing viable alternatives to use of private vehicles for a range of daily and frequent trips. There are a range of short-, medium-, and long-term strategic movement initiatives that seek to increase existing and plan for future public transport and active travel networks to achieve these outcomes.	N
	Parking and shift towards sustainable transport modes: An objection was received stating that restricting carparking would result in problems with street parking. A submission was received raising concerns that the development of Exhibition Park will have impacts in terms of parking and impacts on the historic east-west link between Kaleen and Mt Majura.	Submissions Submissions Report	The district strategies have been informed by the ACT Transport Strategy and the Active Travel Plan administered by TCCS. This includes providing viable alternatives to use of private vehicles for a range of daily and frequent trips. There are a range of short-, medium-, and long-term strategic movement initiatives that seek to increase existing and plan for future public transport and active travel networks to achieve these outcomes. The historic east-west link referred to is a horse trail, not foot traffic.	N
<b>Heritage</b>	Strongly suggest that heritage-listed railway remnants between Amaroo Street and CIT Reid remains undeveloped as it is existing green	Submissions Submissions Report	The district strategies were informed by the ACT Heritage register and requirements. There are no plans to promote development that is inconsistent with these requirements.	N

Theme	Feedback	Source	Government response	Change made Y/N
	space acts as a barrier against noise and light pollution.			

## Appendix A – Summary consultation response report – District Strategies

### A5 Inner South District Strategy

Theme	Feedback	Source	Government response	Change made Y/N
<b>Areas of development interest, including character and heritage</b>	Concerns were raised about proposed increases in density and building heights (especially along the Adelaide light rail corridor and in Deakin and Yarralumla) alongside concerns it would result in environmental, character and heritage impacts such as urban heat island, shade, wind, amenity, loss of local character and insufficient local infrastructure. There was support for more appropriately scaled missing middle housing.	Submissions Submissions report	<p>The approach to growth, and increased density, responds to the need to sustainably accommodate growth across the Capital. The ACT Planning Strategy (2018) established a contemporary urban planning framework for guiding and managing growth and change across the city. The ACT Planning Strategy aims to limit urban spread and carefully manage growth by increasing density in appropriate places – such as around town and group centres and along major transport routes.</p> <p>The ACT Planning Strategy aims to direct that up to 70% of new housing will be built within existing urban footprint – while new urban areas will be explored for future needs.</p> <p>The ACT Planning Strategy (2018) forecasts (revised due to new population forecasts released by ACT Treasury in February 2023) indicated that around 100,000 new homes would need to be constructed between 2018 and 2050 to meet projected housing demand. Low to high-density land-take scenarios for accommodating growth were explored – and a balanced approach set, directing development to areas located close to the city centre, town and group centres and along key transit corridors – while investigating the potential for new residential areas. The district strategies provide the next level of</p>	Y

Theme	Feedback	Source	Government response	Change made Y/N
			<p>direction as to where and when those investigations will occur over coming decades.</p> <p>The district strategies identify change areas and key sites in suitable locations that may be considered for their potential to support future development. Further decisions about these sites will be subject to the outcomes of due diligence investigations and further consultation.</p> <p>The changes to the district strategies are intended to focus potential urban regeneration consistent with the ACT Planning Strategy 2018 particularly in strategic locations with proximity to local, group and town centres and along rapid and frequent transit corridors and nodes.</p> <p>Text around the Garden City character and heritage was strengthened. There will be further planning and investigations in the change areas having regard to the five drivers, including any site-specific features and values including heritage. This will determine whether development is suitable in the change areas and the nature, scale and extent of development that is appropriate in each location.</p> <p>The Heritage Register is publicly available on the ACT Government sites and this has been cross referenced in the district strategies rather than being duplicated on the maps.</p>	
	Submissions identified the importance of Fyshwick and the role it plays regarding future	Submissions Submissions report	Policy outcomes for Inner South District Policy identify the need to retain and support capacity for industrial and	N

Theme	Feedback	Source	Government response	Change made Y/N
	industry and employment, noting a need to agile thinking with how this locality can best deliver commercial, residential.		urban services uses in the ACT's premier enterprise precinct of Fyshwick, as well as retain function and accessibility of important freight routes in and around Fyshwick and Kingston. In this regard, the District Strategy recognises the importance of the role Fyshwick plays within the Inner South and the need to ensure opportunities for growth and revitalisation allow for innovation whilst protecting the established industrial and employment generating land uses.	
<b>Climate change and natural environment</b>	Comments made by individuals raised general concerns around impacts on natural environment, including green space and tree canopy loss, farmland loss, increasing noise levels, and blue-green network impact. Several comments by individuals showed support for the blue-green network initiative.	Submissions Submissions report	Future development and new homes are best located in the most liveable and well-serviced locations within Canberra's footprint, consistent with good planning principles. Specifically, in respect of amenity and environmental impacts, the Technical Specifications (November 2022) include possible solutions for mitigating residential impacts on amenity (Height, bulk and scale) and environmental standards (Environment and heritage). The pending Housing Design Guide and Urban Design Guide will also provide an added layer of guidance to secure high quality design quality, amenity and environmental standards.	N
	Comments made by individuals raised general concerns around climate change impact caused by changes in the natural environment, including Urban Heat Island Effect and flooding. One comment objects to the increased density proposed in the district with its associated detriment to the environment.	Submissions Submissions report	The planning system is one contributor to the broader ACT Government Climate Change Strategy 2019-2025. This Strategy is the mechanism for approaching these matters. However, noted that the Territory Plan would benefit from referencing the Climate Change Strategy, and emphasising the importance of buildings and urban planning in delivering on this strategy.	N
<b>Economic access and employment</b>	Opposing comments were submitted regarding the perception that Inner South residents are close to higher order facilities and services in	Submissions Submissions report	The Implementation Strategy sets out that the ACT government will focus on enhancing economic development in selected centres through targeted	N

Theme	Feedback	Source	Government response	Change made Y/N
	<p>the City and Woden Town Centre, as residents in Griffith and Narrabundah have to cross physical barriers of lakes and hills to access these.</p> <p>One comment was raised about empty ground floor shopfronts. Suggests that shops held by landowners due to unrealistic rents, property value growth or as justification for rezoning and redevelopment is against the community interest and proposes clear strategies that penalise landholders who do not lease vacant properties.</p>		<p>planning and investments and policy initiatives, and targeted support and interventions to address declining local centres.</p> <p>The Implementation Strategy prioritises reviewing the role of and undertake detailed analysis of capacity in employment precincts for more employment floorspace across the district, particularly in Fyshwick and West Deakin, to inform place-based planning and land use decision making. ACT Government are also due to conduct a full investigation of planning, environmental and infrastructure issues (including change areas). This approach is supported.</p>	
<b>Social infrastructure and community facilities</b>	Comments generally objected to the level of social infrastructure being provided in the district and a requirement to redevelop deteriorating tennis facilities.	Submissions Submissions report	The implementation plan includes a city-wide action to undertake a broader assessment of community, sport and recreation facilities of needs across the ACT to help fill the gaps identified in the district strategies.	N
<b>Transport and movement</b>	Comments were received from individuals in respect of active travel provision within Inner South.	Submissions Submissions report	The Inner South District Strategy identifies that the existing active travel network aligns with many of its green spaces and along Lake Burley Griffin – but identify that additional linkages may be needed to improve connectivity within and to other districts, consistent with the Active Travel Plan which is administered by TCCS.	Y
	Objections were raised in respect of new development and densification – and the impacts on traffic and congestion. In	Submissions Submissions report	The Inner South District Strategy notes that some parts of the road network in Inner South on approach to the City Centre already experience capacity pressure. Strategic transport modelling indicates that the network will operate above 90% of its capacity by 2041. Current traffic growth will need to shift to other more sustainable transport modes, including light rail and active travel. Transport infrastructure projects will need to prioritise	N



Theme	Feedback	Source	Government response	Change made Y/N
			modal shifts and enhance connectivity, road user safety and amenity. When mode shifts are achieved, infrastructure projects will focus on improved network operations. Large scale road network augmentation projects are therefore not anticipated. It is anticipated that light rail from the City Centre to Woden will be the most significant public transport project within Inner South District in the coming decades. Bus services will remain the primary public transport service until completion of this light rail corridor.	
	Light rail to the south of the lake was supported, along with encouraging further investigation of a corridor from the Parliamentary zone to the Airport via Fyshwick.	Submissions Submissions report	The Inner South District Strategy Implementation Strategy identified the need for ongoing work to be undertaken to inform planning of the design of the future light rail corridors. It also identifies the need to, in the short term, undertake a study to develop planning and design parameters for Yarra Glenn and any other complex strategic sites in the light rail corridor from the City Centre to Woden.	N

## Appendix A – Summary consultation response report – District Strategies

### A7 Individual District Strategies – Molonglo Valley

Theme	Feedback	Source	Government response	Change made Y/N
<b>Parks and Open Spaces</b>	Concerns from individuals about the availability of off-leash of parks in Molonglo Valley, specifically Coombs.	Submissions report Listening report	The Molonglo Valley District Strategy identifies an initiative to undertake detailed analysis and community needs assessments to inform and confirm the need for new community and recreational facilities in the Molonglo Valley.	N
	Commenters would like to see more green spaces in Molonglo Valley.	Listening report		N
	Industry and Landowners want Molonglo to leverage its natural characteristics to create a focus for particular activities such as mountain biking and outdoor tourism (as the strategy suggests), but concessions might have to be made to other recreational users if this is the focus.	Submissions report Listening report	The Molonglo Valley District Strategy places explicit focus on developing an economic specialisation in recreation and tourism, building on presence and proximity of Stromlo Forest Park, National Arboretum, mountain biking and natural recreational assets.	N
	Individuals and Community Groups suggest that the district requires further recreational facilities, including public tennis facilities.	Submissions report	District playing fields will be needed to meet future demand for sports activities. Given the steep and undulating topography, few locations are available within the district. As such, new playing fields are proposed to be provided just north of the district border in Belconnen District to service the future demand. Another location within Molonglo Valley District, south of the National Arboretum and close to the Tuggeranong Parkway, has been identified for future playing fields if needed, subject to assessment of its suitability. The Indicative Implementation Plan (Volume 3) includes a city-wide action to undertake a broader assessment of community,	N

Theme	Feedback	Source	Government response	Change made Y/N
			sport and recreation facilities of needs across the ACT to help fill the gaps identified in the district strategies.	
<b>Intensity of Urban Development and Urban Sprawl</b>	Concerns from individuals about further urban sprawl and suggests urban infill needs to be coupled with increased access to quality natural spaces.	Submissions report	The ACT Planning Strategy aims to limit urban spread and carefully manage growth by increasing density in appropriate places – such as around town and group centres and along major transport routes. The ACT Planning Strategy aims to direct that up to 70% of new housing will be built within existing urban footprint – while new urban areas will be explored for future needs. The ACT Planning Strategy (2018) forecasts indicated that around 100,000 new homes would need to be constructed between 2018 and 2041 to meet projected housing demand. Development is directed in areas located close to the city centre, town and group centres and along key transit corridors – while investigating the potential for new residential areas.	N
	Significant concern that many of the ‘proposed, possible and potential development’ areas in Molonglo Valley are situated on grassland ecosystems. Contributors felt there should be more ecological mapping in these areas before they are identified for development.	Listening report		Y
	Significant concerns that housing development and land use in Molonglo Valley is being driven by property developers.	Listening report		N/A
	The Western Edge Investigation Area, resulting in an expansion of Canberra’s urban footprint, is not supported.	Submissions Submissions report	See above regarding expansion of Canberra’s urban footprint. Much of the expansion of the Western Edge was agreed to prior to the release of the district strategies. This area is subject to further investigation.	N
	Community and Interest Groups wanted to ensure residential development does not come at the expense of wider community facility demands.	Submissions Submissions report	The ACT Government undertook a series of face-to-face workshops in each of the districts in 2021 and late 2022. There was support for the concept that urban density should follow a place-based approach, locating urban density near commercial centres. Areas subject to increased density were identified as requiring robust protections to mitigate against the negative impacts of densification on infrastructure and services – and tall buildings and development quality need to be carefully managed.	N

Theme	Feedback	Source	Government response	Change made Y/N
<b>Social and Affordable Housing</b>	Industry and landowners questioned how the ACT government will ensure that 15% of new housing is social and affordable	Submissions Submissions report Listening report	Further work is planned in respect of social and affordable housing contributions, including the investigation of future initiatives to support and increase social and/or affordable housing in Canberra. This will include planning and design provisions that encourage the supply of affordable housing.	N
<b>Employment, Retail and Centres</b>	Community Groups requested a detailed community, retail and commercial needs analysis to ensure the needs of the Molonglo Valley's future population of 86,000 people are met.	Submissions report	The Indicative Implementation Plan (Volume 3) refers to the need to undertake a broader assessment of community, sport and recreation facilities of needs across the ACT to help fill the gaps identified in the district strategies. It is recommended that local community groups are engaged in this process in order to understand any local surpluses, gaps and requirements to address these concerns.	N
	Industry suggested that Molonglo could make two larger Group centres within Molonglo rather than a Town centre due to the constraints at the Molonglo Group centre location. Community Groups mentioned that the Molonglo Group Centre should be upgraded to a 'Town Centre'.	Submissions report	The economic access driver identifies that one direction is the transition of Molonglo group centre to a town centre in future with an accommodation, hospitality and food focus to support recreation and tourism activities in the district. This is a long-term strategy. Typically, a town centre offers employment opportunities and provides higher order retail facilities, offices and consulting rooms; cultural, community and public administration; entertainment, educational, religious and residential facilities. Molonglo should not be upgraded to a town centre until it has been developed to provide these services.	N
	Public commenters would like to see additional mixed use office spaces to assist people working from home.	Listening report	The district strategies acknowledge the changing work patterns, including the trend in recent years to more people working from home.	N

Theme	Feedback	Source	Government response	Change made Y/N
	Community Groups noted data in this document refers to both 2016 and 2021 ABS Censuses as not all the 2021 Census data was available when the district strategies were prepared. Similarly, the population forecasts used to inform the housing and employment targets are those prepared by ACT Treasury in early 2022, which were prior to the release of the 2021 Census results. Industry are also concern that the future aspiration of 1,900 jobs appear high for the combination of Molonglo group centres, other group centres and education facilities.	Submissions report	The Molonglo Valley District Strategy sets out that, in order to plan for population and jobs, the district strategies will be updated with the now available 2021 Census data. As set out earlier, the Submissions report recommends and endorses this approach and suggest that this be used to inform the job forecasts across the district.	Y
	Strong interest from Community Groups in a college being built in Molonglo Valley.	Listening report	The Government is funding feasibility, planning and design work in 2023/24 Budget for a new college in the Molonglo Valley.	N
	Individual comment requested that ACT Government consider identifying land where a place of worship for Canberra's Muslim community could be built along with other community services can benefit the wider community.	Submissions report	The Molonglo Valley District Strategy initiative to undertake detailed analysis and community needs assessments to inform and confirm the need for new community and recreational facilities in the Molonglo Valley over the long term is a key recommendation that addresses concerns raised with regard to provision of recreational facilities.	N
<b>Public Transport</b>	Community and Interest Groups wanted to see light rail extended from the City to Molonglo via Parkes Way.	Submissions report Listening report	The Molonglo Valley District Strategy explains that the City Centre to Woden extension of the light rail is currently in the planning stage, representing a major opportunity for transport-focused land use and development in the Inner South and Woden	N/A – This is a matter for TCCS

Theme	Feedback	Source	Government response	Change made Y/N
	Community and Interest Groups wanted to see greater rapid bus connections between Woden and Belconnen via Weston Creek.	Submissions report	The Molonglo Valley District Strategy explains that new bus routes and stops, a bus interchange and layover facility, and road connections will continue to be designed and delivered as the district develops. The ACT Transport Strategy 2020 identifies a future rapid link through the Molonglo Valley to connect to the Belconnen town centre. Over the longer term, opportunities for light rail will also be explored for arterial corridors, which have been designed with this prospect in mind.	N
<b>Infrastructure</b>	Concerns from the community over traffic congestion and road use to Weston and Belconnen.	Listening report	See above. The Molonglo Valley District Strategy has objectives to reduce car dependency and in favour of public and active transport.	N
<b>Territory Plan Documents</b>	Community and Interest Group have advocated for the preparation of a Mixed-Use Design Guide to achieve best practice.	Submissions report	The principles established in the Housing Design Guide and Urban Design Guide introduced as part of the new Territory Plan will serve as a guidance to inform mixed-use development.	N/A to district strategies
	Concerns about the quality of developments going up in Molonglo Valley and suggestions for rules around the quality of residential buildings.	Listening report	The new Territory Plan is introducing an outcome focussed planning system, including new documents such as the Housing and Urban Design Guides that seek to improve development proposals.	N/A to district strategies

## Appendix A – Summary consultation response report – District Strategies

### A8 Tuggeranong District Strategy

Theme	Feedback	Source	Government response	Change made Y/N
<b>Areas of development interest</b>	Comments about increased density in residential zones and opposition to multi-storey and high-rise development in Kambah. Concerns include impacts on suburb character, privacy, and amenity.	Listening report Submissions - Submissions report	The approach to growth, and increased density, responds to the need to sustainably accommodate growth. New land releases and the redevelopment of large brownfield sites will not provide enough housing to cater for the projected growth in the population to 2050. Housing density in existing suburbs will need to increase over time through potential urban regeneration areas. This will involve more housing options in accessible locations such as around centres and along key transit routes, as well as more low-rise 'missing middle' type houses such as town houses, dual occupancies, duplexes and triplexes, co-housing, and terrace houses within existing suburbs. Initial investigations have been undertaken to identify the potential suitability of different parts of Canberra for future increased housing density and diversity. These priorities will be balanced against other considerations such existing character, heritage and environmental values, natural hazards, the practicalities of redevelopment and available infrastructure. The district strategy has been amended to clarify that any areas being considered for rezoning to a higher density would involve community engagement. The Technical Specifications will also provide protections with respect to mitigating residential impacts on amenity (height, bulk and scale), environmental standards (environment and	Y

Theme	Feedback	Source	Government response	Change made Y/N
			heritage) and transport and services. The pending Housing Design Guide and Urban Design Guide will provide an added layer of guidance to account for design quality, amenity and environmental considerations.	
<b>Tuggeranong Homestead</b>	Concerns about the inclusion of Tuggeranong Homestead as an area of possible change is inappropriate due to the role it currently plays in local social, educational and cultural life.	Listening report Submissions - Submissions report	The ACT Government recognises the heritage and conservation values associated with the Tuggeranong Homestead and its surrounds. The final Tuggeranong district strategy has been amended to remove the change area boundary formerly associated with this site.	Y
<b>Housing affordability and supply</b>	Support for maintaining and enhancing affordability in Tuggeranong. Concerns about the indication of low or no growth in the district and associated assumptions about low demand for housing.	Listening report Submissions - Submissions report	The largely suburban and low-density character of Tuggeranong mean that opportunities for future intensification may be relatively limited outside of the town centre and strategic public transport corridors. However, generally larger block sizes can provide opportunities for low and medium-density infill development in appropriate locations, while preserving the existing tree canopy and capitalising on the open space network to improve amenity and urban character. Measures may be considered in future for the RZ1 and RZ2 zones which will aim to increase density in suitable locations (with convenient access to services and amenities) and improve housing choice and affordability. Any such considerations will be subject to technical investigations and further consultation.	N
	Concerns about change associated with areas identified as future investigation areas. Comments that housing targets could be achieved by adjusting planning controls to facilitate either dual occupancy or other forms of low-medium density housing.	Submissions - Submissions report	New land releases and the redevelopment of large brownfield sites will not provide enough housing to cater for the projected growth in the ACT population to 2050. Housing density in existing suburbs will need to increase over time through potential urban regeneration areas. This will involve more housing options in accessible locations such as around centres and along key transit	Y



Theme	Feedback	Source	Government response	Change made Y/N
			routes, as well as more low-rise 'missing middle' type houses such as town houses, dual occupancies, duplexes and triplexes, co-housing, and terrace houses within existing suburbs. Future investigation areas have been removed from the district strategies. In the future, there will be need to undertake further investigations into potential urban regeneration areas that may be suited to redevelopment for 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. Any areas being considered for rezoning to a higher density would involve community engagement.	
	Concerns were raised that down-sizers aren't given viable alternatives to large homes. Views were also expressed that aged-care and housing for people looking to age-in-place should be provided in locations with convenient access to transport, services and amenities.	Listening report	The new Territory Plan includes measures that relate to the residential zones RZ2 to RZ5 which are (in part) designed to assist downsizers and people looking to age-in-place. Additional measures may also be considered in future for the RZ1 and RZ2 zones which will aim to increase density in suitable locations (with convenient access to services and amenities) and improve housing choice and affordability.	N
<b>Environmental values</b>	Comments about impacts of infill and related development on the natural environment, biodiversity, Box Gum Woodland, tree canopy loss, and impacts on flora, fauna and the Murrumbidgee River corridor.	Listening report Submission - Submissions report	Changes to the Blue-green network map have been made to align with related government policies and data. It is considered that there are sufficient protections within the new planning framework to address urban heat and protect environmental values. The Blue-green network identifies priority areas for conserving and restoring grassland, woodland and aquatic habitats and the connections between them	Y

Theme	Feedback	Source	Government response	Change made Y/N
	Concerns regarding the establishment of water sensitive development and retention basins in growing residential areas, whilst ensuring that buffers are considered in development to ensure environmental assets are spatially protected from development	Submissions Submissions report	The Tuggeranong District Strategy recognises the important role that Lake Tuggeranong plays in improving water quality both as part of the broader catchment and in terms of its relationship with the Murrumbidgee River. It also indicates that investment and continued improvement are ongoing. Blue-Green Network content includes targeted initiatives that focus on improving biodiversity and water quality around Lake Tuggeranong and in the wider district.	Y
	Concerns were raised that the blue-green network is too vague as it does not adequately articulate how commitments will be implemented.	Listening report Submissions - Submissions report	The district strategy includes a number of detailed initiatives (actions) which commit to protecting and threatened grassland, woodlands and waterways. Implementation of these commitments will occur in accordance with the respective implementation pathways and timeframes.	N
<b>Economic access and opportunity</b>	Comments that there is a lack of clarity about how the analysis of employment data has contributed to the identification of employment hubs in the Strategy. Suggest that the Strategy should identify opportunities to assist trades people, like small scale service areas for storage and trade vehicle parking etc (relieving pressures in residential areas)	Submissions – Submissions report	All district strategies have been updated to reflect the latest Census data (2021) and this forms the basis for strategic planning and growth. The Submissions report recommends and endorses this approach and suggests that this be used to inform the job forecasts across the district. The District Strategy notes that there is a concentration of employment and a disconnect with where people live, identifying Tuggeranong as one of the areas with the lowest access to employment. To address this spatial disconnect between job concentrations and residential locations, the district strategy plans for more jobs being available locally, including in the group centres, with a particular focus on Condor (Lanyon), Calwell and Gilmore to improve access to jobs for the population surrounding these centres. The Submissions report supports the approach to enhancing the	Y

Theme	Feedback	Source	Government response	Change made Y/N
			employment role of Tuggeranong town centre linked to nodes of economic activity along the Athllon Drive corridor.	
	Support investigations to increase employment opportunities in the Tuggeranong town centre and throughout the Tuggeranong district, however the district strategy should have a strong focus on the movement of commuters from residential areas to places of employment in other parts of Canberra.	Listening report	Support for a focus on increasing employment opportunities is noted. Refer Transport and Movement theme in relation to response about commuter movement.	N
	Broad support for revitalisation of local and town centres and desire for community centres to be colocated with local centres in key locations. Including specific local feedback about some local centres, including Kambah and Monash.	Listening report	The Tuggeranong district strategy plan highlights existing and commercial centres that are a focus for consideration of planning and non-planning initiatives to support their ongoing viability and role as a community meeting place (with the centres to be confirmed through further investigation). In addition, the district strategy plan has been amended to identify some local centres that are currently not functioning as local centres. These will be subject to detailed review of their future direction.	Y
<b>Social infrastructure and community facilities</b>	Concerns about a lack of community and recreation facilities and related infrastructure in Tuggeranong.	Submissions – Submissions report	Future planning will consider current capacity of community and recreation facilities as well as potential gaps for consideration in the future. Responsibilities for different types of facilities rests with different government directorates and agencies. The planning and delivery of community facilities will consider long-term factors, including who will fund and manage facilities over time. Ideally, facilities should be delivered in accessible locations and co-located with complementary uses in commercial centres.	N

Theme	Feedback	Source	Government response	Change made Y/N
	Contributors noted there is a need for a community centre within the Kambah area		Future planning will consider current capacity of community and recreation facilities as well as potential gaps for consideration in the future. The planning and delivery of community facilities will consider long-term factors, including who will fund and manage facilities over time. Ideally, facilities should be delivered in accessible locations and co-located with complementary uses in commercial centres.	N
<b>Transport and movement</b>	Calls for improved rapid transport and transport connections to the Tuggeranong district, as well as Kambah, the largest suburb in the ACT.	Listening report Submissions Submissions report	Tuggeranong currently has rapid transit corridors that service some of the group centres. Alongside potential future light rail, other improved transport connections within the district will support growth and better access to jobs. The district strategy identifies these enhanced connections along Isabella Drive as a strategic investigation corridor, and it will be subject to further detailed analysis. The implementation of the ACT Transport Strategy will identify local transport improvements.	Y
	Objections to conversion of arterial roads into urban boulevards in Tuggeranong – the submission states that arterial road corridors, including 'no building frontage' is part of the Tuggeranong character and should be preserved. The same submission objects to encroachment of floodways by urban boulevards, as it this would impact resilience and mitigation against the impacts of climate change	Submissions Submissions report	Reference to urban boulevards have been removed from the district strategies. However, the future potential light rail to Tuggeranong provides an opportunity to maximise access to transport services. The change areas identified along the future potential light rail corridor will be subject to a range of planning, environmental and infrastructure considerations. This will include full investigation of flooding and hydrology.	Y
	Concerns raised about inconsistency between	Listening report	Changes to all district strategies maps have been made in response to updated data and to support alignment with related government policies.	Y

Theme	Feedback	Source	Government response	Change made Y/N
	Transport networks and other district maps and misalignment with some ACT Government policies e.g ACT Transport Strategy 2020			
	Feedback about the isolated nature and lack of public transport to the Hume industrial precinct	Listening report	The feedback is noted. The district strategy identifies enhanced connections along Isabella Drive as a strategic investigation corridor, and this will be subject to further detailed analysis. The implementation of the ACT Transport Strategy will also identify local transport improvements.	N
	Calls for improvements and better maintenance to existing road infrastructure.	Listening report	The district strategy recognises that Tuggeranong is generally more car dependent than other districts. To support the future needs of the district, a number of infrastructure initiatives and maintenance upgrades will need to be provided, including roads, paths, Water Sensitive Urban Design measures, stormwater, sewer, water supply and electricity network upgrades. These are outlined in the district strategy.	N
	Comments seeking improvements to pathways and the wider path network to encourage more active travel throughout the Tuggeranong district.	Listening report	The dispersed and suburban street layout of Tuggeranong and wide road corridors mean that enhancing connectivity for active travel can be difficult and that the district is generally more car dependent. However, an action has been included in the district strategy to 'progressively implement upgrades to priority active travel routes and other initiatives as identified in the implementation of the ACT Active Travel Plan'.	Y

## Appendix A – Summary consultation response report – District Strategies

### 2.1 Individual District Strategies – Weston Creek

Theme	Feedback	Source	Government response	Change made Y/N
<b>Infill and densification</b>	Individual concerns and objections received in respect of proposed increase in density and increase in building heights within Weston Creek. Comments were received recommending further assessment regarding greater density housing and infill in Holder/Weston Creek. Submissions identify that allowing greater density on larger sites would have an ability to create a tailored, more considered response. Comments were received objecting to further urban sprawl and suggests urban infill needs to be coupled with increased access to quality natural spaces. The Western Edge Investigation Area, resulting in an expansion of Canberra's urban footprint, is not supported. Support for additional housing near the Weston Creek group centre.	Ethos Urban Report Listening Report	<p>The ACT Planning Strategy aims to limit urban spread and carefully manage growth by increasing density in appropriate places – such as around town and group centres and along major transport routes. The ACT Planning Strategy aims to direct that up to 70% of new housing will be built within existing urban footprint. Low to high-density land take scenarios for accommodating growth were explored – and a balanced approach set, directing development to areas located close to the city centre, town and group centres and along key transit corridors.</p> <p>The ACT Government undertook a series of face-to-face workshops in each of the districts in 2021 and late 2022. There was support for the concept that urban density should follow a place-based approach, locating urban density near commercial centres. Areas subject to increased density were identified as requiring robust protections to mitigate against the negative impacts of densification on infrastructure and services – and tall buildings and development quality need to be carefully managed.</p> <p>Future investigation areas have been removed from the district strategies.</p>	Y

Theme	Feedback	Source	Government response	Change made Y/N
			<p>The district strategies introduce 'Potential Urban Regeneration Areas' (PURA) based on the urban intensification areas from the ACT Planning Strategy 2018. They will also include areas within 400m of a centre or transit corridor.</p> <p>The Potential Urban Regeneration Areas will be investigated having regard to locational criteria, including proximity to:</p> <ul style="list-style-type: none"> <li>• frequent bus network corridor (800 metres/average 10 minute walk);</li> <li>• light rail stop (800 metres/average 10 minute walk);</li> <li>• city centre and town centres (1000 metres/average 15 minute walk);</li> <li>• group centres (800 metres/average 10 minute walk); and</li> <li>• areas within 400m of a local centre or transit corridor.</li> </ul> <p>The district strategy change areas, potential urban regeneration areas and innovation precincts will be subject to future planning and investigations having regard to all five drivers equally. The Weston Creek district strategy has a range of ongoing blue-green network initiatives relating to protection of grasslands, woodlands and riparian corridors that will contribute to biodiversity and open space values. Western edge is outside of the nine district strategies.</p>	
<b>Housing diversity</b>	Feedback suggested amendments to draft new Territory Plan - Policy Outcomes (Community)	Ethos Urban Report Listening Report	The draft district strategy may identify some sites that need further planning work before the changes can be	N

Theme	Feedback	Source	Government response	Change made Y/N
	(Section 1.3. Bullet Point 1)- CZ6 zoned lands (CZ6 – Leisure and accommodation) in Stirling should be added to the list of identified locations where housing diversity can be delivered to meet the needs of the community.		made. If the draft district strategy identifies a site as a key site or change area, an application to amend the Territory Plan could be made when the new planning system takes effect.	
	Supports implementing zoning reform to support housing supply in the district to rectify the missing middle, specifically allowing more private, public, community-owned, terracing and townhouse upzoning in RZ1 and RZ2. Also suggested local centres that allow for more terrace-housing and low-rise apartment buildings, by upzoning current RZ2 areas to the RZ3 standard. Additionally, commented for reform to the CZ4 local centre zone to allow for apartments above local shops more easily, increasing the height limit to at least three storeys, while reserving ground floor space for commercial use. Commented the need to develop more diverse housing options by expanding the area subject to future infill investigation. Suggests greater consideration should be given to allowing more dual occupancies.	Ethos Urban Report Listening Report	This is primarily as matter for the Territory Plan residential zones provisions. This could include a review into planning controls to facilitate different types of housing over time. Dual occupancies where permitted, are required to comply with assessment outcomes related to an appropriate scale for the site and zone and minimising adverse impacts on surrounding uses and protecting residential amenity. Dual occupancies will also need to respond to the Housing Design Guide. Under the Weston Creek District Strategy the change areas and potential urban regeneration areas will be subject to future planning and investigations having regard to all five drivers equally.	N
<b>Demonstration housing</b>	A Community Council objected to the inclusion of the inclusion of Demonstration Housing within Weston Creek (District Policy D6) – without community consultation.	Ethos Urban Report	This is a Territory Plan matter Part D6: Weston Creek District Policy assessment requirements set the mandatory development controls for specific areas, and sites within Weston Creek District. These include 'Weston: Demonstration housing is permitted on Block 2 Section 50 Weston for a maximum of 3 dwellings'. The Demonstration Housing Project aims to test innovative	N



Theme	Feedback	Source	Government response	Change made Y/N
			forms of housing. The project will deliver built homes that showcase different housing types such as co-housing and ageing in place homes to make for a more sustainable and inclusive future for Canberra. Comments received in respect of Demonstration Housing in selected locations are being taken into consideration.	
<b>Housing affordability</b>	Objects to the belief that rezoning will allow for increased density, which will lead to a benefit in affordability.	Ethos Urban Report Listening Report	The district strategies do not seek to zone or rezone land. Within the change areas and potential urban regeneration areas, further work is planned in respect of social and affordable housing contributions, including the investigation of future initiatives to support and increase social and/or affordable housing in Canberra. This will include planning and design provisions that encourage the supply of affordable housing.	N
<b>Tree canopy / heat island</b>	Comments made by individuals raised general concerns around impacts on natural environment, including tree canopy loss, negative effect on environmental sustainability and blue-green network impact and the impact on climate change caused by including Urban Heat Island Effect and an increase in bushfire prone areas. One comment made by non-government organisations provided suggestion around natural environment, including the introduction of a mature tree recruitment strategy.	Ethos Urban Report	<p>The planning system is one contributor to the broader ACT Government Climate Change Strategy 2019-2025. This Strategy is the mechanism for approaching these matters. However, noted that the Territory Plan would benefit from referencing the Climate Change Strategy, and emphasising the importance of buildings and urban planning in delivering on this strategy.</p> <p>The district strategy change areas, potential urban regeneration areas and innovation precincts will be subject to future planning and investigations having regard to all five drivers equally. The Weston Creek district strategy has a short-term blue-green network initiative to implement enhanced water sensitive urban design (WSUD) and biodiversity sensitive urban design (BSUD) as part of all future development planning in the district.</p>	N

Theme	Feedback	Source	Government response	Change made Y/N
			It also includes an ongoing initiative to achieve improved tree canopy cover, permeability and urban heat outcomes in development precincts when compared to similar previous precincts in line with the implementation of the ACT Urban Forest Strategy 2021-2045.	
<b>Blue-green network</b>	One comment made by community groups provided suggestion for further details and clarification on the blue-green network enhancement initiative. One comment made by individuals provided suggestion to include volunteer groups to assist in the blue-green network enhancement initiative.	Ethos Urban Report Listening Report	This is a matter for the implementation stage, where community and stakeholder consultation and engagement will occur.	N
<b>Employment and economy</b>	One comment objected, stating that the District Strategy does not address inequality in Weston Creek, referring to the district only providing 2% of the jobs across ACT jobs. Comments also objected to the proposed use of the North Weston area / Land along Cotter Road (RSPCA) for residential development and suggested it as an employment precinct site. Comment that in order to grow Weston Creek's predominantly service oriented small businesses, Weston Creek will require more residents, especially living in close proximity to local centres and the group centre.	Ethos Urban Report	Page 72 of the Weston Creek District Strategy identifies the need to increase the percentage of all Canberra jobs outside of Inner North and City, Inner South and East Canberra Districts. The Implementation Strategy sets out that ACT will, in the short term, undertake detailed planning and analysis at the metropolitan level to understand the need for employment floorspace across the city, informing planning for Weston group centre and its prospects for providing more services and employment opportunities for local residents. Detailed analysis of capacity in Weston group centre and prospects for more employment floorspace and diversity of employment uses, including review of existing building height and other controls in the Territory Plan with a view to facilitating low-scale, small block, street facing office and mixed-use developments. This approach is endorsed and will ensure employment floorspace is planned in the right areas, alongside residential planning	N

Theme	Feedback	Source	Government response	Change made Y/N
			<p>in sustainable locations. Future development and new homes are best located in the most liveable and well-serviced locations within Canberra's footprint, consistent with good planning principles. To inform this, mapping of liveability indicators has been undertaken.</p> <p>The RSPCA site is identified by the Weston Creek District Strategy as change area. The district strategy change areas, potential urban regeneration areas and innovation precincts will be subject to future planning and investigations having regard to all five drivers equally, including employment options.</p> <p>It should be noted that the Territory Plan provisions for this site identifies it as being for residential and mixed-use development.</p>	
<b>Community facilities</b>	Suggest development of recreational facilities within the district. Recommend upgrades to the Rivett District Oval to include lighting, upgraded drainage, canteen facilities, multi-access gym. Recommend a multipurpose indoor facility be considered that would extend the current facilities at the Hedley Beare Centre to accommodate the expansion of volleyball, basketball, table tennis and badminton in the area. Comment that there is a lack of tennis facilities in Weston Creek.	Ethos Urban Report Listening Report	Generally, it is noted that the implementation plan includes a citywide action to undertake a broader assessment of community, sport and recreation facilities of needs across the ACT to help fill the gaps identified in the district strategies. Future social infrastructure will be underpinned by a community infrastructure needs analysis and will be aligned to anticipated future population growth and changes in demographics. Hedley Beare is an ACT Government centre for teaching and learning.	
<b>Transport</b>	A submission requested confirmation that active travel will be for all ages and inclusive of people with disabilities. Plan for additional residents in Weston Creek in proximity to the	Ethos Urban Report Listening Report	The Active Travel initiatives of the district strategies are intended to be implemented through the Active Travel Plan administered by TCCS.	N

Theme	Feedback	Source	Government response	Change made Y/N
	rapid network to support higher public transport frequencies and additional links to other parts of Canberra. Connectivity, including transport corridors, links and routes - a private developer noted the potential to create an important community link between Unwin Place and Heyson Street Block 1 Section 82 Weston has the ability to become a cornerstone site for a gateway connection.		The Weston Creek District Strategy notes that current traffic growth will need to shift to other more sustainable transport modes, including light rail and active travel. Transport infrastructure projects will need to prioritise modal shifts and enhance connectivity, road user safety and amenity. When mode shifts are achieved, infrastructure projects will focus on improved network operations. Large scale road network augmentation projects are therefore not anticipated. Bus services will remain the primary public transport service until completion of this light rail corridor. Active travel initiatives will be inclusive.	
<b>Inclusive centres and communities</b>	Clarifying text and content update	Ministers comments	Amended text to mention the community centre. Text added in consultation with artsACT: Over the next 5 years, a needs analysis for arts centres at Gungahlin and Woden (serving Woden and Weston Creek) will be undertaken to inform further Arts ACT infrastructure decisions.	Y

## Appendix A – Summary consultation response report – District Strategies

### A10 Woden District Strategy

Theme	Feedback	Source	Government response	Change made Y/N
Increasing density	Individual concerns regarding proposed increase in density and increase in building heights within Woden.	Submissions Report	<p>The approach to growth and increased density responds to the need to sustainably accommodate growth across the ACT. The ACT Planning Strategy aims to limit urban growth spread and carefully manage growth by increasing density in appropriate places, such as around town and group centres.</p> <p>The ACT Government undertook a series of face-to-face workshops in each of the districts in 2021 and late 2022. There was support for the concept that urban density should follow a place-based approach, locating urban density near commercial centres. Areas subject to increased density were identified as requiring robust protections to mitigate against the negative impacts of densification on infrastructure and services.</p> <p>The outcomes-based approach of the Territory Plan aims to take into account broader factors than just built form, including how redevelopments perform in their local context.</p>	N
	Concern that increased density would result in environmental impacts (increased urban heat	Submissions Report	The Technical Specifications published in November 2022 include possible solutions for mitigating residential impacts on amenity. The pending Housing Design Guide	Y

Theme	Feedback	Source	Government response	Change made Y/N
	island, shade, wind tunnels), and loss of local amenity and character.	Listening Report	and Urban Design Guide will also provide an added layer of guidance to secure design quality, amenity and environmental considerations.	
<b>Town and group centres</b>	Criticism that the proposed Woden District Strategy does not adequately address planning issues in the Woden Town Centre.	Submissions Report	The Woden District Strategy contains a number of key sites and change areas that are intended to lead to the renewal and improvement of areas in close proximity to the town centre and future light rail corridor. In addition, the district strategy has a number of initiatives regarding community facilities provision, improved amenity within the town centre, improved connections between the town centre and surrounding areas and activation of the town square. The district strategy has been amended to highlight these features, including in the 'key sites' section within the strategy.	Y
	Identification of opportunities to improve land use planning outcomes in Southlands.	Submissions Report	Mawson and Farrer North is one of the 'key sites' in the Woden District Strategy. Principles have been revised for this key site and seek to address the renewal of the centre.	Y
	Concern regarding perceived focus of draft Woden District Strategy north of the town centre, and particularly on the lack of detail for Phillip Business Precinct.	Submissions Report	It is acknowledged that a balance needs to be struck between delivering additional housing – and protecting important economic hubs and economic activity. The district strategy identifies that the function of the Phillip service trades area for light industrial and urban services uses will be maintained in land use planning and decision making. The ACT Government supports protecting commercial CZ3 service zoned areas of Phillip from residential development and appropriate provisions have been included in the planning reforms to achieve this.	Y
<b>Urban renewal</b>	Support for sensitive development of the Curtin Horse Paddocks.	Submissions Report	Noted. This is a change area and key site in the Woden District Strategy.	N

Theme	Feedback	Source	Government response	Change made Y/N
		Listening Report		
	Concerns regarding a lack of active community spaces on Athllon Drive.		Noted. The Woden District Strategy has been amended to include consideration of community and recreational uses in this location. The key site principles address this.	Y
<b>Curtin Edge</b>	Concerns about proposed "Edge St" in Curtin	Submissions Report Listening Report	The Curtin "Edge St" is no longer proposed for Curtin Edge North and South. Any future road proposals or access arrangements in the area will take account of potential environmental impacts, including flooding, the rain gardens in the Yarralumla Creek Corridor, and the flood memorial.	Y
	Concerns raised regarding impact of flooding in possible development areas in Curtin.	Submissions Report Listening Report	The Woden District Strategy implementation plan aims to continue works to address risks of flooding for the Yarralumla Creek corridor and this will include flood management works when planning for the priority change areas along the creek corridor including Curtin Edge North and South.	Y
<b>RZ1 and RZ2</b>	Lack of criteria on what is deemed eligible for subdivision for lots under the RZ1 and RZ2 zoning.	Submissions Report	The Technical Specification (TS8: Subdivision) provides development and site controls that provide possible solutions that should be considered in planning, placing, and designing buildings. It is noted that Technical Specifications are not mandatory and are limited in their application and do not replace the more comprehensive consideration provided by Design Guides. Nonetheless, the subdivision policy has purposely avoided prescriptive controls. This is because the Territory Plan is moving to an outcome-focused system that looks beyond buildings and the environment in isolation. This will mean greater	Y

Theme	Feedback	Source	Government response	Change made Y/N
			flexibility in the way developments can be designed, allowing greater emphasis on improving design quality and build outcomes so that developments can perform well in their local context.	
	Objections to RZ1 zonings effectively being re-categorised as RZ2.	Submissions Report	The ACT Government notes comments received in respect of subdivision in RZ1 zones, and will undertake further investigation to inform a response on the matter.	N
<b>Community Facility Zone policy</b>	Concerns from industry and landowners regarding mandatory assessment requirement for all dwellings built in CFZ areas to comply with Class 'C' adaptable housing requirements.	Submissions Report	Recommend undertaking a review of the intent around mandatory adaptability requirements for dwellings built in CFZ areas.	N
<b>Urban heat island and climate change</b>	Significant concerns re impact of densification on urban heat island effect.	Submissions Report Listening Report	The ACT government counters urban heat island pressures through providing extensive goals regarding urban tree canopy and green space coverage within the Territory Plan and technical specifications. Whilst the planning system is one contributor to the broader ACT climate change strategy 2019-2025, this climate change strategy is the mechanism to be utilised to approach climate change matters and not the planning system.	N
<b>Blue-green network</b>	Strong support for maintaining and increasing urban tree canopy cover, including maintaining and protecting existing network of corridors and areas.	Submissions Report Listening Report	The Woden District Strategy Implementation Plan has a series of strategies addressing adequate tree canopy coverage and integrating residential development sustainably with adequate green space.	N
<b>Housing diversity</b>	Comments that a diversity of medium-density housing styles should be promoted. Strong support for retaining and strengthening existing Radburn housing precinct in Curtin.		The new Territory Plan RZ1 - Suburban Zone policy outcomes - will aim to provide for a range of housing choices, limit the extent of change that can occur regarding residential density and original pattern of	Y



Theme	Feedback	Source	Government response	Change made Y/N
			subdivision and ensure new development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties. The district strategy has been amended to explicitly acknowledge the important character and history of the Radburn precinct.	
<b>Development of light rail corridor</b>	Concern with locating proposed housing development along the light rail corridor, instead of in established areas such as Woden Town Centre.	Submissions Report Listening Report	Woden Town Centre has provided a significant amount of high density housing in recent years. Provision is being made in the Inner South and Woden districts for the next stage of light rail from the City Centre to Woden. This will ensure that land use and transport planning are integrated. The change areas along this corridor will involve future planning and investigations considering all five drivers equally to determine either suitability for future growth or development. This will include consideration of the impact on the amenity of the surrounding existing residential areas.	N
<b>Social and affordable housing</b>	Concern that the draft Territory Plan does little to address affordable housing need. Recommendations that residential development in group centres include integration of different housing tenures. Incentives should be considered for developers to include affordable housing.	Submissions Report	Further work is planned in respect of social and affordable housing contributions, including the investigation of future initiatives to support and increase social and/or affordable housing in Canberra. This will include planning and design provisions that encourage the supply of affordable housing.	N
<b>Dual occupancies</b>	Concerns dual occupancies will worsen parking congestion.	Submissions Report Listening Report	Where permitted, dual occupancies will be required to comply with assessment outcomes related to an appropriate scale for the site and zone and minimising adverse impacts on surrounding uses and protecting residential amenity. Includes consideration of	N

Theme	Feedback	Source	Government response	Change made Y/N
			appropriate height, bulk and scale, providing reasonable solar access to the dwellings and to neighbouring blocks and having sufficient soft landscaping and tree plantings to reduce urban heat island effect. Dual occupancies will also need to respond to the Housing Design Guide.	
<b>Urban transects</b>	Feedback that the inclusion of the urban transects in the draft District Strategies caused confusion.	Submissions Report Listening Report	The transect analysis has been removed from the body of the district strategies and included with strong narrative on the status of this analysis in background material. It will be one of many future considerations in investigating future areas for residential growth.	Y
<b>Local and group centres</b>	Support for economic development of Curtin group centre, particularly in the context of light rail development nearby.	Submissions Report	Curtin group centre serves an important service function and this is recognised in the district strategy. It's relationship with proposed light rail will be further investigated in detail. As outlined in the District Strategy, further detailed analysis will also be required to better understand both future demand for housing (based on revised population projections drawing on the results of the 2021 Census) and the best locations for this housing development.	Y
	Concerns regarding inclusion of the Curtin Local Centre (block 23, Section 29) as a local centre.	Submissions Report Listening Report	The Curtin Local Centre is already zoned CZ4 – Local Centre under the territory plan. However, the district strategy has been amended to note it as a 'non-functioning' centre. It's future direction and zoning will be subject to a detailed study of all local centres – this is noted in the district strategy actions.	Y
<b>Social Infrastructure</b>	Concerns about the loss of commercial opportunities with further residential development	Submissions Report	The ACT Government supports protecting commercial CZ3 service zoned areas of Phillip from residential	Y

Theme	Feedback	Source	Government response	Change made Y/N
			development. Provisions of the new planning reforms safeguard this area.	
	Substantial volume of comments objecting to the closure of Phillip Swimming Pool and the lack of replacement for the centre.	Submissions Report Listening Report	The Woden District Strategy has been amended to note that a publicly accessible swimming pool facility will be retained to service the surrounding community.	Y
	Concerns raised regarding the lack of community facilities in growth areas, and the lack of indoor sporting facilities in Woden, particularly in the Town Centre and Phillip Business District	Submissions Report	<p>The implementation plan includes a city-wide action to undertake a broader assessment of community, sport and recreation facilities of needs across the ACT to help fill the gaps identified in the district strategies.</p> <p>Targeted activities and activation of centres is an important part of the district strategies. Suggestions received through the consultation process will be assessed more fully for viability and the idea of markets, an art centre and a new community swimming pool will be considered through that process.</p> <p>Future social infrastructure will be underpinned by a community infrastructure needs analysis and will be aligned to anticipated future population growth and changes in demographics.</p>	N
<b>Canberra Hospital Precinct</b>	Comments there is a lack of detail on the Canberra Hospital Precinct.	Submissions Report	The district strategy has been amended to provide further information on the relationship of the hospital to the town centre, including the need to improve connections.	Y

Theme	Feedback	Source	Government response	Change made Y/N
<b>Active Travel</b>	Support from various respondents for additional bike paths and pedestrian bridges.	Submissions Report Listening Report	The Woden District Strategy references the Government's Active Travel Plan which contains initiatives for improved active travel and connectivity.	Y
<b>Traffic and congestion</b>	Concerns that the proposed Garra Primary School expansion, and other residential redevelopment, including in the southern part of Curtin, will exacerbate traffic congestion.	Submissions Report	The Woden District Strategy notes that current traffic growth will need to shift to other more sustainable transport modes, including light rail and active travel. Transport infrastructure projects will need to prioritise modal shifts and enhance connectivity, road user safety and amenity.	N
<b>Heritage</b>	Concerns regarding potential loss of heritage value within the area, for example from changes within the Radburn area of Curtin, or unsympathetic extensions to heritage listed properties.	Submissions Report	The text has been updated within the district strategy to strengthen, clarify and acknowledge that heritage values prevail in locations identified by ACT Heritage, even if sites are within change areas. The Radburn precinct has also been more fully acknowledged in the district strategy.	Y

## **Appendix B**

### **Summary of consultation feedback, Government response and changes – Territory Plan, design guides and planning technical specifications**

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## 1. Structure of documents and usability of new Territory Plan

**Table 1 - Structure and Usability of new Territory Plan**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Complexity</b>	The multiplicity of documents and their complexity make them difficult to understand, to administer and to evaluate.	Listening Report Public submissions Submissions Report	Assessment outcomes have been reworked since the consultation version to provide more clarity in the Territory Plan.  The scale of the Reform Project has been acknowledged – alongside the number of documents being consulted on. Maps, images and other graphics will be extensively reviewed and amended prior to publication of final documents – to ensure legibility.	Y
<b>Lack of oversight</b>	Technical Specifications, Design Requirements, and District Strategies are not subject to change management through the Legislative Assembly. This subverts any possibility of oversight of Planning Administration by the Assembly and community.	Public submissions Submissions Report	The planning specifications will be a Notifiable Instrument (NI) on the Legislation Register and will be required to follow the standard process for amending a NI.  The shift to a more outcome-focused system of development control improves the connections within the planning system between strategy and delivery. It also enables innovative and best practice design responses rather than a rules-based system which leads to conformity and does not enable site specific responses in some circumstances, resulting in poor development outcomes. While the new approach will require some adjustments, it is not considered that it will lead to less ability for the general community to participate in the planning system and will not result in deregulation of	N

Theme	Feedback	Source	Government response	Change made Y/N
			development. It will change the basis by which development is regulated but is anticipated to result in improved outcomes over time	
	Main concerns relate to risk, governance and accountability because the new TP gives discretionary power under outcomes-based decision making to the new Planning Authority.	Listening Report Public submissions	All developments must demonstrate that they are consistent with the assessment outcomes of the zone policy. All legislative/regulatory requirements must still be met.	N
	In the absence of rules-based planning, it is essential that strong compliance measures be added as part of an effective governance model. Such a model would also deal with the pervasive conflicts of interests surrounding planning decision making and the need for independent, evidence-based conflict resolution.	Listening Report Public submissions Submissions Report	<p>No changes to compliance processes.</p> <p>All developments must demonstrate that they are consistent with the assessment outcomes of the zone policy. All legislative/regulatory requirements must still be met.</p> <p>Training and fact sheets are being prepared for implementation of the new system. This will include details of documentation requirements for preparing and assessing a development application.</p> <p>the reform process is likely to be ongoing, with this major shift in approach the start of a longer process to refine and improve the planning system based on further work and the outcomes of monitoring and review.</p>	N
<b>Quality control of documents</b>	Many of the documents presented for comment lack basic referencing systems including page numbers, Paragraph Numbers, Section Names, Indexes, Contents pages, Cross References to other documents in the set, and use of defined terms. These quality issues render the documents as not fit for review.	Public submissions	Territory Plan documents have been revised to address and rectify these issues.	Y



Theme	Feedback	Source	Government response	Change made Y/N
<b>Hierarchy</b>	The hierarchy of policies is unclear.	Listening Report Public submissions	Documents revised and restructured in the Territory Plan to improve clarity. The Territory Plan Part A has an explanation and diagram of how the structure and supporting material are linked.	Y
<b>Linkages</b>	Concerns that the relationship between outcomes in policies and possibly relevant specifications is not clear, that is, which specifications relate to which outcomes.	Public submissions	Documents have been revised to add the applicable assessment outcome against the relevant planning specification/s. Themes in assessment outcomes correlate to themes in planning specifications.  Part A of the Territory Plan explains linkages.  Planning specifications provide one means of compliance with the assessment outcomes. If proponents wish to propose new, innovative designs outside of planning specifications, this can be justified through the assessment outcomes.	Y
	Suggestions that there should be higher linkages with the relevant District Strategies.	Listening Report Public submissions Submissions Report	District strategies will inform changes to the district policies, although district strategies do not form part of the Territory Plan.  The District Strategy Implementation Plans identify a range of implementation mechanisms, including amendments. Over time, it is intended that elements of the Territory Plan will be amended to incorporate outcomes and actions from the district strategies.	N
<b>Assessment Requirements</b>	Concerns that mandatory rules are generally inconsistent with a merit based system and	Public submissions	It is necessary to balance qualitative outcomes with some mandatory requirements, where	N

Theme	Feedback	Source	Government response	Change made Y/N
	inadvertently targeted mandatory rules can be problematic.		these mandatory requirements are essential for achieving good outcomes.	
<b>DA lodgement and assessment</b>	The effective implementation of the new system will require a substantial shift in the way development is assessed and increased training and resources will be required to ensure a smooth transition and efficient assessment timeframes to support new investment. The new system will also rely on the skill of experienced practitioners to assess development and training of both assessment staff and ACT Government entities to provide for innovation and consistency to achieve the desired outcomes.	Listening Report Public submissions	Training and fact sheets are being prepared for implementation of the new system.	Ongoing
	Not clear what the document requirements will be to support a development application; likely there will be a substantial increase in the documentation required to support a DA.	Listening Report Public submissions	Training and fact sheets are being prepared as part of implementation of the new system. This will include details of documentation requirements for preparing and assessing a development application	Ongoing
	Lack of assessment guidelines for proponents.	Public submissions	Training and fact sheets are being prepared as part of implementation of the new system. This will include details of documentation requirements for preparing and assessing a development application	Ongoing
<b>Compliance</b>	Concern that no pre-DA consultation, fewer rules will result in less compliance.	Listening Report Public submissions	Statutory consultation still required, and pre-DA consultation still encouraged. No changes to current compliance process.	N
<b>Design Guides</b>	Concern that the design guides have not been provided in draft form to the public or industry for review and comment. It is unclear how stakeholders and community can respond accurately to the New Territory Plan without	Listening Report Public submissions Submissions Report	Noted. Design Guides will be released with the new Territory Plan.	N

Theme	Feedback	Source	Government response	Change made Y/N
	these documents. The Design Guides are documents which lie outside of the Bill, it suggests that they can be updated at any time without notification.			
	Concerns that the Explanation of Intended Effects (EIE) is really a textbook presentation, having no contextual relevance.	Public submissions Submissions Report	The EIE was intended to give an indication of the matters to be covered by the Design Guides while they were being prepared. The final Design Guides, containing detailed information to consider with a development application will be released with the new Territory Plan.  The design guides will also provide an added layer of guidance to secure high quality design quality, amenity and environmental standards.	N
<b>Implementation</b>	An Implementation Plan needs to be developed to support the implementation of the new planning system.	Listening Report Public submissions	An implementation plan including the development of training and fact sheets is being prepared for implementation of the new system.	ongoing

## 2. District Policies and District Specifications

**Table 2 - District Policies and District Specifications**

Theme	Feedback	Source	Government response	Change Y/N
<b>Heights</b>	Inconsistency of controls translated from some precinct codes but not others depending on the district or suburb.	Public submissions Submissions Report	If provisions are currently mandatory, then this will still be the case. Otherwise, there is opportunity for flexibility to demonstrate a high-quality design response through the development application.	N

Theme	Feedback	Source	Government response	Change Y/N
			The shift to a more outcome-focused system of development control improves the connections within the planning system between strategy and delivery. It also enables innovative and best practice design responses rather than a rules-based system which leads to conformity and does not enable site specific responses in some circumstances, resulting in poor development outcomes. While the new approach will require some adjustments, it is not considered that it will lead to less ability for the general community to participate in the planning system and will not result in deregulation of development. It will change the basis by which development is regulated but is anticipated to result in improved outcomes over time.	
<b>New district policy</b>	Ginninderry want a separate district policy	Public submissions	Not supported. Provisions will be included in Belconnen District Policy and District Specifications where relevant and in the exempt development Regulation	N
<b>Gungahlin District Policy</b>	Gungahlin District Policy - Storeys and building heights don't align to normal storey heights of 3m.	Public submissions	Differences allow for higher floor to ceiling heights for non-residential uses in commercial areas.  Higher buildings won't all be commercial – some will have a residential component which do not require increased floor to ceiling heights as is required for commercial uses.	N
	Assessment outcomes wording needs revising relating to vehicle and bicycle parking and associated tree planting; serviceability in terms of infrastructure and utility services to include	Public submissions	The Gungahlin District Policy has been revised. Assessment outcomes have mostly been moved to specific assessment requirements for specific sites.	Y

Theme	Feedback	Source	Government response	Change Y/N
	living infrastructure; and consideration of existing plantations.		Assessment outcomes in the applicable zones policy for a site still needs to be addressed and these have also been rewritten to improve clarity. This includes provisions for living infrastructure, including provision of deep soil zones to support healthy tree growth and provide adequate room for canopy trees cover to reduce the urban heat island effect. Additional commercial plantations will not be permitted.	
<b>Belconnen District Policy</b>	Belconnen District Policy needs explanation of what 'additional prohibited development' means.	Public submissions	Part A of the Territory Plan explains the relationship between district policies and zone policies in relation to prohibited and permitted uses.	N
	Southern Cross School site in Scullin (Block 1 Section13) is under Additional Prohibited Development - it was originally intended to become a retirement village under CFZ zoning. Also notes same thing for Blocks 22, 24, 27 & 28 Section 43 Scullin , which suggests something similar.	Public submissions Submissions Report	This land use restriction has been translated directly from the current Scullin Precinct Code. Retirement village has been identified as additional prohibited development on these sites on the existing Scullin Precinct Code since precinct codes were introduced into the current Territory Plan in 2011.  Development of prohibited uses may still however be considered under certain limited circumstances outlined under Part 7.3 of the Planning Act 2023.	N
	The Belconnen District Policy has made changes to mandatory heights in some parts of the town centre.	Public submissions	Building heights have been reconsidered to reflect intended built form outcomes in the town centre.	Y
<b>Belconnen District Specification</b>	Concerns that there is no detail about specifications proposed for Scullin (or many other older suburbs) only a reference to what could be considered from the Strathairn detail.	Public submissions	There are no specific development and site controls for Scullin. Requirements for Strathairn are completely separate from Scullin.	N
<b>Woden District Policy</b>	Figure 16 has insufficient mention in the policy or assessment outcomes.	Public submissions	Noted. Further work is being undertaken to align policy outcomes and proposed future development	N

Theme	Feedback	Source	Government response	Change Y/N
		Submissions Report	opportunities. The Phillip and Athllon Drive Corridor is identified in the Woden District Strategy as one of the selected key sites and change areas and is located along the future light rail corridor. One of the policy outcomes refers to delivering urban transformation and supporting new sustainable communities linked to the future light rail corridor between Curtin and Mawson. Where further work identifies matters to be considered during the development assessment process, these will be added to the relevant policy or specification, in accordance with the required process. A community facilities and recreation needs assessment will be undertaken to identify requirements of the existing and future population.	
	Mawson intersection of Athllon Drive and Mawson Drive is a better termination point for Light Rail Stage 2B.	Public submissions Submissions Report	The revised Woden District Policy reflects Mawson as a node connected to future stages of light rail.	Y
	Policy outcomes referring to new community facilities should specifically mention new sporting and community facilities along Athllon Drive (south of Hindmarsh Drive) as the geographic centre of Woden valley.	Public submissions Submissions Report	Refinements to the Woden District Strategy will be incorporated into the District Policy over time as further work is done in this regard. The Athllon Drive corridor provides another opportunity to create an environmental and community corridor between Southlands and the Woden Town Centre.	ongoing
	Community organisations and business community organisations need to be contacted for consideration of proposed development in Phillip.	Public submissions	Further district planning for the area will provide opportunity for further consultation with the business and community organisations in the area.	Ongoing

Theme	Feedback	Source	Government response	Change Y/N
	Clarification needed regarding maximum floor heights in Phillip, as the document refers to 4 storeys however it can be interpreted that each floor could be 4 meters in height, essentially allowing developers to create loft-style apartments.	Public submissions	Apartments with mezzanine levels are counted as storeys.  The definition of 'storey' has been adjusted to clarify this matter.	Y
	The Phillip pool should be relocated to another location in the town centre	Public submissions Submissions Report	A condition of the lease for the Phillip pool site is that the swimming pool is available and operational for public use. A community facilities and recreation needs assessment will be undertaken to identify requirements of the existing and future population.	N
	Consideration for future sporting and commercial precinct.	Public submissions Submissions Report	Refinements to the Woden District Strategy will be incorporated into the District Policy over time as further work is done in this regard. Future social infrastructure will be underpinned by a community infrastructure needs analysis and will be aligned to anticipated future population growth and changes in demographics.	ongoing
	Wording of outcomes should be revised to limit misuse by developers, and to correct errors.	Public submissions	Wording has been amended to provide greater clarity in revised district policy. Assessment outcomes have mostly been moved to assessment requirements for specific sites. Assessment outcomes in the applicable zones policy for a site still need to be addressed and these have also been rewritten to improve clarity. The Woden District Policy has been reviewed and revised to more accurately reflect current policy positions.	Y
	Concern that the proposed Territory Plan significantly reduces the solar protections at Curtin Square and strongly recommend the	Public submissions	The Woden District Policy contains a mandatory assessment requirement that reasonable solar access be retained to the Curtin site.	N

Theme	Feedback	Source	Government response	Change Y/N
	2018 solar protections be included in the Woden District Policy.			
<b>Weston Creek District Policy</b>	CZ6 zoned lands in Stirling should be added to the list of identified locations where housing diversity can be delivered to meet the needs of the community.	Public submissions	Proponent can request change for site once the new Territory Plan takes effect via proponent initiated amendment process.	N
<b>Inner South District Policy</b>	Land Use Table for Deakin for prohibited uses needs reworking.	Public submissions	Prohibited uses listed in the land use table are all identified as PD areas in the corresponding figure. Where all uses except health are prohibited, this correlates to the area PD5 only.	N
	Land Use Table for Fyshwick for prohibited uses needs reworking.	Public submissions	The additional prohibited uses and additional assessable uses are listed for specific parcels of land only within Fyshwick. Repeated as applies to different parcels of land that have different additional assessable uses for the particular parcel of land.	N
	Land Use Table for Kingston. The CZ5 additional development seems to be repeated and Figure 14 doesn't show CZ5.	Public submissions	Repeated as applies to different parcels of land that have different additional assessable uses for the particular parcel of land. Land use table has been revised to reflect corresponding AD, PD labels on Figure 14.	Y
	Proponent is seeking an exemption for the Yarralumla Brickworks through the Yarralumla Precinct Plan, to exclude the revised definition of attic proposed under the New Territory Plan ensure that the existing definition of attic is maintained for the purpose of this estate development.	Public submissions	The definition of attic can be considered as part of the estate development plan and any required policy changes reflected in the new Territory Plan.	N
<b>Inner South District Specifications</b>	Concerns that parts of Dairy Road site are referenced as being designated land under the National Capital Plan which is incorrect.	Public submissions	Wording has been amended to remove reference to National Capital Plan requirements.	Y



Theme	Feedback	Source	Government response	Change Y/N
<b>East Canberra District Policy</b>	The district boundary should be realigned to include Hume South so that all of Hume has the same policy.	Public submissions	This matter has been identified for further investigation as it involves the realignment of the district boundaries.	Ongoing
	Concerns that Mugga Quarry is developed contrary to stated requirements and also does not appear to have a rehabilitation plan showing the progressive restoration of each section of the quarry.	Public submissions	The assessment requirement for the Mugga Quarry reflects the existing requirements for the site and relates to activities that require development approval through a development application. The matters raised relate to an existing activity and its operation which is outside the scope of the planning system reform.	N
	Concerns that even though Beard land use table allows for Restaurant and Take-Away but the approval requirements from EPA preclude this from happening. Therefore the employment centre has no food outlets to service the area.	Public submissions	Noted. These uses are currently permitted in Beard.	N
	Concern that Land Use Table Pialligo: Figure 7 doesn't show NUZ1 with all of the prohibited development.	Public submissions	The figure correlates with the land use table for Pialligo.	N

### 3. Zone Policies

**Table 3 – Zone Policies – general comments**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Desired outcomes</b>	The Territory Plan must incorporate tighter definitions of desired outcomes	Public submissions	Desired outcomes have been reworded in the Territory Plan to provide greater clarity around the intended outcomes.	Y

Theme	Feedback	Source	Government response	Change made Y/N
<b>Assessment outcomes</b>	Concerns that assessment outcomes are not expressed as outcomes	Public submissions Submissions Report	The final documents have improved clarity of wording and the intent and outcomes are clearly expressed.	Y
	Assessment Outcomes relating to Northbourne Avenue and Inner North should be merged with relevant suburb Assessment Outcomes for ease of use. These are the only provisions that aren't suburb-based.	Public submissions	The current provisions have been translated into the Inner North and City District Policy as assessment requirements and in the associated planning specification.	Y
<b>Assessment requirements</b>	Height limits in Assessment Requirements do not allow for likely increased floor-ceiling requirements that were to be included in the Housing Design Guide nor do they facilitate minor additions like lift over-runs, roof-top plant etc.	Public submissions Submissions Report	<p>Specified heights are to achieve a specific built form outcome. Where a height is mandatory, other assessment considerations need to be met within the maximum height.</p> <p>Allowances for additions like lift overruns rooftop plant etc are site specific (located in District Policies) where the encroachment is considered acceptable and is not a blanket provision.</p>	Y
<b>Living infrastructure and amenity</b>	Assessment Requirements must include the current living infrastructure provisions to provide solar access, privacy and protection of the character of heritage precincts.	Public submissions	<p>Residential Zones Policy has been revised to articulate more clearly the living infrastructure, solar access and privacy considerations in the assessment outcomes for residential development in residential zones and any other zone where residential use is permitted.</p> <p>Protection of the character of heritage precincts is a matter for other legislation, namely the Heritage Act and associated Heritage Citations, and will need to be considered and addressed during the DA process.</p>	Y
<b>Changes to TP</b>	Any proposed changes to mandatory requirements in the Territory Plan should be	Public submissions	Changes will be considered to be either a major amendment (current draft variation process) and/or	N

Theme	Feedback	Source	Government response	Change made Y/N
	treated as a major amendment, with appropriate notification in the Legislative Assembly and provision for disallowance		minor amendment (current technical amendment process).	

**Table 4 – Residential Zones Policy**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Secondary residences</b>	Question whether secondary residence classified as single dwelling or multiple dwelling.	Public submissions	Though a secondary residence is multi-unit (more than one dwelling on a block) it is assessed along with the single dwelling provisions.	Y
	Requests that secondary residences be given a relaxation in site coverage, to 50% for blocks between 500 sqm. to 900 sqm.	Public submissions	Not supported. Secondary dwellings are treated as part of single residential development and need limit building footprint in order to provide for sufficient living infrastructure on single residential blocks.	N
<b>Co-housing</b>	Questions the limitations on co-housing blocks.	Public submissions	As co-housing is a new housing typology for Canberra, once co-housing developments are established, a review into their impact on residential areas can be undertaken to determine whether any changes to the policy is required (such as minimum block size, zoning etc.).	N  For later review
<b>Build-to-rent development</b>	Objection to build-to-rent multi unit development in RZ1 Zones. Appropriate place is RZ2-RZ5 zones. RZ1 zones should retain low density.	Public submissions	The Territory Plan has been amended to remove build-to-rent development as a separate use and add it as an example use for multi-unit housing. This means any build-to-rent development is to comply with the same requirements as multi unit housing.	N

Theme	Feedback	Source	Government response	Change made Y/N
<b>Plot ratio</b>	Concerns that removal of mandatory plot ratio controls will result in larger houses on small blocks. Need more green space and smaller dwellings on blocks to support urban infill and housing affordability.	Public submissions	Site coverage, which is a mandatory requirement in the new Territory Plan, and living infrastructure provisions will limit size of dwellings, as it will limit the footprint of buildings and impermeable surfaces on a block.	N
	Maximum 50% of block should contain buildings and impermeable surfaces.	Public submissions	Site coverage is a mandatory requirement in the new Territory Plan. Site coverage restricts the footprint of buildings and impermeable surfaces on a block. Site coverage is a better means of controlling the extent of the footprint of hard surfaces on a site as it includes all impermeable surfaces such as covered decks, carports etc, which would not have been included in plot ratio calculations.	N
<b>Solar access, plot ratio, planting area, private open space</b>	Solar access, plot ratio, planting area, private open space provisions have been removed.	Public submissions	These provisions (except plot ratio) have been added back into the Territory Plan. Plot ratio has been replaced by mandatory site coverage requirements. Plot ratio is only a requirement of the exemption regulation for exempt single dwelling development where it complies with all requirements in the exemption regulation.	Y
<b>Dwelling replacement</b>	Concern that deleting the dwelling replacement requirement in the draft Territory Plan without the referenced Housing Design Guide being available is not reasonable.	Public submissions	The original intent of the dwelling replacement policy was to provide apartment sizes for larger households, particularly in the inner north. Rather than this dwelling replacement requirement, it is considered that a dwelling mix in multi unit development is a more appropriate control. This will be a consideration in the residential zones specification and design guides.	N
<b>Policy Outcomes</b>	Policy outcomes should be written in a manner that development proposals can respond to in a statutory planning approach	Public submissions	Policy outcomes have been reworded in the Territory Plan to improve clarity.	Y

Theme	Feedback	Source	Government response	Change made Y/N
	Wording and intent for developments that are resilient to climate change need to be reworded to better clarify intent and outcomes for the zones / development.	Public submissions	Assessment outcomes include provisions that need to be addressed in a development proposal for matters to do with sustainability and the environment, including climate change, urban heat island effect, tree canopy cover and biodiversity.	Y
	Concern that proposed policy outcomes don't protect the character of established single dwelling housing areas.	Public submissions	Assessment outcomes and assessment requirements in the Residential Zones Policy limit the development that can occur in specific zones (such as RZ1). A development application for a development proposal will need to comply with the specific limits on bulk and scale.	N
<b>Policy Outcomes RZ1</b>	Concern that a range of housing choices to address housing shortages and aging in place is not provided for.	Public submissions	<p>Policy outcome considered to be appropriate.</p> <p>Assessment outcomes and assessment requirements in the Residential Zones Policy permit a range of housing typologies where appropriate for the zone. The Government has made the decision to permit unit titling of dual occupancies in RZ1 zones in the new Territory Plan where located on a block that is at least 800m<sup>2</sup> and where one dwelling is no more than 120m<sup>2</sup> (excluding the area of the garage)..</p>	Y
<b>Policy Outcomes RZ2</b>	Concern that development still restricted to low rise developments.	Public submissions	<p>Policy outcome considered to be appropriate.</p> <p>Assessment outcomes and assessment requirements in the Residential Zones Policy permit a range of housing typologies where appropriate for the zone.</p> <p>Apartments will be permitted in the RZ2 zones under the new Territory Plan. Co-housing is also currently permitted in the RZ2 zone.</p>	N
<b>Policy Outcomes RZ3</b>	Concern that the outcome is too vague and needs to be rewritten.	Public submissions	Policy outcome considered to be appropriate.	N

Theme	Feedback	Source	Government response	Change made Y/N
			Assessment outcomes and assessment requirements in the Residential Zones Policy provide more targeted provisions on what is permitted in the RZ3 zones, in terms of redevelopment, housing typologies and bulk and scale of development.	
<b>Policy Outcomes RZ4</b>	Outcomes need to be re-written to provide more detail of higher density living intentions for the zone.	Public submissions	<p>Policy outcomes are considered to be appropriate.</p> <p>Assessment outcomes and assessment requirements in the Residential Zones Policy provide more targeted provisions on what is permitted in the RZ4 zone in terms of redevelopment, housing typologies, density and bulk and scale of development.</p>	N
<b>Policy Outcomes RZ5</b>	Suggestion that more areas located within close proximity to the city centre need to be zoned RZ5.	Public submissions	<p>The district strategies will consider the appropriate locations for further expansion of RZ5 zones in close proximity to the city centre and other areas suitable for high density residential development.</p> <p>Policy outcomes are considered to be appropriate and are worded to encourage provision of high density housing particularly in areas with very good access to facilities and services and/or frequent public transport services</p>	N
<b>Minimum planting area</b>	Concerns about reduction in the minimum planting area for single dwelling large blocks	Public submissions	The Residential planning specification stipulates 30% minimum planting area for single dwelling large blocks.	N
<b>Assessment requirements</b>	Concern that limits on development opportunities on RZ2 sites with a street frontage of less than 20m being based on amount of kerb space available for bin collection. Waste collection design should not be determined by street frontage.	Public submissions	<p>Not agreed.</p> <p>This requirement discourages inappropriate development on certain blocks where block widths are a limiting factor. For instance, a block at the end of a cul-de-sac has a narrow frontage making vehicle access and the presentation of the dwelling/s to the street difficult.</p>	N

Theme	Feedback	Source	Government response	Change made Y/N
	Concern that prohibiting apartments in RZ1 hinders housing choice.	Public submissions	It is necessary to balance some moderate increased density whilst maintaining the nature of low density residential neighbourhoods in suburban areas.	N Future review
	Suggestion that neither site coverage nor plot ratio should be mandatory and discretion be permitted to balance the two elements through the DA process.	Public submissions	The 50% plot ratio will be retained in the exemption regulation. Plot ratio is not included in assessment requirements in the zone policy nor in the residential planning specification.	Y
<b>Assessment Outcomes</b>	Concern that the minimum of 250m <sup>2</sup> per additional unit for community and supportive housing in RZ1 is too small and can lead the equivalent of an RZ2 density.	Public submissions	These types of development cannot be unit titled and are still subject to site coverage requirements.	N
	Concern that the minimum block size per additional dwelling of 250m <sup>2</sup> is too small. Should increase to 350m <sup>2</sup> and no more than one shared wall. This will retain the relatively low density of RZ2 zones.	Public submissions	Changes in RZ2 zones will allow for moderate increases in density. Any multi-unit development proposal in RZ2 will need to demonstrate compliance with mandatory site coverage requirements to control bulk and scale on blocks.	N  For later review
<b>RZ2 Zone</b>	Block amalgamation should be encouraged in RZ2 Zone	Public submissions	Noted. Block consolidation in RZ2 zone is already permitted.	N
	Suggest evaluation of success of RZ2 zoning to provide medium density housing to learn lessons for the proposed further relaxation of requirements for multi-unit development near local and group centres.	Public submissions	Draft new Territory Plan permits modest increase in density in RZ2 zones and allows apartments in RZ2 zones.	N
	Multi dwelling development in RZ2 zones needs to be considered along with appropriateness of roads to accommodate extra parking / traffic / rubbish bins.	Public submissions	Assessment outcomes in the Residential Zones Policy requires the proposal demonstrates the appropriateness of development in the area in relation to parking, traffic, waste.	N
<b>RZ3 RZ4 RZ5 Zones</b>	Maximum building heights for RZ3-RZ5 zones should increase commensurate with an increase	Public submissions	Not supported. Current building heights for RZ3-RZ5 zones are considered appropriate.	N

Theme	Feedback	Source	Government response	Change made Y/N
	in height for RZ2 (to 3 storeys) to facilitate urban densification in appropriate locations.			
<b>Accessibility</b>	Universal design standards should be mandatory under assessment requirements in the residential zones policy.	Public submissions	See previous response on this subject matter. This is covered by the changes to the National Construction Code.	N

**Table 5 – Other Zones Policies**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Commercial Zones Policy - Assessment Outcomes</b>	Suggestions to revise assessment outcomes to be more specific and clarify actual intended outcomes for each Assessment Outcome, resolve duplications, fix errors and delete redundant provisions.	Public submissions	Assessment outcomes have been reworded and revised in the Territory Plan for greater clarity and duplications and errors have been resolved.  The requirement for a noise management plan is retained and revised to be a mandatory requirement for specific noise generating uses.  Air quality has been included with the assessment outcome relating to site constraints.	Y
	Query why so many empirical absolutes	Public submissions	These numerical controls are transferred from the current Territory Plan and are considered an appropriate benchmark for the particular outcome sought to be achieved.	N
	Query about where Water Sensitive Urban Design provisions have been located as only single mention in assessment outcome.	Public submissions	Water sensitive urban design (WSUD) metrics are located in the associated Commercial Planning Specification and have been condensed / modified.	Y



Theme	Feedback	Source	Government response	Change made Y/N
<b>Industrial Zones Policy - Assessment Outcomes</b>	Revisions suggested to assessment outcomes	Public submissions	Changes made	Y
<b>Community Facility Zones Policy - Assessment Outcomes</b>	Revisions suggested to assessment outcomes	Public submissions	Changes made	Y
<b>Non urban zones policy - NUZ1 Broadacre Zone</b>	Permitted uses in the NUZ1 Broadacre Zone needs to be broadened to accommodate the changing demand for land of clean industrial use, as reflected in the growth of logistics industry and internet shopping business.	Public submissions	The fundamental desired outcome for the NUZ1 zone is to provide for in a predominantly rural landscape setting a range of uses which require larger sites and/or a location outside urban area. Industrial uses and warehousing for internet shopping businesses are more appropriately located within urban areas with convenient access to local markets and customers.	N
<b>Non urban zones policy - NUZ2/NUZ3 Emergency Services Facility</b>	Addition of Emergency Services Facility as a permissible use in the NUZ2 Rural Zone is considered appropriate, it is not necessarily appropriate or consistent with the objectives of the NUZ3 Hills Ridges and Buffers zone and no justification for this change is provided.	Public submissions	Considered that the use would have no greater impact than other permitted uses in the NUZ3 zone.	N
<b>Non urban zones policy - NUZ2 Outdoor recreation facility</b>	Objection to the exclusion of the ability to include motorsport facilities as part of outdoor recreation facilities in NUZ2. Areas zoned NUZ2 are the most isolated non-conservation areas in the ACT and as a result represent the best opportunity for developing	Public submissions	Outdoor recreation facility (including motorsports) is permitted in the NUZ1 Broadacre Zone, which is considered to be the appropriate zone for this type of activity.  NUZ2 rural land is appropriately zoned	N

Theme	Feedback	Source	Government response	Change made Y/N
	motorsports facilities. Also emphasises that this control is highly irregular compared to other states planning controls.		for less intrusive, low impact uses that conserve ecological integrity and conservation of wildlife habitats.	

#### 4. Zone Planning Technical Specifications

*Note: technical specifications renamed planning technical specifications in the Territory Plan*

**Table 6 - Zones Planning Technical Specifications - general comments**

Theme	Feedback	Source	Government response	Change made Y/N
<b>General comments</b>	Concern that technical specifications are not legally enforceable, as they are not part of territory plan.	Public submissions	Planning technical specifications will be notifiable instruments.	Y
	Concern that Technical specifications cannot support consistent decision-making and assessment against a broad range of desired outcomes, as they are qualitative, broad in nature and not measurable.	Public submissions Submissions Report	Part A of the Territory Plan describes how the outcomes based system works and the aim of the achievement of high quality and sustainable design outcomes with flexibility for alternative design solutions. Consistent decision making based on outcome-focused planning provisions will enable clearer lines of sight between the assessment of	Y

			development proposals and outcomes for the community, environment and economy.	
	Concern that there are still too many specific requirements that are simply uplifted from previous codes.	Public submissions	Wording revised in the Territory Plan. Planning specifications are one means of complying with the assessment outcomes. Design Guides will provide guidance on qualitative design response to assessment outcomes.	Y
	Suggestion that Technical specifications should include a separate section on climate resilience.	Public submissions	Wording of the theme has been changed to 'Sustainability and Environment'.  A Biodiversity Sensitive Urban Design Guide has been developed and will form part of the suite of guides for assessment purposes.	Y

**Table 7 - Residential planning technical specifications**

Theme	Feedback	Source	Government response	Change made Y/N
<b>General comment</b>	Concern that the approach of combining and reducing provisions fails to address the challenges professional face when working with the planning rules. There needs to be much more focus on making these easy to work with when developing and documenting a project for planning approvals.	Public submissions	The specifications are intended to be an optional, rather than mandatory consideration, with the key focus of the development design being on its compliance with the relevant assessment outcomes and the considerations raised in the design guides. The format of the specifications has been revised to link more clearly to the assessment outcome that applies.	N
<b>Private open space</b>	Concern that private open space requirements have been removed from the Territory Plan.	Public submissions	Private open space provisions have been put back into the Territory Plan.	Y
<b>Trees on large block</b>	Confusing how requirements for provision of trees on large blocks is to be calculated	Public submissions	Noted. This provision has been revised in the residential specifications to clarify that additional trees on large blocks greater than	Y

Theme	Feedback	Source	Government response	Change made Y/N
			800m <sup>2</sup> are provided for each additional 800m <sup>2</sup> block area or part thereof.	
<b>High albedo materials</b>	No provisions for cool roofs etc	Public submissions	Further investigation will be undertaken by the Government to determine how cool roofs interact with energy rating requirements for housing.	N  Ongoing review
<b>Nil setback on side boundary 2</b>	Removal of the nil setback on side boundary 2 is likely to push many minor works applications including carports, garage and some decks on established blocks into the Merit track; which seems particularly unnecessary for applications where existing structures are located closer than 1.5m and therefore result in more merit track applications and the additional approval timeframes resulting.	Public submissions	Rectified in the Territory Plan – side boundary setbacks for garages and carports on large blocks have been put back in the relevant tables in the planning specifications.	Y
<b>Living Infrastructure</b>	Living Infrastructure provisions appear to be significantly watered down in the draft Technical Specifications.	Public submissions	Revised in the Territory Plan – living infrastructure provisions (tree planting, planting area) have been put back in and are located in the residential planning specification document.	Y
<b>Site coverage, private open space</b>	Rules covering site coverage, planting area, private open space still have overlap and remain much more complex than they need to be. Further work should be done to combine these into a single rule covering all.	Public submissions	Need to be separate to achieve desired result for permeable surfaces on blocks, limiting footprint extent, and providing adequate private open space. New assessment outcomes explain the intent of achieving different things.	N
<b>Legibility</b>	More needs to be done to structure the rules based on user needs. There are too many situations where thematically related rules are fragmented across the specification and often overlap each other. This makes the specifications complex to use in real-world situations. For example, the rules related to site coverage, private	Public submissions	Structure of planning specifications is theme based in line with Assessment Outcomes. Planning specification documents have been reorganised to flow better to align with and address the relevant assessment outcomes.	Y

Theme	Feedback	Source	Government response	Change made Y/N
	open space, planting area, tree coverage etc function to control the ratio of building to site. Someone undertaking the design of new building has to jump all over the document when considering things like the size and the location of open spaces.			
	Many of the specifications are poorly written making them difficult to understand which will force users to continue to rely on supplementary explanations. Problems include; long sentences, poor structure and vague logic. The whole specification document should be rewritten using Plan English principles. Specifications should be independently reviewed and certified for compliance.	Public submissions	Planning specifications have been amended to improve legibility.	Y
<b>Accessibility</b>	The specifications should be made available on a web page with user friendly interface to make them easier to access and use. PDF documents should not be used.	Public submissions	Work is being undertaken to develop an online searchable/filterable Territory Plan and also for functionality in a new version of eDevelopment. Under the Planning Act the Territory Plan is required to be a notifiable instrument. This means that it will still need to exist as a series of PDFs to meet these requirements.  A searchable Territory Plan would be an additional communication/ engagement tool.	ongoing

Theme	Feedback	Source	Government response	Change made Y/N
<b>Rules outside Territory Plan</b>	There are too many instances where important planning rules remain outside of the specification and are administered outside of ACT planning. Where possible these outlying rules should be combined within the specification. At a minimum there should be a consistent approach applied across all planning rules. The current approach of requiring industry professionals to deal with multiple different agencies and organisations must be discontinued.	Public submissions	The Territory Plan is for planning matters. It does not replace other requirements under other legislation and / or agency policy requirements.	N
<b>Commercial provisions</b>	Concern that lots of provisions in residential specifications only apply to commercial projects.	Public submissions	Commercial references have been taken out of the Residential planning specification.	Y
<b>Clarification and interpretation</b>	Concerns about clarifications and interpretations that are applied by ACT planning. These are poorly communicated and almost impossible to access from outside of the bureaucracy. With the new specifications this approach must be discontinued	Public submissions	Practice notes are being prepared, and training will be provided on the new system.	Ongoing
<b>Combining both Single Dwelling and Multi-Unit Specifications into a single document</b>	Concern that combining both Single Dwelling and Multi-Unit Specifications into a single document, reduces its readability and accessibility, particularly for the general public. Much of the value of the simplification work that has been undertaken has been lost in combining the two documents into one. It would be preferable to retain a two-document system, similar to the current system.	Public submissions	All single residential exempt development will be contained in a separate exemption Regulation and the residential policy and planning specifications have been restructured to make it clearer.	Y
<b>Front boundary setback Single dwelling Large blocks</b>	Opposed to the garage to setback of 5.5m in front of the house if a courtyard wall is included. This will fundamentally alter the street scape in established neighbourhoods by encouraging the walling of front gardens to enable owner to push their garage forward of the existing dwellings. On large block	Public submissions	No change. See definition of 'building line' in Part G Dictionary. Courtyard wall does not form building line by definition.	N

Theme	Feedback	Source	Government response	Change made Y/N
	there is plenty of space for garages to remain behind the building line.			
<b>Front boundary setbacks</b>	Front boundary setbacks for multi-unit housing development proposals need to be simplified by removing 'blocks before 1993'.	Public submissions	Removing this date has a significant impact on setbacks applying to a block therefore this change is not supported.	N
<b>Setbacks</b>	Setbacks should not be reduced in established suburbs	Public submissions	Setback tables for established suburbs have been put back in and are located in the Residential Planning Specification.	Y
<b>Building envelope</b>	This provision requires clarification as it has a reference to solar building envelope (rather than northern boundary) and then contains a differing definition for Northern Boundary to that found in the dictionary. It is also unclear as to which blocks it applies to. Does it apply to all Large Blocks, or only large blocks approved after 5 July 2013?	Public submissions	Building envelope provisions have been replaced with one general building envelope provision applying to all blocks.	Y
	Suggestion to replace 'except for side or rear boundaries' with 'except for northern boundaries'.	Public submissions	Building envelope provisions have been replaced with one general building envelope provision applying to all blocks.	Y
	Note talks about a 'North facing boundary' being orientated between 30deg east of north and 20deg west of north. This is inconsistent with Part G1 – Dictionary, which states that the northern boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is oriented between 45deg west of north and 45deg east of north.	Public submissions	Building envelope provisions have been replaced with one general building envelope provision applying to all blocks	Y
	Building Envelope on mid-sized block developed prior to 5 July 2013: Question whether it is necessary to retain the provision, when all other provisions relating to development dates of Single Dwelling blocks have been removed?	Public submissions	Building envelopes have been revised and simplified to have one general building envelope provision apply to all blocks.	Y

Theme	Feedback	Source	Government response	Change made Y/N
<b>Solar Building Envelope</b>	Solar Building Envelope Angle is no longer based on the bearing of the associated boundary. It would be preferable to retain the existing values in Table 1 of the SDHDC or change the value from 31° to 34°, to find a compromise between those facing due north and those at a significant angle.	Public submissions	An intentional change was to simplify the solar building envelope specification. Solar envelopes have been replaced with a single general solar envelope. The solar building envelope has been set at 31° angle for all blocks. 31° was chosen to provide an envelope that provides the best solar protection for neighbouring properties. This means large blocks approved before July 2013 will continue to have the same height as the current Territory Plan. Any encroachments into the envelope can be assessed through a DA on the merits of the individual development proposal.	Y
<b>Landscaping</b>	Specification 33. "Any proposed street trees will, at maturity, shade not less than 30% of footpaths and surrounding paths at noon on the summer solstice" Removal requested as unworkable.	Public submissions	Rewritten to improve legibility.	Y
<b>Tree planting</b>	Specification 35. "Provides a minimum level of tree planting in deep soil zones associated with the requirements in table 7a, consistent with the following: a) For compact blocks, at least one small tree b) For mid-sized blocks, at least two small trees c) For large blocks less than or equal to 800m <sup>2</sup> , at least one small tree and one medium tree d) For large blocks more than 800m <sup>2</sup> , at least one medium tree and one large tree; and one additional large tree or two additional medium trees for each additional 800m <sup>2</sup> block area". Flawed needs more work.	Public submissions	The provision is consistent with the requirements introduced to the Territory Plan via Variation 369 and has been revised to include the changes that were introduced to the Territory Plan via Technical Amendment TA2022-10 for calculations involving existing trees on a block.	Y
<b>Privacy</b>	Privacy TS52, 53 & 54 are unworkable.	Public submissions	These specifications only apply to multi-unit development.	Y



Theme	Feedback	Source	Government response	Change made Y/N
	It is impossible to avoid overlooking or overlapping windows between residences when line of sight is defined as 12m distant. The rule as written requires all windows to be opaque or have a 1.7m sill height. These rules should be removed entirely until they can be better considered and referred back to industry for further comment.		The section on privacy has been amended to clarify intent and improve application.	
<b>Bushfire</b>	Many homes will be categorised as sitting in 'Flame Zones' and other high BAL ratings, which will have significant impact upon property values and home insurance alone. More time is needed to flesh out these issues before implementation in the new planning regime.	Public submissions	The Emergency Services Authority have undertaken work to determine BALs across the city. New suburbs cannot have blocks above BAL 29.	N
<b>Accessibility</b>	Accessibility of secondary residences – questions whether it is necessary to include these in technical specification, as now have liveable housing provisions in the National Construction Code. Removing the adaptability provisions associated with AS4299 in favour of the new NCC Provision would allow more Secondary Residences to be built, assisting with providing affordable, infill housing.	Public submissions	Removed. National Construction Code requirements for liveable dwellings will cover this sufficiently.	Y
<b>Driveway verge crossings</b>	Comment made that it is time to stop fragmenting the planning rules and sending users out to other agencies. One set of rules and one organisation assessing planning compliance etc. Bring these rules into the code (or at least reference an Australian Standard).	Public submissions	Territory Plan is for planning matters – does not replace other requirements under other legislation and / or agency policy requirements.	N

Theme	Feedback	Source	Government response	Change made Y/N
Car parking	Request that the requirement for at least one roofed space to be dropped as it increases building costs.	Public submissions	Car parking can be assessed against assessment outcomes as a DA if an applicant wants to deviate from exemption requirements – Assessment outcomes provide flexibility to provide alternative outcomes.	N
	Need to find a better balance of outcomes including less ‘unnecessary cut’ within sites. Suggestion that basement ramps be allowed to commence from 50% of the minimum front boundary setback (similar to how the courtyard wall rule setback is applied).	Public submissions	Agreed and revised. This change provides more flexibility but a development will still need to demonstrate sufficient planting area is provided on a block.	Y
	Query whether it is intended to remove the ability to provide for one required car space to be located on the driveway, in front of the garage and within the site boundary (tandem)?	Public submissions	Agreed. Tandem car parking provision has been put back in the Territory Plan.	Y
	Suggestion to remove carport widths from this requirement given the low bulk and scale characteristics of these structures generally.	Public submissions	Not supported. Minimum width required to provide for garage door if desired, noting that a carport is permitted to have a door facing the street. This matter can be considered for review at a later date.	N  For later review
	Specification 86. "In RZ2 on standard blocks, for co-located car parking spaces on the site, the maximum number of car parking spaces (including spaces in garages but excluding those in basements) is 4; and the minimum separation between groups of co-located car parking spaces (including spaces in garages but excluding those in basements) is 4m" This is confusing with reference to co-located parking location and distances.	Public submissions	The provision has been reworded in the revised planning specification.	Y

Theme	Feedback	Source	Government response	Change made Y/N
<b>Bicycle parking</b>	Extend this to cover all residential housing (single, dual occupancy etc). All dwellings should have provision for secure parking of at least one bicycle.	Public submissions	This only applies to multi-unit dwelling development and discretion of single dwelling owner, as it is expected that single dwelling blocks have sufficient space for the provision of bicycle parking and storage.	N
<b>End of trip facilities</b>	This provision is applied as a blanket over all development without consideration of likely need for servicing. It is most likely well over what is required to meet demand.	Public submissions	This can be assessed against assessment outcomes – assessment outcomes provide flexibility to provide alternative outcomes to planning specifications.	N
<b>Waste management</b>	This specification needs clarification. What is the function of the required space – if it is for waste management bins etc then make this clear.	Public submissions	Same intent as currently provided in Territory Plan for waste management facilities.	N
<b>Courtyard walls</b>	The requirement for panels should be set out here, ie “the wall is made up of at least 25% slotted paneling made of timber or similar”. The current statement is vague.	Public submissions	Agreed. Included in revised planning specification in the Territory Plan.	Y
	Courtyard walls forward of the building line should be able to be made from timber or colorbond – cheaper and widely used where facing major roads.	Public submissions	Not supported. The materials permitted are appropriate to the streetscape to maintain high quality visual outcomes. Key reason is impact on streetscape - having longer lasting materials that do not appear like fences (as front fencing is not permitted in ACT) and protects streetscape.	N
	Specification applies the current SDHDC courtyard rule for Large Blocks to all block types. Whilst a streamlined assessment approach is understood, when applied to mid-sized blocks, this specification will have a significant impact. Request to reconsider setbacks to courtyard walls for north-facing street frontages with a 0.5m setback.	Public submissions	The wording has been amended.  This matter will be further considered for adjustment to the setback.	Y  For later review

Theme	Feedback	Source	Government response	Change made Y/N
<b>Courtyard walls - multi unit housing</b>	Specification104d): “trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan”. This specification needs to be rewritten in plain English	Public submissions	Wording in the planning specification for this provision has been rewritten to be clearer.	Y
<b>Principal Private Open Space RZ3</b>	Principal Private Open Space (PPOS) for blocks zoned RZ3 has been changed - PPOS is required to meet minimum dimensions of up to 6.0m for 10% of the block area, whereas previously RZ3 required 24m <sup>2</sup> with a minimum dimension of 4m. This change will have the following impacts: Where the north is oriented to the front of a block, the PPOS will require a courtyard wall for screening. To achieve a compliant PPOS and courtyard wall the dwelling will require a front setback of 8.5m on a mid-sized block.	Public submissions	The existing PPOS requirements for RZ3 blocks have been put back in the Territory Plan	Y

## 5. Other Zone Planning Technical Specifications

**Table 8 - Other zones planning technical specifications**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Commercial Zones Specification - Parking</b>	Some of the parking requirements in the Technical Specification such as for the CZ1 in town centres (for office, restaurant and residential) have increased for a development to be deemed to comply, and these will be used as a benchmark for the expectations regarding parking. The basis should be fewer or at least the same as the current plan, not more.	Public submissions	Development needs to demonstrate compliance with the assessment outcomes – for end of trip facilities there is opportunity to demonstrate what would be reasonable for the type of development proposed without having to comply with the planning specifications.	N
<b>Industrial Zones Specification – EV Ready</b>	<p>The following questions were asked:</p> <ul style="list-style-type: none"> <li>• How is this defined? What infrastructure needs to be in place to be EV ready. We are having trouble getting enough power out of the network to have the capacity to add the additional load for EV chargers. This could possibly see every block having its own or multiple sub-stations.</li> <li>• Who owns the charging infrastructure and how is the charging to be invoiced?</li> <li>• How are designated car parks that belong to individual sub-leases dealt with? Is there a priority for visitors or staff parking?</li> </ul>	Public submissions	<p>The Definition of EV Ready is in Part G of the Territory Plan:</p> <p><b>“EV ready</b> means a car parking space which is provided with all of the infrastructure needed for the future installation of an electric vehicle charger, including provision of the following:</p> <ol style="list-style-type: none"> <li>adequate space within the car parking space for charger installation and the connection of an electric vehicle to a charger</li> <li>electrical distribution board(s) of sufficient size to allow future connection of electric vehicle chargers at all EV ready car parking spaces</li> <li>an electrical outlet at the car parking space suitable for the future installation of an electric vehicle charger</li> <li>conduits and cables connected from the outlet to the distribution board(s)</li> <li>a suitable on-site centralised load management and power provision approach.</li> </ol>	N

Theme	Feedback	Source	Government response	Change made Y/N
			<p>An electric vehicle charger may also be provided.”</p> <p>Substation capacity may need to increase, subject to issues such as demand management technology employed.</p> <p>Building managers will be responsible for determining allocation of infrastructure for sub-leases.</p> <p>The question of who owns the charging infrastructure and how it is to be invoiced is a question for each development. There will be different answers for different developments, e.g. a shopping centre may want a public charger company to operate it, while residential will usually not take this approach. For residential, it is more likely that unit owners will be responsible for their own charger and power costs.</p> <p>The planning specifications cover both ‘per unit’ residential charging and other (e.g. shopper and worker). The Design Guides will provide additional guidance, including visitors not covered by the Specification.</p>	
<b>Industrial Zones Specification – End of trip facilities (EOTF)</b>	The calculations for use seem to be unrealistic for some areas.	Public submissions	Development needs to demonstrate compliance with the assessment outcomes – for end of trip facilities there is opportunity to demonstrate what would be reasonable for the type of development proposed without having to comply with the planning specs.	N

Theme	Feedback	Source	Government response	Change made Y/N
			Assessment outcomes for EOTF gives more flexibility for provision of sufficient EOTF for proposed development on a case-by-case basis.	
<b>Community Facility Zone Specification</b>	Query whether it is critical that all dwellings comply with Class C AS 4299 – Adaptable Housing as this may work against affordable housing and housing choice.	Public submissions	This requirement is necessary for housing provided in Community Facility Zones as housing in this zone is mostly for people in need of support, such as elderly people or people with disabilities.	N
	20% carpark EV ready currently difficult to achieve.	Public submissions	Addressing the associated assessment outcome in the Residential Zones Policy provides flexibility as the Planning Specification is not mandatory.	N
	An RACF [residential aged care facility] should be able to be subdivided from ILU's [independent living units] for adaptive reuse noting subdivision is prohibited.	Public submissions	Noted. For further consideration regarding the merits of this approach.	N for later review
	Future subdivision should be factored in as the aging population decline and adaptive reuse or repurposing is required.	Public submissions	Noted. For further consideration regarding the merits of this approach.	N for later review
<b>Non-urban zone specification – building height</b>	Heights restricted to two storeys. This should be just a height control of 10m or 12m. Buildings in these areas can have multiple basement storeys or due to their height can be deemed three storeys even though they are two. If a building can fit multiple storeys within the allowable bulk and scale limits then why should they be restricted?	Public submissions	Not a mandatory requirement - can demonstrate against relevant assessment outcome in the Non Urban Zones Policy an alternative suitable design response.	N

## 6. Subdivision policy and specifications

**Table 9 - Subdivision policy**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Assessment Requirement 9</b>	Concern that the requirement does not permit the subdivision of blocks in RZ1. This is in direct conflict with policy outcome 4 which states, "land that offers excellent future development opportunities suitable for the existing or proposed zone". Furthermore, this is in conflict with the policy outcome for RZ1 in the proposed Residential Zones Policy where it states, "Provide for a range of housing choices that meet changing household and community needs". If a 1000m <sup>2</sup> block located within close proximity to transport and facilities is limited in regards to the number of dwellings it can hold and cannot be subdivided into two large blocks (as defined by the Territory Plan), how does EPSDD expect to meet projected housing targets or even meet current housing demands?	Public submissions	Unit title subdivision of blocks in RZ1 will be considered as part of further policy work.	Ongoing
<b>Assessment Requirements 10-13</b>	Concern that these assessments are poorly written.	Public submissions	Wording has been revised and rewritten to provide greater clarity in the planning specification.	Y
<b>Assessment Requirement 14</b>	Allowing blocks to be subdivided before houses are built risks people subdividing for a quick profit and saddling the existing community with increased density.	Public submissions	Subdivision is only permitted where new blocks including any residual land can be appropriately developed in accordance with the relevant parts of the Territory Plan. This includes consideration of existing dwelling density requirements.	N
<b>Assessment Outcomes</b>	Assessment outcomes have been listed with very little detail and do not provide the applicant with acceptable solutions to meet when preparing a DA.	Public submissions	Wording has been revised to improve clarity.	Y
<b>Assessment</b>	Unclear how subdivision will be assessed as such a large portion of its assessment will be left to the Technical Specifications.	Public submissions	Assessment will be based on assessment outcomes in the first instance.	N



Theme	Feedback	Source	Government response	Change made Y/N
<b>Assessment Outcome 5</b>	Assessment Outcome 5 relies on Housing Design Guide (HDG) but no opportunity for public to assess HDG.	Public submissions Submissions Report	Noted. Design Guides will be released with the new Territory Plan.	N
<b>Subdivision policy 1.1 -4</b>	Subdivision policy (1.1 -4) states that particular matters may be given more weight. Depending on the context of a development this is very opaque for a proponent. What matters will be given more weight in an assessment?	Public submissions	This wording has been removed. Applications will be assessed on all matters relevant to the particular development proposal.	Y
<b>Living infrastructure</b>	Difficulties achieving canopy cover requirements for estates whilst also maintaining a diverse mix of housing.	Public submissions	Proponent can respond to assessment outcomes in first instance. Assessment outcomes providing flexibility to demonstrate a suitable alternative design response to achieve the assessment outcome.	N
<b>Laneways</b>	Consider placing 'laneways' in the definitions and broadening the definition beyond that currently contained in the EDC, including clarification that a laneway can be subject to two frontages and may also provide the only frontage to the property where the traffic volumes and slower design speeds are deemed to be appropriate by the relevant consent authority.	Public submissions	Can only have a rear lane (laneway) if the block has another street frontage. The rear lane definition in Territory Plan Dictionary is: "rear lane means a narrow and short street which has as its primary function to provide vehicular access to garages of rear loading blocks where no direct vehicle access is permitted from the front boundary of the block."  Subdivision provisions have been amended to reflect where rear lanes are permitted.	Y
<b>Strathnairn / Macnamara</b>	Request Strathnairn and Macnamara specific planning controls be referred to in the exempt provisions.	Public submissions	Agreed. Will be included as an appendix to the exempt development Regulation.	Y

**Table 10 - Subdivision technical specifications**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Frontage</b>	Multi unit blocks enable all dwellings to front a road or public open space. This might be hard to achieve for larger blocks or for multilevel apartments that are not at ground level.	Public submissions	Proponent can respond to assessment outcomes in the Subdivision Policy in the first instance. Assessment outcomes provide the flexibility to demonstrate a suitable alternative design response to achieve the assessment outcome.	N
<b>Tree cover</b>	30% tree coverage for off street parking could be hard to achieve. Will make parking areas larger to meet requirements wasting usable area.	Public submissions	Proponents are to respond to assessment outcomes in the Subdivision Policy in the first instance. Assessment outcomes provide the flexibility to demonstrate a suitable alternative design response to achieve the assessment outcome.	N

## 7. Dictionary

**Table 11 - Dictionary Definitions**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Site coverage</b>	Definition in the Dictionary is the old pre-V369 definition.	Public submissions	Rectified in the Territory Plan to align with V369 definition.	Y
	Clarification needed regarding what is and isn't included in site coverage (e.g. swimming pools etc).	Public submissions	FAQs under Living Infrastructure on Planning website provide clarification on site coverage: <a href="https://www.planning.act.gov.au/planning-our-city/living-infrastructure">https://www.planning.act.gov.au/planning-our-city/living-infrastructure</a> .	N
	Eaves of standard width (900mm is most effective for summer shading to windows in summer for	Public submissions	600mm is considered the standard width for eaves for the purposes of the definition.	N

Theme	Feedback	Source	Government response	Change made Y/N
	commonly specified 2.7m ceiling heights), should not be included as site coverage. Any portion of eaves larger than 900mm could be included as site coverage.			
	Currently its intent remains vague - decks and patios are included but driveways are not. Do all paved areas including garden paths count toward site coverage? Does a pool and it's surrounding paving/hardscaping count toward site coverage?	Public submissions	The current Territory Plan definition will remain, to include eaves, with some adjustment to clarify that only roofed areas are included in site coverage. See FAQs under Living Infrastructure on Planning website for further clarification: <a href="https://www.planning.act.gov.au/planning-our-city/living-infrastructure">https://www.planning.act.gov.au/planning-our-city/living-infrastructure</a>	Y
<b>Upper floor level</b>	1.0m height limit for Upper Floor Level is too onerous.	Public submissions	Noted. The definition has been revised to be 1.5m. This was considered to achieve adequate protection of privacy to neighbours while not being overly onerous for development of the site.	Y
	Current Upper Floor Level definition should be retained.	Public submissions	Not agreed. The definition has been revised to be 1.5m. This was considered to achieve adequate protection of privacy to neighbours while not being overly onerous for development of the site.	Y
	The Upper Floor Level definition change will push many extensions and decks into the Merit DA Track. This may be substantially mitigated if the revised definition was 1.5m. This coupled with the maximum building height of 8.5m and building envelopes help control the bulk and scale of any dwellings.	Public submissions	Agreed. The definition has been revised to be 1.5m. This was considered to achieve adequate protection of privacy to neighbours while not being overly onerous for development of the site.	Y

Theme	Feedback	Source	Government response	Change made Y/N
	It is proposed to reduce the height from 1.8 metre to 1 metre and this seems a very good idea. But what is the definition of ground level? The purpose is to reduce the possibility of unacceptable loss of privacy and that is supported. However, some developers currently engage in the practice of raising the ground level by bringing in large amounts of soil to raise the ground level – are there going to be safeguards to prevent this?	Public submissions	This practice does not affect natural ground level (datum ground level) – see definition of datum ground level (DGL).  Measurements are taken from datum ground level (DGL) (formerly known as natural ground level).	N
	Increasing setbacks for floor levels above 1m will severely limit the usable area of blocks. It will result in increased excavation to keep houses lower than 1m. This will result in a significant increase to the build cost with more extensive retaining walls and increased excavation costs. This will also increase the extent of overshadowing from within the block and impact from neighbouring buildings. Increasing setbacks for sloping sites will push buildings in further off the boundary. For the southern side of the block this will result in increased wasted open space on the cold shaded side of the block and reduced usable private open space on the sunny side of the block. This was a point that we stressed when consulting on the Solar Envelope. It is a bad outcome. On a 15m wide block it would leave a 3m wide strip of developable land for a single storey house.	Public submissions	Noted. The definition has been revised to be 1.5m. This was considered to achieve adequate protection of privacy to neighbours while not being overly onerous for development of the site.	Y
<b>Community Housing</b>	Request to reconsider the decision to allow community housing in residential zones that will allow the construction of rentable units as it might phase out the need for wheelchair friendly secondary residences.	Public submissions	Community housing in residential areas is intended to provide more housing options and is a different housing form to meet different housing requirements to that provided by secondary residences.	N

Theme	Feedback	Source	Government response	Change made Y/N
<b>Primary building zone</b>	The draft definition of primary building zone needs to be reverted to the current definition.	Public submissions	Agreed. The definition has been rectified in the Territory Plan Dictionary: 'boundary' has been replaced with 'zone'.	Y
<b>Front Boundary Setbacks</b>	The wording of the definition in relation to corner blocks creates ambiguity. Whilst clearly not intended that way, the use of the wording apply only to one street frontage could be interpreted as negating secondary street frontage setbacks.	Public submissions	The setback provision does not relate to definition of front boundary but rather to the setback that applies in accordance with the setback table.	N
<b>Northern boundary</b>	Northern boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is oriented between 45deg west of north and 45deg east of north. - This is inconsistent with terminology for 'north facing boundary' at TS18 and needs clarification.	Public submissions	Provisions have been amended to have one solar envelope consistent with north facing boundary definition.	Y
<b>Primary window</b>	Definition: "primary window means the main window of a habitable room". Suggestion that this should refer to a primary daytime living room. Bedrooms typically have single windows so would by default become the Primary Window. If a living room has multiple windows the largest or northern would become the primary window even though the secondary window might be the privacy issue. Who determines the primary window? This requires internal knowledge of the neighbouring properties which is unlikely to be available to the applicant. It also requires increased documentation to include all surrounding houses external detail. On greenfield blocks neighbours details might not be known.	Public submissions	The provision relates to privacy to neighbouring dwellings that includes privacy into rooms including living and bedrooms (habitable rooms).  This can be considered as a matter for further investigation and future review.	N  for further review

Theme	Feedback	Source	Government response	Change made Y/N
<b>Planting area</b>	This definition needs to better clarify how permeable surfaces like gravel gardens and driveways are considered given they satisfy the need for permeability, without being a planting area.	Public submissions	See Living Infrastructure FAQ on planning website for further clarification advice. <a href="https://www.planning.act.gov.au/planning-our-city/living-infrastructure">https://www.planning.act.gov.au/planning-our-city/living-infrastructure</a>	N
<b>Build to rent</b>	Definition of 'build-to-rent' should be altered to require 15 percent of dwellings to be affordable rentals.	Public submissions	Affordability requirements are guided by other government policy. The Territory Plan has been amended to remove build-to-rent development as a separate use and add it as an example use for multi-unit housing. This means any build-to-rent development is to comply with the same requirements as multi unit housing.	Y
<b>Bulky Goods Retailing</b>	<p>The revised '<i>Bulky Goods Retailing</i>' definition under the Draft new Territory Plan is unreasonably restrictive and fails to allow for emerging and innovative market trends. Large Format Retailers want to remain innovative and adapt to ensure future expansion for which this definition change does not allow.</p> <p>The intent of the reforms to remove reference to '<i>Shop</i>' from the '<i>Bulky Goods Retailing</i>' definition places undue restrictions on many Large Format Retailers who sell a range of goods of various sizes to enter the Canberra market.</p> <p>Also, the example uses identified for '<i>Shop</i>' under the Draft new Territory Plan capture a number of the Large Format Retail uses such as camping supplies, sports goods, and toy store.</p> <p>Request that current definition be retained.</p>	Public submissions	<p>Noted.</p> <p>The current definition of Bulky Goods Retailing has been retained in the Dictionary and further review of the definition and the implications for the particular uses will be undertaken.</p>	Y Ongoing review

<b>Site</b>	Put back into definition "...but excludes the area of any access driveway or right-of-way".	Public submissions	Agreed. Definition rectified to reflect existing definition of site: "site means a block, lease or other lawful occupation of land, or adjoining blocks, leases or lawful occupancies in the event of these being	Y
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Theme	Feedback	Source	Government response	Change made Y/N
			used for a single undertaking or operation, <u>but excludes the area of any access driveway or right-of-way</u>	

## 8. Other comments

**Table 12 - Comments on various other matters related to the Territory Plan**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Statement of Principles of Good Planning</b>	Is there merit in a section called Building a National Capital which might talk to: <ul style="list-style-type: none"> <li>Acknowledging Canberra is the seat of Government</li> <li>Acknowledging the Federal Government bureaucracy that supports the Government of the Day</li> <li>Celebrates the National Institutions associated with a National Capital including but not limited to the High Court, AWM, NMA, NGA, AIASTIS, Questacon, AIS etc</li> </ul>	Public submissions	The National Capital Authority has the responsibility for administering the National Capital Plan and planning and development within the national triangle including national institutions.	N
	Is there merit in once again spelling out a little more the ACT Planning Strategy Vision so that it's interwoven with the new Territory Plan Is there merit in a section ONE CANBERRA (something like this) or within Long-Term Focus which talks to the common aspirations of the city and in doing so to allude to a	Public submissions	The ACT planning strategy informs the district strategies.	N



Theme	Feedback	Source	Government response	Change made Y/N
	balance between appropriate development and avoiding NIMBYISM.			
	Is there merit in a section called REGIONAL HUB to build on Canberra's role in the broader context of its NSW neighbours.	Public submissions	This is not a consideration of the Territory Plan. Strategic planning for the ACT considers the ACT in the context of its NSW neighbours.	N
	Is there merit in a section that touches on all of the Districts that make up Canberra and a brief overview of each and their place in the City.	Public submissions	Volume 1 of the revised district strategies sets the metropolitan context of all the district strategies.	N
<b>Design Review Panel</b>	The composition of the National Capital Design Review Panel needs to include diverse professionals. The administrative and operational arrangements between the Planning Authority, referral agencies, the National Capital Authority and Design Review Panel should be reviewed.	Public submissions Submissions Report	Noted.	N
<b>Ancillary codes - location</b>	Question where the codes such as the Fencing or Swimming Pool General Codes are located in new Territory Plan.	Public submissions	Included in relevant zones policies or the relevant planning specifications.	N
<b>Allowable encroachments</b>	There is no mention of allowable encroachments in the new Territory Plan.	Public submissions	Included into the Territory Plan in the Residential Planning Technical Specification: Allowable building envelope encroachments - encroachments outside the building envelope are permitted for flues, chimneys, antennae, aerials, cooling appliances and heating appliances.	Y
<b>Comment on DAs / community consultation</b>	Concerns that neighbours and others will no longer be able to comment and object to proposed developments, even where they appear not to meet criteria and have negative impacts on neighbouring properties.	Listening Report Public submissions	Statutory consultation still required, and pre-DA consultation will still be encouraged.	N

Theme	Feedback	Source	Government response	Change made Y/N
<b>Reason for new Territory Plan</b>	The Object of the New Act covers two full pages and does not explain what is meant by “outcome focused”. The rationale for sweeping changes should be explained.	Public submissions	Part A of the new Territory Plan explains the outcomes focussed planning system and how to use the new Territory Plan.	N
	It is understood COAG has developed a model for “Good Practice” in the assessment of property developments. An analysis of the new Planning System strongly suggests it fails to meet most of the 10 leading practices adopted by COAG. This suggests much more work needs to be done on the New System.	Public submissions	Not agreed. Substantial background work over the last few years has gone into preparation and development of the new planning system.	N
	Concerns that community consultation has been inadequate and views not genuinely considered	Listening Report Public submissions	Not agreed. Consultation has been diverse, varied and far reaching with numerous consultation forums and opportunities to provide input. Extensive community consultation was conducted for four months between November 2022 and March 2023. Thousands of responses were received from a diverse range of members of the community and industry.	N
<b>Mandatory requirements</b>	The new system should be based on sensible mandatory rules. With fewer rules there will be less compliance. The system should be re-designed, so that there are more checks and balances.	Listening Report Public submissions	The new system still contains mandatory assessment requirements in the zones policies.	N
	There must be mandatory requirements for measures which protect the amenity of existing and future residents, such as access to sunlight/natural light, privacy, amount of planting area on residential blocks, building	Listening Report Public submissions	It is considered that a good balance has been achieved between mandatory assessment requirements and the outcomes focussed assessment outcomes to achieve a well designed development with the focus being on achieving a	N

Theme	Feedback	Source	Government response	Change made Y/N
	height, and protection of the character of heritage precincts.		high quality outcomes focussed design for a development.	
	The proposed Territory Plan does not provide for these key characteristics of a liveable environment, so the Government must make such key requirements of concern to residents mandatory and include them in the Territory Plan rather than in Technical Specifications and Design Guides which create uncertainty as to outcomes.	Public submissions	It is considered that a good balance has been achieved between mandatory assessment requirements and the outcomes focussed assessment outcomes to achieve a well designed development. The focus is on achieving a high quality outcomes focussed design for a development.	N
<b>Living Infrastructure</b>	Living Infrastructure provisions which are critical to climate change resilience and must not be watered down in the new Territory Plan.	Public submissions	Agreed. Living Infrastructure is a critical component of any development and needs to be provided for, either by complying with the specifications or justifying provision of living infrastructure against the assessment outcomes. Living infrastructure provisions are located under the heading 'Sustainability and Environment' in the revised Residential Zones Policy document.	N
<b>Protected trees</b>	An explicit requirement that DAs involving protected trees should be referred to the Conservator should be included as a mandatory Assessment Requirement in the Territory Plan (or as an amendment to the proposed Planning Act). Decision makers who decline to follow the Conservator's recommendation(s) should be required to give reasons for their decision.	Public submissions	Provision for protected trees is covered by legislation that is administered by another Government agency portfolio. The Urban Forest Bill has been passed and the Act comes into effect on January 1, 2024, which strengthens protections for trees in urban areas.	N
<b>1N Minor Exemption approvals</b>	Question whether this is being retained in the new system.	Public submissions	Minor exemption approvals will be retained in the new system.	N
<b>Heritage</b>	Heritage should play a more important role in the new planning system.	Public submissions	Provision for Heritage protection is covered by legislation (the Heritage Act 2004) which is	N

Theme	Feedback	Source	Government response	Change made Y/N
			administered by another Government agency portfolio.	
	An explicit requirement that DAs involving heritage matters are to be referred to the Heritage Unit and Heritage Council should be included as a mandatory Assessment Requirement in the Territory Plan (or as an amendment to the proposed Planning Act). Decision makers who decline to follow the Heritage Council's recommendation(s) should be required to give reasons for their decision	Public submissions	Provision for Heritage protection is covered by legislation (the Heritage Act 2004) which is administered by another Government agency portfolio.	N
	The current Heritage rules must be maintained, and all development must preserve the built heritage, streetscape and character of heritage precincts. Property-buyers should be asked to sign a declaration that they are aware of heritage rules and will respect them.	Public submissions	Provision for Heritage protection is covered by legislation (the Heritage Act 2004) which is administered by another Government agency portfolio.	N
<b>DAF model</b>	New Territory Plan should follow the Development Assessment Forum (DAF) Leading Practice Model for Development Assessment in Australia.	Public submission Submissions Report s	The new Territory Plan is broadly consistent with the Development Assessment Forum Leading Practice Model from 2005 in relation to the responsibilities of assessment and approval bodies.	N
<b>Outcomes based planning system</b>	Comments that the biggest challenge with a merit based system is the reliance upon architectural or design merit, when the community, assessment officers, and ACAT are not qualified to make a design based assessment.	Listening Report Public submissions	The assessment outcomes that are required to be considered include matters other than design merit. Training is being provided internally and to other relevant areas of government to enhance the skills in this area.	N
	Concerns that the introduction of discretion in applying outcomes can result in corruption.	Listening Report Public submissions	Not agreed. Rigorous assessment procedures will be implemented and there is no evidence that an outcomes approach has the potential for corruption.	N

Theme	Feedback	Source	Government response	Change made Y/N
	<p>Social inequity: Outcomes based objectives are more difficult to define as they leave more scope for interpretation, leading to more potential conflict, requiring resolution via discussion, mediation through ACAT or resolution via the Supreme Court.</p> <p>Can be costly and traumatic for residents and more so for residents experiencing particular life issues. Where the Territory Plan does not clearly resolve an issue, the obligation shifts to the resident/neighbour and the developer using legal processes to resolve the issue(s). Herein lies the social inequity as the parties are clearly mismatched.</p> <p>Government should be representing the interests of all the community and providing a rules-based structure which can be applied consistently across all developments.</p>	Public submissions	While the new approach will require some adjustments, it is not considered that it will lead to less ability for the general community to participate in the planning system and will not result in deregulation of development. It will change the basis by which development is regulated but is anticipated to result in improved outcomes over time.	N
	The built form elements, primarily relating to building height, are misaligned with the overall intent of an outcomes-focussed system which is to provide flexibility through achieving the relevant Assessment Outcomes of the scheme. This has the potential to undermine the opportunity for organic employment growth into the future along with growth of compatible uses such as residential uses that support Core centre zoned areas.	Public submissions Submissions Report	The shift to a more outcomes-focused system of development control improves the connections within the planning system between strategy and delivery. It also enables innovative and best practice design responses rather than a rules-based system which leads to conformity and does not enable site specific responses in some circumstances, resulting in poor development outcomes.	N
	Not support the proposed outcomes-based planning system as it does not address the significant issues with the existing system – if	Public submissions Submissions Report	See above response.	N

Theme	Feedback	Source	Government response	Change made Y/N
	anything it is likely to exacerbate the existing problems.			
	Reason for outcomes based system needs to be clearly articulated as currently not clear.	Listening Report Public submissions Submissions Report	The outcomes based system has specifically been implemented and designed so development looks beyond buildings and the environment in isolation to incorporate wellbeing, health, recreation, employment, housing and environmental factors into the planning system. It will mean greater flexibility in the way developments can be designed, allowing greater emphasis on improving design quality and built outcomes so that developments can perform well within their local context.	N
	The outcomes need to be defined more precisely than they are in the draft Territory plan, with those definitions being based on evidence.	Public submissions	Assessment outcomes have been rewritten to provide for greater clarity in the zones policies.	Y
<b>EV Ready infrastructure</b>	Electric vehicle charging facilities: The new Territory Plan must ensure that charging stations are available in multi-unit complexes and co-located in community facilities and must meet accessibility standards.	Public submissions	Provision of electric vehicle parking and access to charging locations is an assessment outcome in residential, commercial and industrial zones policies.	N
<b>ACT Road Safety Strategy 2020-2025 and Action Plan 2020-2023</b>	The Draft Plan and associated Strategies omit any reference to the ACT Road Safety Strategy 2020-2025 and Action Plan 2020-2023.	Public submissions	Not a consideration of the Territory Plan. This is covered by TCCS portfolio responsibilities.	N
<b>Climate Change Adaptation / Sustainability</b>	While the technical specifications for the commercial, industrial and community facilities have requirements for cool roofs facades and pavements, the vast majority of the city area that is used for residential development has no equivalent set of requirements.	Public submissions	Noted. Further investigation will be undertaken to determine how cool roofs interact with energy rating requirements for housing.	Ongoing

Theme	Feedback	Source	Government response	Change made Y/N
	Follow-through on climate change mitigation is to date limited in scope particularly in what is asked of residential developments in contributing to the improved amenity of the city. Need to use all tools available to address issues such as keeping the city cool at low energy cost.			
	An overarching objective for the Territory Plan and the District Strategies must be to adapt the urban environment for climate change and to reduce its effects such as increased urban heat.	Listening Report Public submissions	Agreed. This is captured in assessment outcomes under the theme 'Sustainability and Environment' in the Territory Plan zones policies.	Y
<b>Community groups – community feedback</b>	Community feedback is strongly against the draft Territory Plan and draft Inner South Strategy in their current formats.	Listening Report Public submissions	Noted.	N
	Draft plan is unjustifiably complex, voluminous and potentially difficult to apply and administer. The proliferation of 'outcomes' statements is likely to produce confusion, conflict and uncertainty because of the difficulty of assessing compliance and this will substantially further reduce the already low levels of confidence and trust of the community in the planning system.	Listening Report Public submissions	Noted. See previous responses on this subject matter above under 'Outcomes based planning system'.	N
<b>Lease Variation Policy</b>	The assessment requirements are the mandatory rules which must be followed by all developments proposing a lease variation. These are to be read in conjunction with applicable policies. The assessment requirements for the Circumstances for lease variation, Additional rights, and Additional uses	Public submissions	The provisions in the Lease Variation Policy have been rewritten in the Territory Plan to improve clarity and legibility.	Y

Theme	Feedback	Source	Government response	Change made Y/N
	utilise numbering systems with no clear hierarchy.			
<b>Zone and District Specifications</b>	<p>The Specifications are not intended to be prescriptive rules and criteria. However, as they have been directly copied from the current Territory Plan, they read as though they are rules which must be followed, rather than “possible solutions”. In order for the specifications to function as intended, all controls should be rewritten in the context of the future Territory Plan structure.</p> <p>Despite these being intended to be “possible solutions”, they were previously rules which all developments had to follow. ACAT has already formed opinions and based tribunal decisions around the particular wording of those rules in the current Territory Plan. Consequently, we believe the wording of the rule (that now has become a specification), and its implied weight, will carry through no differently than a rule.</p>	Public submissions	<p>Documents have been revised to add the applicable assessment outcome against the relevant specification/s, with all specifications linking with an outcome.</p> <p>Specifications are only one means of addressing assessment outcomes and are not meant to be definitive.</p>	Y
<b>Special Requirements under the National Capital Plan</b>	No reference in the new Territory Plan to all the areas where Special Requirements under the National Capital Plan apply.	Public submissions	National Capital Plan requirements are covered by National Capital Authority legislation and not form part of new Territory Plan.	N
<b>Transition period</b>	There will need to be a transition period for the introduction of the new Territory Plan. The delivery of new housing must not be delayed by the introduction of a planning new system.	Listening Report Public submissions	An implementation plan is being prepared that will provide education and training on the new Territory Plan to community and industry.	Ongoing



Theme	Feedback	Source	Government response	Change made Y/N
<b>Exempt development</b>	Question how exempt development proposals will be dealt with in the new Territory Plan.	Public submissions	Exempt development will be contained in a separate exempt development Regulation.	Ongoing
<b>Mixed Used Design Guide</b>	The current planning system is not delivering mixed-use development which meets community expectations. The result is a loss of valuable floorspace that could be home to small businesses and sorely needed facilities that benefit the wider community. An ACT Mixed Use Design Guide should be developed to accompany the ACT Urban Design Guide [UDG] and ACT Housing Design Guide [HDG].	Public submissions	Not supported. The HDG and UDG sufficiently cover considerations for mixed use development.	N
<b>Land use zone and conservation</b>	Land use zones do not exist to identify or protect off-reserve areas of conservation significance. The proposed (equivalent to existing) land use zones are human-centric, emphasising 'importance as a visual backdrop and a unified landscape setting' in the non-urban zone (NUZ3) or 'contribute to the recreational or social needs of the community' (PRZ1). These land use zones are outdated, given the areas of Critically Endangered Ecological Communities and threatened species that occur outside the reserve system require legislative protection if the mandate above is to be implemented.	Public submissions	Not considered necessary –the non urban zones and PRZ1 zone provide this protection.	N
<b>Protection of heritage and biodiversity values</b>	Primary consideration must be given to the protection of heritage and biodiversity values during planning processes. Suggest that a category of land use is added in the Territory Plan that enables conservation areas to be protected, managed for ecological	Listening Report Public submissions	A Biodiversity Sensitive Urban Design Guide has been prepared to recognise these attributes and aspects.	Y

Theme	Feedback	Source	Government response	Change made Y/N
	outcomes and at the same time, retain compatible land uses.			
<b>Missing middle</b>	<p>Comments were received on mechanisms to increase housing density in the suburbs, in the RZ1 and RZ2 zone, such as:</p> <ul style="list-style-type: none"> <li>• Upzoning RZ1 to RZ2</li> <li>• Upzoning RZ2 to RZ3</li> <li>• Streamlining development approvals</li> <li>• Expand subdivision of blocks to RZ1 and reduce block size</li> <li>• Adopt standards for good quality medium density housing</li> <li>• CZ4: more easily allow for apartments above local shops, increasing the height limit to at least three storeys, while reserving ground floor space for commercial use.</li> <li>• reducing mandatory parking requirements to 1 car space per home, across all residential zones.</li> </ul>	<p>Listening Report</p> <p>Public submissions</p> <p>Submissions Report</p>	<p>Noted.</p> <p>Further work will be carried out to investigate housing opportunities in the missing middle.</p>	ongoing

## 9. Projects

**Table 13 – Site Specific Projects**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Demo Housing – Weston (Verdant)</b>	Weston Creek Community Council does not support Weston demonstration housing without community consultation. In a public meeting organised by Council, a range of community opinions were put forward on this project. It therefore requires further consultation and transparent processes.	Public submissions	Preliminary community consultation on the Verdant proposal was undertaken from October 2020 until 17 September 2021. The ACT Government Demonstration Housing Project required the project to undertake pre-development application community consultation. Further opportunities for comment will be available during the Development Application process.	Ongoing
<b>Demo Housing – Forrest</b>	Concerns about the impact on RZ1 if examples of Demonstration Housing being developed prove easier to achieve in future.	Public submissions	Planning changes proposed for Demonstration Housing Projects only apply to the specific blocks and only for the nominated development. The outcomes may inform any potential future actions under the ACT Housing Strategy to support increasing the supply of a range of housing options. In addition to consultation about broad policy changes, any potential future changes to the Territory Plan would also be required to comply with the legislative requirements set out in the Planning Bill. These processes include further consultation and referral to the Standing Committee on Planning, Transport and City Services for consideration.	Ongoing
<b>Garran School expansion</b>	Concerns regarding increase in traffic and road safety with the proposed school	Public submissions	Traffic management is addressed in the Traffic Impact Assessment. The development application will need to demonstrate that implications of	Ongoing

Theme	Feedback	Source	Government response	Change made Y/N
	expansion and proposed school car park with entry and exit off Robson Street Garrahan.		changed traffic as a result of the expansion proposal can be effectively managed and not have an undue negative impact on surrounding residents.	
<b>Phillip Pool</b>	Concerns about loss of 50m pool being replaced with 25m pool. Comment that there is a huge demand for a centrally located aquatic centre in Woden.	Public submissions	A sport and recreational needs analysis has determined that 25m pool and associated aquatic facilities would meet the requirements of the Woden community.	N
<b>Block 9 section 19 Forrest</b>	Redevelopment proposal requested to be included in new Territory Plan.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N
<b>Gungahlin Homestead</b>	Proposal for retirement community and aged care facility on the site.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N
<b>Ainslie Football and Social Club</b>	Redevelopment proposal requested to be included in new Territory Plan.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N
<b>Gungahlin Lakes Golf and Community Club</b>	Proponent states that the design blueprint and Territory Plan Variations proposed for the Gungahlin Lakes Golf and Community Club are well progressed.  Request that EPSDD should update the Draft District Strategy Plan for Gungahlin to note Block 2 Section 84 Nicholls as a 'change' area.	Public submissions Submissions Report	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.  Proposal would be subject to detailed investigations, community consultation, and statutory approvals.	N
<b>Block 20 Section 2 Page</b>	Proposal for the redevelopment of aged care village with higher density multi unit dwellings.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N
<b>Block 5 and Block 92 of Section 24 Stirling.</b>	CZ6 Weston labour club (development land) and CZ6 undeveloped land (custodian TCCS City Presentation).	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N

Theme	Feedback	Source	Government response	Change made Y/N
<b>Block 2 Section 57 Greenway</b>	Proposal to redevelop for residential apartment building.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N
<b>Blocks 2, 7 and 8 Section 74 Holt</b>	Proposal to rezone from RZ1 to CFZ and redevelop with greater density and heights.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N
<b>Canberra Labor Clubs (City, Belconnen, Ginninderra, Weston Creek</b>	Proposals for redevelopment.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N
<b>Gold Creek Golf Course (and specifically Block 14 Section 84 Nicholls), Block 11 Section 18 Mitchell (proposed childcare) and Block 7 Section 3 Bruce (CISAC)</b>	All of these sites are currently under investigation by lessee for development and further development.	Public submissions	A request for a proponent initiated amendment can be considered once new Territory Plan takes effect.	N

## 10. Dual occupancy development in RZ1 Zones

**Table 14 - Unit titling of dual occupancy development in RZ1 zone**

Theme	Feedback	Source	Government response	Change made Y/N
<b>Unit titling of dual occupancies in RZ1</b>	<p>Numerous comments were received in response to the feedback requested during public consultation on permitting unit titling of dual-occupancy development in the RZ1 Zone such as:</p> <ul style="list-style-type: none"> <li>• Comments were for and against the prospect of permitting unit titling of dual occupancies in RZ1,</li> <li>• Suggestions for which blocks would be optimal for this form of development and the preferred site characteristics including block size, orientation, location, living infrastructure and urban heat island considerations,</li> <li>• Evaluation of outcomes of unit titling of dual occupancy development on Mr Fluffy blocks should occur first,</li> <li>• Preservation of existing residential character,</li> <li>• Consideration of retention of plot ratio and development of parameters for preferred design outcomes.</li> </ul>	<p>Listening Report Public submissions Submissions Report</p>	<p>The Government has made the decision to permit unit titling of dual occupancies in RZ1 zones in the new Territory Plan where located on a block that is at least 800m<sup>2</sup> and where one dwelling is no more than 120m<sup>2</sup> (excluding the area of the garage).</p> <p>Further work is required to be done by the Government to consider the feasibility of any further changes to dwelling density provisions in the Territory Plan, including what parameters will be set to permit further development on residential blocks</p>	Y

**Table 1 – all volumes**

Scale	Category	Description	Reason
Metro	New data	<b>Population projections:</b> The documents were updated to include new ACT Treasury population forecasts and 2021 Census data. This resulted in a new time horizon of 100,000 dwellings being required by 2050.	In response to new data received - The draft district strategies were prepared on data from the 2016 census. Through the course of the consultation period the 2021 census data became available, along with ACT Government population projections. The district strategies have been updated accordingly.
Metro	New data	<b>Environmental data:</b> Blue-green network maps and text were updated based on new information.	In response to new data received - The blue-green network mapping is based on data that is primarily available on ACTmapi. This is updated through time as new information is made available and verified. The district strategies have been updated accordingly as of 10 March 2023.
Metro	Clarification of terminology and editorial refinements	<b>District context (Volume 2):</b> Updated content for Opportunities and Challenges (formerly constraints)	Clarification of terminology and editorial refinements – This text has been updated to better clarify how various opportunities and challenges for change will be addressed through the initiatives that have been identified under each of the five drivers.
Metro	To reflect other Government strategies and clarification of terminology and editorial refinements	<b>Key sites principles:</b> Simplified language and, where appropriate, included sport and recreation facilities in conjunction with retail and community facilities.	To reflect other Government strategies and clarification of terminology and editorial refinements– The principles for the key sites have been updated to make sure that government infrastructure, services and facilities including sports and recreation uses keep up with demand as development occurs in these locations.

## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
Metro	In response to other government strategies	<p><b>Transforming Canberra (Volume 1 and Volume 2):</b>  The district strategies introduce 'Potential Urban Regeneration Areas' (PURA) based on the urban intensification areas from the ACT Planning Strategy 2018. The will also include areas within 400m of a centre or transit corridor.  The Potential Urban Regeneration Areas will be investigated having regard to locational criteria, including proximity to:</p> <ul style="list-style-type: none"> <li>• frequent bus network corridor (800 metres/average 10 minute walk);</li> <li>• light rail stop (800 metres/average 10 minute walk);</li> <li>• city centre and town centres (1000 metres/average 15 minute walk);</li> <li>• group centres (800 metres/average 10 minute walk); and</li> <li>• areas within 400m of a local centre or transit corridor.</li> </ul>	<p>The changes to the district strategies are intended to focus potential urban regeneration consistent with the ACT Planning Strategy 2018 particularly in strategic locations with proximity to local, group and town centres and along rapid and frequent transit corridors and nodes.</p>
Metro	New data	<p><b>Mapping:</b>  Updated the blue-green network, removed specific heritage layer and mapping.</p>	<p>In response to new data received - The blue-green network mapping is based on data that is primarily available on ACTmapi. This is updated through time as new information is made available and verified. The district strategies have been updated accordingly as of 10 March 2023.</p> <p>The Heritage Register is publicly available on the ACT Government sites and this has been cross referenced in the district strategies rather than being duplicated on the maps.</p>



## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
Metro	In response to other government strategies and clarification of terminology and editorial refinements	<b>Strategic movement and access driver:</b> Minor text and terminology changes to update to reflect other strategies.	Updated to reflect other government strategies and clarification of terminology and editorial refinements particularly in relation to the ACT Transport planning system.
Metro	Clarify government intent	<b>Five drivers:</b> All five drivers and infrastructure – minor text changes.	Clarification of terminology and editorial refinements and to clarify government intent.
Metro	In response to other government strategies and clarification of terminology and editorial refinements	<b>Living infrastructure and climate change:</b> Minor text changes to reflect Living Infrastructure terminology.	Updated to reflect other government strategies and clarification of terminology and editorial refinements.
Metro	In response to other government strategies	<b>Active Travel:</b> This mapping layer has been removed from the blue-green network driver and included in the driver for strategic movement to support city growth.	To reflect other government strategies – while the active travel network can support blue-green connections in some places, its primary purpose is provide a network of paths and corridor for active travel as part of the ACT transport system.
District by district - Belconnen	Editorial refinements	<b>Key sites:</b> Updated the Lawson key site to show the local centre as a 'future local centre'.	Editorial refinements - The centres have been identified through the commercial zones of the Territory Plan noting that not all have been developed to their full extent and some have not yet been developed.
District by district - Belconnen	Editorial refinements	<b>Key sites:</b> Updated the West Belconnen – Ginninderry – key site to alter the location for the 'indicative' future group centre.	Editorial refinements - The centres have been identified through the commercial zones of the Territory Plan noting that not all have been developed to their full extent and some have not yet been developed.
District by district - Belconnen	In response to other government strategies	<b>Health facilities:</b> Minor text changes and updates in relation to health facilities in Belconnen including the North Canberra Hospital in Bruce.	Updated to reflect other government strategies.

## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
District by district – East Canberra	New data	<b>Blue-green network initiatives:</b> <ul style="list-style-type: none"> <li>Extensively amended to reflect new data.</li> <li>Amended text to note there are opportunities for rural areas to contribute to the blue-green network.</li> </ul> <p>Amended text to refer to opportunities for living infrastructure.</p>	<p>In response to new data received – current as at 10 March 2023.</p> <p>In response to community consultation - This change highlights the unique character of the rural and non-urban areas of the East Canberra district.</p>
District by district – East Canberra	In response to other government strategies	<b>Sustainable neighbourhoods:</b> Amended text on Oaks Estate village and Pialligo to reflect heritage matters.	To reflect other government strategies – this includes the ACT Heritage Register.
District by district – East Canberra	New data and to clarify government intent	<b>Mapping changes:</b> <ul style="list-style-type: none"> <li>Character precincts e.g.: Commonwealth, Airport, Utilities, Conservation removed.</li> <li>Boundaries of two ‘possible change areas’ in East Jerrabomberra Valley reduced to have less impact on environmental values.</li> <li>Boundary of Symonston ‘potential change area’ – minor change to follow Narrabundah Lane more closely.</li> <li>Priority 1 site added at Symonston (Amtech estate) as already on the Indicative Land Release Program.</li> </ul> <p>Miscellaneous map changes eg: adding Majura Parkway, shifting the boundary of the Priority 2 site so that it is outside the Molonglo River reserve, adding an outline for the South Jerrabomberra Jobs Precinct in NSW, clarifying labels on maps.</p>	In response to new data, and to clarify government intent – The initial mapping of the East Canberra District Strategy change areas was done at a broadscale. It has now been significantly refined and is presented at a finer grain and more accurate scale.
District by district – East Canberra	To clarify government intent	<b>Figure 10 – Potential future housing demand 2050:</b> Removed as not relevant to East Canberra.	To clarify government intent. The East Canberra district strategy is not anticipated to experience significant potential future housing demand.
District by district – Gungahlin	To clarify government intent	<b>Key sites – Rural Block 864 Gungahlin:</b> Removed under the Gungahlin District Strategy.	To clarify government intent – This rural block was identified as a change area, but has significant constraints due to flooding and hydrography of the site.

## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
District by district – Gungahlin	In response to other government strategies	<b>Key site 1 – Gungahlin Homestead:</b> Added a new principle about future planning to factor in ongoing consultation with the National Capital Authority to determine an appropriate outcome for the site.	Updated to reflect other government strategies – This principle has been included in response to the National Capital Authority interest in this site and surrounds.
District by district – Gungahlin	In response to other government strategies	<b>Gungahlin Entertainment Precinct (GEP):</b> New content referencing entertainment uses and GEP woven throughout strategy. Changes include a new (duplicate) initiative under sustainable communities and economic access and opportunities directions, and a new 'GEP' section and figure after the key sites.	Updated to reflect other government strategies – The GEP has been endorsed by Government and as such is now reflected in the Gungahlin district strategy.
District by district – Gungahlin	In response to other government strategies	<b>Sustainable centres and communities:</b> Added a paragraph about Gungahlin Town Centre East to acknowledge planning and design work that is underway within government and to recognise overlaps with Gungahlin Entertainment Precinct.	Updated to reflect other government strategies
District by district – Gungahlin	In response to other government strategies	<b>Mapping:</b> Amended and updated maps and figures.	Updated to reflect other government strategies.
District by district – Gungahlin	In response to other government strategies	<b>Inclusive centres and communities:</b> Updated text to include reference to preliminary Gungahlin community and recreation needs assessment.	Updated to reflect other government strategies – The needs assessment project has progressed to a point where it can be reflected in the Gungahlin district strategy
District by district – Inner North and City	In response to other government strategies	<b>Change areas, including:</b> <ul style="list-style-type: none"> <li>City and Gateway Urban Design Framework as a category 2 change area from Antill Street in Dickson along the Northbourne Avenue corridor further north to Stirling Avenue in Watson.</li> </ul> Included Watson section 95 block 3 (Carotel) as a category 1 change area.	Updated to reflect other government strategies – These projects have progressed and as such have been included in the Inner North and City district strategy.

## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
District by district – Inner North and City	In response to other government strategies	<b>City Centre Entertainment Precinct (CCEP):</b> Boundary of precinct and text inserted into the City Plan section.	Updated to reflect other government strategies – The CCEP has been endorsed by Government and as such is now reflected in the Inner North and City district strategy.
District by district – Inner North and City	To clarify government intent	<b>High speed rail corridor:</b> Clarified that the preferred alignment is via a tunnel through Mount Ainslie.	Clarification of Government intent
District by district – Molonglo Valley	In response to other government strategies	<b>Vision to 2050:</b> Included the ‘vision for the Molonglo group centre’ from the Territory Plan precinct codes.	Updated to reflect other government strategies
District by district – Molonglo Valley	In response to other government strategies	<b>Emergency services:</b> Minor text update to the text in relation to the ESA facility, which will now be located in Weston Creek District but will service the Molonglo Valley.	Updated to reflect other government strategies
District by district – Molonglo Valley	In response to other government strategies	<b>Centres:</b> Minor text update in relation to centres’ place planning.	Updated to reflect other government strategies
District by district – Tuggeranong	To clarify government intent	<b>Opportunities and challenges for gradual transformation section:</b> Added content about why part of Hume was included as a priority change area.	To clarify government intent – This is part of the industrial land supply.
District by district – Tuggeranong	To clarify government intent	<b>Figure 2 – Tuggeranong District Context:</b> Deleted green dots and reference to the East Canberra district strategy character precinct, which crossed over with Tuggeranong, and is no longer applicable.	To clarify government intent

## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
District by district – Tuggeranong	In response to other government strategies and to clarify government intent	<b>Strategy map and change areas 1 and 2 maps:</b> <ul style="list-style-type: none"> <li>Reduced boundaries of Kambah and Erindale change areas to more closely accord with potentially developable areas (removed areas of open space, schools and flood affected land).</li> <li>Reduced boundary of Calwell change area by deleting Tuggeranong Homestead site.</li> </ul> <p>Included the land identified for the proposed Tuggeranong Ice Sports facility as a category 1 change area.</p>	<p>To reflect other government strategies and to clarify government intent – the change areas included surrounding areas consistent with the ‘context’ area for the previous master planning projects. These context are no longer relevant to the district strategies change areas.</p> <p>The Ice sports facility has been added a category 1 change area to reflect other Government strategies now updated.</p>
District by district – Tuggeranong	To clarify government intent	<b>Change areas:</b> Amended text to reflect that there are no category 3 change areas in Tuggeranong – previous strategy referred to Priority 1 or 3 change areas.	To clarify Government intent
District by district – Tuggeranong	In response to other government strategies	<b>Inclusive centres and communities driver:</b> Updated figure in Inclusive centres and communities to reflect new ice sports facility.	Updated to reflect other government strategies
District by district – Weston Creek	In response to other government strategies	Minor text change to identify the proposed ESA facility at Duffy that will service Molonglo Valley District and surrounds.	Updated to reflect other Government strategies
District by district – Woden	In response to other government strategies	<b>Re-naturalisation of Yarralumla Creek:</b> Reworded to ‘explore opportunities to integrate Yarralumla Creek into the blue-green network’ (or similar wording) due to significant flood risk and difficulties of achieving ‘re-naturalisation’.	To reflect other government strategies
District by district – Woden	In response to other government strategies	<b>Economic access and opportunity:</b> <ul style="list-style-type: none"> <li>Added paragraph about Canberra Hospital growth, better connection to town centre, need to consider relationship to surrounding suburb of Garran.</li> </ul>	To reflect other government strategies

## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
District by district – Woden	To clarify government intent	<b>Strategic movement to support city growth:</b> <ul style="list-style-type: none"> <li>Added note about there being no decisions on final light rail alignment and stops from City Centre to Woden.</li> <li>Updated and changed text in the text box about ‘future possibilities for the light rail corridor’ to clarify intent.</li> </ul> Mentioned transport to Canberra Hospital in the initiatives table.	To clarify government intent – The light rail planning processes and the Canberra Hospital master plan have informed these changes.
District by district – Woden	To clarify government intent	<b>Key site principles – all:</b> <ul style="list-style-type: none"> <li>Statement inserted – light rail alignment and stops yet to be determined and planning studies will evaluate an extension to Mawson.</li> <li>Re-worked into ‘plainer’ language without losing the design intent.</li> <li>Included reference to active travel, sport and recreation facilities.</li> <li>Removed reference to re-naturalisation of Yarralumla Creek.</li> </ul> Added principle for water sensitive urban design.	To clarify government intent - These changes seek to improve the outcomes sought from the Woden district strategy (including the blue-green network and connectivity) future change along the Yamba Drive, North Woden, Town Centre around the light rail corridor and south along Athllon Drive corridor.
District by district – Woden	To clarify government intent	<b>Key site principles – Curtin Edge North and South:</b> <ul style="list-style-type: none"> <li>Removed reference to ‘edge street’ and made principle more general about the interface with Yarra Glen and the stormwater channel while referring to vehicular access and active travel.</li> <li>Removed reference to community and retail facilities etc.</li> </ul> Updated mapping to reflect thinner boundary of change area.	To clarify government intent

## Appendix C – Other changes – District Strategies

Scale	Category	Description	Reason
District by district – Woden	To clarify government intent	<b>Supporting infrastructure section:</b> <ul style="list-style-type: none"> <li>Added in general statement about consideration of wildlife-friendly crossings.</li> </ul> Added in comment about electricity network investigations for future proposed light rail.	To clarify government intent - These changes seek to improve the outcomes sought from the Woden district strategy (including the blue-green network and connectivity) future change along the Yamba Drive, North Woden, Town Centre around the light rail corridor and south along Athllon Drive corridor.
District by district – Woden	To clarify government intent	<b>Mapping:</b> <ul style="list-style-type: none"> <li>Woden District Context map – updated with tear drop for Woden Town Centre and Phillip service trades.</li> <li>Strategy Map – updated and corrected for Curtin North change area (priority 2) to have a thinner alignment adjacent to Yarra Glenn.</li> <li>Minor update for Woden North to make sure that the change area (priority 2) considered relationships to adjoining lands.</li> <li>Key site maps – Curtin North and North Woden updated to accord with above changes to mapping.</li> </ul> Minor mapping updates and corrections eg. removal of incorrect blue dot in Phillip trades area.	To clarify government intent – These changes seek to improve the outcomes sought from the Woden district strategy which has a strong focus for future change along the Yamba Drive, North Woden, Town Centre around the light rail corridor and south along Athllon Drive corridor.

Table of other changes made to the Territory Plan

Location of change	Type of change	Description	Reason for change*
<b>Territory Plan</b>			
All district policies	Amendment Editorial change Formatting	Wording amended regarding the replacement of existing car parks. Figures and tables adjusted. Table of contents added.	Clarify government intent Clarification of terminology and editorial refinements
All urban district policies	Amendment	Policy outcomes in each urban district policy has been updated to reflect the key directions set in the corresponding district strategy	In response to other government strategies
All district policies	Amendment	Remaining provisions from structure plans, concept plans and precinct codes transferred into district policies	Internal review
Belconnen District Policy	Amendment	The requirement for the planting of elm trees along Belconnen Way has been removed.	Clarify government intent
Belconnen District Policy	Amendment	Building heights for the Belconnen Town Centre have been amended to reflect heights in the current Territory Plan. The height limit for the shopping centre site has been increased to 12 storeys with the possibility of some tower elements if they deliver a high quality urban design outcome for the area. This height change is consistent with height investigations during the master planning process and subsequent planning investigations, recognising the role of the site as the centre of the commercial precinct.	Clarify government intent Internal review
Inner North and City District Policy	Addition	Provisions have been added to the policy to identify entertainment precincts and specify provisions applicable to development in that area to encourage and protect entertainment uses.	In response to other government strategies



Location of change	Type of change	Description	Reason for change*
Inner North and City District Policy	Amendment	Requirements for block consolidation amended with Variation 368 in the Inner North Precinct Code have been transferred into the district policy (and specifications).	Internal review
Inner South District Policy	Addition	Veterinary hospital has been added as a permitted use to Block 3 Section 34 Narrabundah to reflect the current use and lease clauses.	Internal review
Woden District Policy	Amendment	Uses permitted in the CZ3 services zone in Phillip have been amended to remove residential as a permitted use. This is to protect the service trade uses in the area from being impacted by residential development.	Internal review
Woden District Policy	Addition	Light rail has been added as a permitted use to the PRZ2 land north of the Woden town centre, consistent with the location of the intertown public transport route in the current Territory Plan.	In response to other government strategies
Non-urban District Policy	Addition	Service station has been added as a permitted use to Block 1405 Tuggeranong to permit electric vehicle charging on the site.	Internal review
All zone policies	Formatting	Tables adjusted. Table of contents updated.	Clarification of terminology and editorial refinements
Definitions	Deletion	Removed some of the proposed new uses in the Non-Urban zones, as uses not consistent with the non-urban land uses under the National Capital Plan.	Internal review
Definitions	Deletion	Removed educational establishment as a permitted use in industrial zones due to concerns for schools being located in industrial areas.	Internal review
Definitions	Deletion	Removed definition of urban design development as no longer referenced in Territory Plan or associated documents.	Internal review
Definitions	Additions	Definitions for community use, residential use, and commercial building added to Dictionary	Internal review
Definitions	Deletion	Reference to non-motorised vehicles removed from definition of community path system to cater for electric bicycles, scooters etc.	In response to other government strategies

Location of change	Type of change	Description	Reason for change*
Definitions	Addition	Definition of storey amended to clarify a mezzanine is considered to be a storey	Internal review
Definitions	Addition	Definitions for primary, secondary and third party signage have been added, in line with the definitions in the Signs General Code	Internal review
Subdivision Policy	Amendment	Assessment outcomes have been amended to better reflect the desired outcomes from subdivision/estate development. This includes consideration of block configuration and street/shared path layout. It also states that a subdivision is designed in a way to minimise the need for ongoing site-specific provisions to apply to blocks.	To clarify government intent Internal review
Subdivision Policy	Amendment	Clarifies that dwellings in a community housing development (in RZ1 and CFZ) cannot be unit titled.	Clarify government intent
Subdivision Policy	Addition	In response to concerns regarding housing supply, the ACT Government is permitting a dual occupancy on a RZ1 block to be unit titled (and therefore able to be individually sold) if it is located on a block that is at least 800m <sup>2</sup> and one dwelling is no more than 120m <sup>2</sup> (excluding the area of the garage).	Clarify government intent
Subdivision Policy	Amendment	Where subdivision or consolidation is proposed, a new requirement has been added to clarify that each resultant block must first be serviced with utilities infrastructure	
<b>Design Guides</b>			
Urban Design Guide and Housing Design Guide	Addition	The Urban Design Guide and Housing Design Guide have been created, based on the Explanation of Intended Effects. are structured around the same themes as the Territory Plan's assessment outcomes to provide a clear link between the documents.	Clarification of terminology and editorial refinements To clarify government intent
Urban Design Guide and Housing Design Guide	Amendment		Clarification of terminology and editorial refinements To clarify government intent
<b>Planning Technical Specifications</b>			

Location of change	Type of change	Description	Reason for change*
All district specifications	Amendment	Remaining provisions from structure plans, concept plans and precinct codes transferred into district specifications	Internal review
Inner North and City	Addition	Visitor car parking rates for the Northbourne Avenue Corridor have been amended to include maximum and minimum parking rates. This amendment was made to better reflect the original policy intent of the City and Gateway Urban Design Framework.	Internal review
All zone specifications	Amendment	Wording of specification 'Endorsement by Transport Canberra and City Services (TCCS) to confirm the road network can accommodate additional traffic likely to be generated by the development' has been amended to include "offsite works may be required to support additional traffic from a development".	Clarify government intent
All zone specifications	Formatting	Table of contents added	Clarification of terminology and editorial refinements
All zone specifications	Amendments	Bushfire and stormwater requirements refined to better reflect current policy.	Clarify government intent
General	Amendments	Added requirement that early education and care services cannot be located above the ground floor level	Clarify government intent Internal review
General	Additions	Requirements for signs and home business included to simplify and reflect current considerations.	Internal review
General	Amendment	Clarification that tree planting is to be in accordance with utility requirements.	Internal review
Residential	Deletion	Plot ratio removed from specifications (though still a consideration for exempt development).	Internal review Clarify government intent
Residential	Addition	Added limit per section for development that is multi unit and single dwelling housing in residential zones to reflect provisions in current Territory Plan.	Internal review
Residential	Amendments	Specifications amended to clarify that developments that contain dwellings (such as supportive housing and community housing) need to consider the same requirements as multi unit housing (or single dwelling housing if the development only consists of one dwelling).	Internal review

Location of change	Type of change	Description	Reason for change*
Residential	Addition	Added boarding house considerations and secondary residence size requirements to reflect provisions in current Territory Plan.	Internal review
Residential	Amendment	Boundary setback provisions amended to simplify and better reflect current policy, including allowing a zero side boundary setback to mid-sized blocks.	Internal review
Residential	Amendment	Consideration for no windows to be in any wall within 900mm of a side or rear boundary expanded to apply to all blocks (irrespective of size).	Internal review
Residential	Addition	Specific provisions for the internal layout of multi unit dwellings have been added to reflect the considerations in the Housing Design Guide. This includes proportion of different sized units, minimum room widths, ceiling heights and natural ventilation.	Internal review
Residential	Amendment	Front fence and courtyard wall requirements simplified and amended to reflect current Territory Plan policy.	Internal review
Residential	Amendment	Parking and vehicular access provisions amended to simplify and better reflect current policy.	Internal review
Residential	Addition	New specification related to the minimum dimension of communal open space where provided in a multi-unit development, as well as minimum sunlight to the area to improve the shared environment for residents.	Internal review
Residential	Addition	New specification limiting the floorplate of a residential apartment tower to improve impacts on surrounding area.	Internal review
Residential	Addition	New specification related to the separation between external walls and unscreened elements in multi-unit housing in the RZ3-RZ5 zones. This specification aims to improve both the impacts on the surrounding area and the environment for the residents.	Internal review
Residential	Deletion	The specification related to the articulation of walls in multi-unit development has been deleted as the requirements of the Housing Design Guide more appropriately address the issue of building design.	Internal review

\*Reason for change categories:

Internal review
Clarify government intent
In response to other government strategies
Clarification of terminology and editorial refinements

