

# SUMMARY OF CONSULTATION

## Planning Institute of Australia – ACT Chapter

<b>Date of consultation:</b>	15 August 2017
<b>Group consulted with:</b>	Planning Institute of Australia – ACT Chapter
<b>Number of attendees:</b>	8
<b>Name of organisations:</b>	Planning Institute of Australia members

### Key themes arising from the consultation

- Diversity of product is needed to ensure that individual needs are serviced – e.g., different housing types
- Ensure that actions are clearly communicated and the community is engaged early.
- Incentives should be provided across all of the ACT and reflected consistently in all Government policy, e.g., the need for increased density.

### Key quotes

- “As urban designers we need to consider what are conflicting and complementary uses in public spaces.”
- “Density means different things in different zones and this needs to be clearly articulated for each zone that allows residential use. Density in RZ1 is different to density in a mixed use area.”
- “Are we micro-managing the problem?”

## What is working well?

- Land Rent – but could be improved.
- The way public housing renews properties and uses proceeds from the sale of properties to fund the development of new housing
- NSW SEPP 65 - we should allow density bonuses where affordable housing is delivered similar to NSW SEPP65
- Current social inclusion principles of “peppering” public housing throughout suburbs

## What could be improved?

- Education and awareness of services
- The way community is consulted about locations and types of social housing
- Education for the public about ‘who’ uses public housing– reduce the stigma
- Incentives for tenants to move to more suitable housing to free up underutilised housing
- Certainty in the data in the way we count different cohorts
- Improve private tenancy agreements to encourage more people into and to stay in private rental (security of tenure)
- Project designs need to include full public consultations
- Choice for all people living through all types of housing noting that people have specific and individual needs
- Transparency in planning and development to build community confidence
- Diversity of product/missing middle
- Review the relevance of local centres
- Review the relevance of the current densities for RZ
- Estate code limits capacity to deliver affordable homes due to onerous requirements
- Cross border initiatives and partnerships
- Target people most in need of access to affordable home purchase options
- Banks/Lenders willingness to lend to “risky” customers
- Education/information about process to apply for a loan and buy a house
- Ensure town centres achieve “critical mass” in order for commercial aspects to thrive, eg. Belconnen vs Woden TCs and how mid-sized developments activate the streetscape.
- Deferred duties/taxes/rates

## New ideas

- Education services for different groups about household finance, rental obligations, how to apply for a loan.
- Educate community about the need to increase density– not only to improve supply and affordability but because of limited supply of land in the ACT
- Looks at ways urban design can assist people who are sleeping rough to access safe places
- Potential case studies for urban design looking at complementary and conflicting uses in urban spaces at night
- Case by case assessments for people entering different types of housing
- Introduce ways to consider ‘earning potential’ and frozen assets as demonstrating eligibility
- Block specific planning provisions to increase public, social, community and affordable housing – like Mr Fluffy?
- Ensure cultural considerations have a place in urban design and planning changes e.g. for Aboriginal and Torres Strait Islander groups, multi-family homes and changes in demographics
- Introduce planning changes that allow adaptable floor plates and ‘step-ups’, e.g. start with small building and build in capacity to extend cheaply/easily
- Provide opportunities to ‘age in place’ with planning incentives for developments on large blocks where the owner remains living and develops 1 or more additional affordable dwellings
- LVC remits for affordable and community housing
- HECS style loans for deposits
- Population growth studies and identification of future urban areas, including long term planning.