



ACT
Government

HOUSING CHOICES DISCUSSION PAPER

COMMUNITY ENGAGEMENT REPORT

MAY 2018



Contents

1. Introduction	3
1.1 Community feedback opportunities	4
2. What you told us about housing choices.....	6
2.1 Feedback from written submissions and kiosk engagements	6
2.2 Feedback from survey questions	27
2.3 Feedback from stakeholder and community and industry workshops	39
3. What we will do next	41
3.1 Bringing the ideas together in a collaborative process.....	42
3.2 Demonstrating the ideas.....	43
3.3 Implementing policy and regulatory changes.....	43
Appendices.....	44
1. Participation in each engagement activity.....	44
2. Online survey and YourSay questions.....	46

1. Introduction

“This discussion is integral to the delivery of my Ministerial Statement of Planning Intent, which mandates the creation of sustainable, compact and liveable neighbourhoods with better transport choices, and the delivery of an outcome-focussed planning system to reward design excellence and innovation.”

Mick Gentleman MLA, Minister for Planning and Land Management, Housing Choices discussion paper

The ACT Government has completed the first stage of community engagement for the Housing Choices project. A discussion paper was released in November 2017 to start a conversation on how we can better meet the housing needs of our residents. Improving the diversity of housing choices is an important issue that affects all current and future Canberrans.

The discussion paper aimed to find out more from the community about the type of housing they would like to live in. The community (including stakeholder groups) was invited to provide suggestions for improvements to housing choice with the input received informing future updates to government policies and our planning framework for the ACT.

This engagement report brings together all the feedback and key findings from a wide range of community engagement activities. There was a significant response from the community with more than 600 surveys completed and over 150 written submissions received. More than 340 people provided feedback at kiosks across the city. We also received feedback through other community meetings.

The following key topics related to housing choices were raised:

- Age in place and downsize
- Building construction quality and policy
- Bush Capital and Garden City
- Climate and environment
- Community engagement
- Evidence base
- Housing affordability
- Housing delivery, ownership and rental models
- Housing density and infill
- Housing design quality
- Housing and block options and types
- Infrastructure planning
- Neighbourhood amenity, character and design
- Planning system (general)
- Strategic planning
- Suburb-specific comments
- Territory Plan codes and zones

The key topics demonstrate the complexity of housing policy and related challenges facing the ACT as well as the diverse range of community participants involved in the consultation process. What we have heard so far in this process is that there is a wide range of housing types desired and needed to suit the needs of the diverse members of our community.

This report will inform the second stage of community engagement, which will be undertaken between May and August 2018. The second stage includes using an innovative collaboration hub technique.

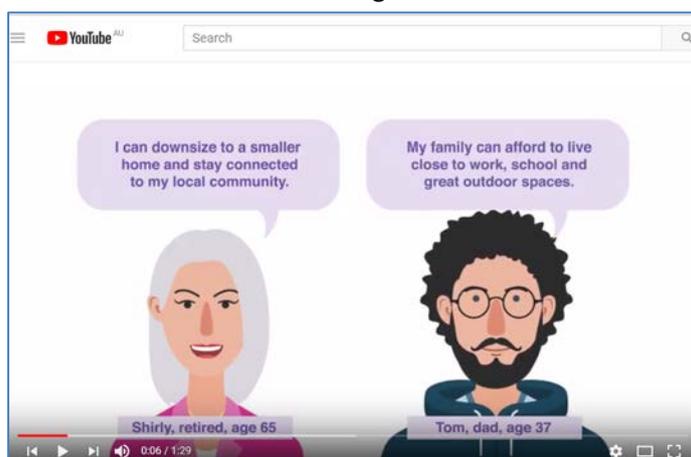
1.1 Community feedback opportunities

The first stage of community engagement was undertaken to gather community and stakeholder views and feedback on the Housing Choices discussion paper between 17 November 2017 and 9 March 2018. The Environment, Planning and Sustainable Development (EPSDD) project team engaged with community groups, industry groups and residents to ensure concerns and aspirations could be heard. Further details on participation in each of the activities is provided at Appendix 1.

The opportunities for engagement and the results are as follows:

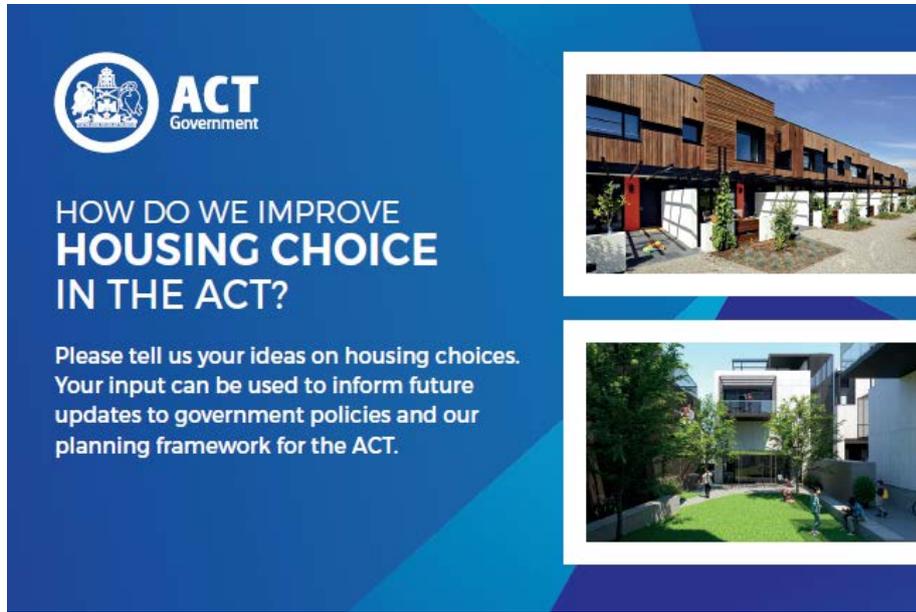
- **Written submissions:** Opportunities for written submissions on the discussion paper were provided, with 153 submissions received.
- **Stakeholder presentations:** EPSDD was invited to present at five meetings held by stakeholder groups such as community councils, with approximately 195 people attending.
- **Workshops:** We held stakeholder and community and industry workshops on 7 February 2018 that were attended by 32 people.
- **Online survey:** Qualitative and quantitative data was collected on 14 questions. The survey generated 618 responses. Three of the questions were also asked via the 'YourSay' website with 58 contributors.
- **Kiosk engagements:** Were designed to raise awareness of the consultation, meet with planners face-to-face, and provide feedback. Participants were also encouraged to go online to read the discussion paper and complete the survey. Kiosks were held at thirteen locations across the city and 347 comments were received.
- **Internet and social media:** There were 5,298 visits to the Housing Choices project page on the Yoursay website and 204 visits to the EPSDD website. A YouTube video (see Figure 1) on these websites generated 349 unique views. Thirteen social media posts reached 8,346 people.

Figure 1: YouTube video on housing choices



- **Postcards:** 500 postcards (see Figure 2) were handed out inviting the community to read the discussion paper and share their thoughts on housing choices online via the Yoursay website, or by email or post.

Figure 2: Housing choices postcards



TO FIND OUT MORE ON HOUSING CHOICES AND
HAVE YOUR SAY

The ACT Government has released a Housing Choices Discussion Paper to start a conversation on how we can better meet the housing needs of our residents. Improving the diversity of housing choice is an important issue that affects all current and future Canberrans including single, couple, family and group households.

Please read the Discussion Paper and share your thoughts via

- » **online:** yoursay.act.gov.au
- » **email:** terrplan@act.gov.au
- » **post:** Housing Choices, Planning Policy, Environment, Planning and Sustainable Development Directorate, PO Box 158, Canberra ACT 2601

Comments on the Discussion Paper can be made until 9 March 2018.

2. What you told us about housing choices

All comments and submissions received from the community, stakeholders and government agencies on the Housing Choices discussion paper were grouped, noted and considered in the development of this report. This report is a documentation of the feedback. The report summarises the feedback in these sections: written submissions and kiosk engagements (section 2.1); surveys (section 2.2); and community and industry workshops (section 2.3).

2.1 Feedback from written submissions and kiosk engagements

Of the 153 written submissions received on the Housing Choices discussion paper (by 10 April 2018), a large number (37) were from Campbell residents, who had initiated a survey of residents to inform their submission (“the Campbell Residents’ Response”). Over 400 people also signed a letter written by change.org to the Minister for Planning and Land Management, Mick Gentleman MLA, regarding development in Campbell. The remaining written submissions were from individuals, industry, community groups and interested stakeholders.

The kiosk engagements were attended by EPSDD staff at various locations across Canberra. The displays included a series of posters with the key points in the Housing Choices discussion paper and photos of a variety of housing types. There was space for the community to provide feedback on the display boards.



Photo: Community stall at Tuggeranong Hyderdome

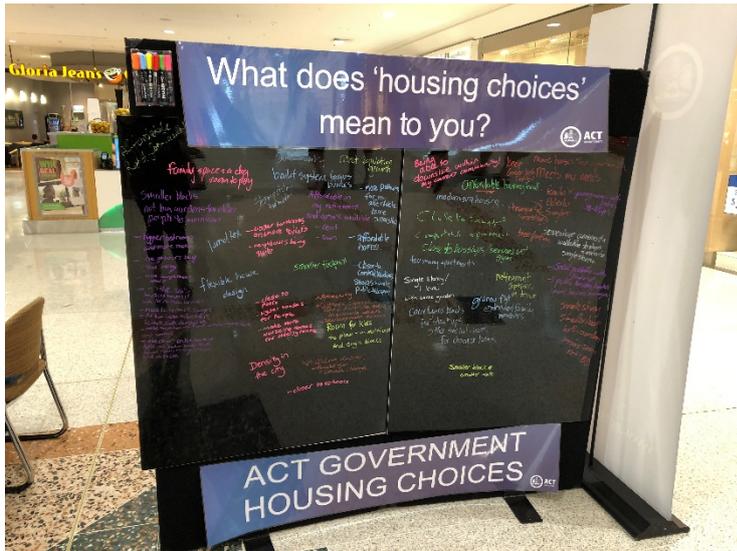


Photo: Community stall at Tuggeranong Hyderdome



Photo: Community stall at Jamison



Photo: Community Stall at CIT Reid

In examining the feedback a number of common topics became evident and we have structured the feedback around these topics:

- Age in place and downsize
- Building construction quality and policy
- Bush Capital and Garden City
- Climate and environment
- Community engagement
- Evidence base
- Housing affordability
- Housing delivery, ownership and rental models
- Housing density and infill
- Housing design quality
- Housing and block options and types
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Age in place and downsize

"I want to downsize to something smaller when the time is right. I'd like options for transitional retirement, I don't want to lose my independence straight away."

Kiosk participant

The ability for people to age in place – in their existing neighbourhood, community or suburb – was well supported, as it maintains continuity of community and family community support, as well as provision of medical and public transport services.

There was interest from people in options to age and stay in place, downsize and retire within their current community and suburb and close to amenities. Older people would generally like options for transitional retirement housing to retain their independence. Others were interested in staying in their own home and not scaling down.

It was noted that due to a lack of housing choices, many people believed they had little or no option but to leave an area. The lack of housing options in their area has resulted in people (particularly the aged) continuing to stay in inappropriate housing, i.e. large family houses on large blocks that are often unmanageable and difficult to maintain.

Older people and 'empty nesters' often commented that there is a lack of suitable housing to downsize into. They generally want to downsize into medium density style development and smaller homes with smaller gardens or a courtyard, rather than moving into retirement villages or residential aged care facilities. Stamp duty and body corporates were key issues in decision making about housing. People generally said they do not want to have to pay stamp duty to purchase their new home or be in a housing complex that has a body corporate.

There was interest in single level, single storey housing (with no lifts) such as townhouses with a room for a carer to stay as they get older. If townhouses are two storeys, people wanted bedrooms and an ensuite downstairs to aid ageing in place and accommodate carers. Others would like options for living with family such as a granny flat in the backyard for extended family members. Discussions also centred on the need for appropriate garden space proportionate to smaller homes, enough to manage and be practical.

There were suggestions for encouraging an age-friendly city, introducing guidelines for ageing, and encouraging mixed age communities that meet the lifestyle needs of a wide range of people. This includes the needs of all age groups from the younger to older generation, as well as those with mobility issues.

Building construction quality and policy

“The issue of building defects needs to be resolved before proceeding with the densification of Canberra.”

Written submission

“Work is needed to ensure ACT building regulation, quality control and oversight is consistent and high to ensure that new densified development is sustainable and meets consistent standards for structural safety, environmental sustainability, fire safety, emergency evacuation, disability access, and climate and sound proofing, including in affordable dwellings.”

Written submission

Quality building construction, building industry regulation and private certification were issues raised by many people. Many considered that it will be important to address building construction standards to ensure good quality residential redevelopment occurs.

The community wanted to ensure ACT building regulation, standards, quality control and oversight is consistent and of a high quality to ensure that new densified residential development to buy and rent is sustainable and meets consistent standards for structural safety, environmental sustainability, fire safety, energy efficiency, emergency evacuation, disability access, and climate and sound proofing, including in affordable dwellings. There were concerns about compliance and enforcement of planning and building legislation and regulations. This included building defects, builders’ liability for faulty work, and a need to improve the private certification scheme.

There were suggestions for more of a cross-agency approach to implementation to ensure good quality design, development applications, building construction and regulatory enforcement. The use of AS4299 Adaptable Housing for any planning controls, compulsory accessibility standards, universal design, improved apartment design, and noise control were raised. The actions from the Parliamentary Agreement that the Government is committed to do in regards to construction quality was also raised. There were calls to revise the building codes and energy and efficiency standards to consider a warming climate (e.g. Green Star rating system, International Passive House Standard).

Bush Capital and Garden City

“As the population grows there will be a need for innovation to maintain the city as a sustainable, compact and well-connected entity with the ‘city in the bush’ environment that is highly valued by residents.”

Written submission

The community considered that it is important to protect our city’s green Bush Capital and Garden City principles, values and character. This includes protecting residential and heritage suburbs, precincts, parks and gardens. There was a suggestion to introduce heritage overlay to protect some suburbs, similar to the heritage overlay introduced in Ballarat, Victoria. Others considered that heritage requirements on houses limit options to better utilise blocks for extensions and granny flats.

Climate and environment

“Climate change strategies should be integrated as a key aspect of ACT housing and planning policies, with the aim of reducing the ACT’s environmental impact and making more liveable cities.”

Written submission

The community expressed concern about climate change, the ACT’s high ecological/environmental footprint, and the impact of development on the environment. There were comments about the need to build for climate change, the urban heat island effect and sustainability.

There was an understanding how the urban forest, tree canopy, living infrastructure cooling landscapes can ameliorate the urban heat island effect, including a suggestion for the introduction of urban tree canopy policies and targets. Other suggestions ranged from wildlife corridors, to keeping existing trees and plant trees in suburbs when development occurs, to green space and play areas in apartments and high-rise developments, and bigger blocks for trees and green space.

The community did not want to see urban open space rezoned, with the need for parks and gardens for those with limited private gardens becoming more important in higher density housing. With more development reducing permeable surfaces, there was a suggestion to introduce a ground water absorbency levy. The community also wanted to see building energy and efficiency standards, solar access and Green star energy ratings for residential developments.

Community engagement

“Active community participation will help ensure our wonderful city will evolve in a way that provides for the wellbeing of current and future residents, and in a way that will enhance its qualities as Australia’s national capital.”

Written submission

Comments were raised about community engagement as well as stakeholder and change management processes. There were calls for the Government to engage with community to see what they want the city to look like, to provide evidence about what the community wants, and to listen to general community in a broader, meaningful approach.

Some considered that the vocal minority, who may not represent the best needs for long term Canberra, are given too much consideration in planning matters. Industry and professional associations are given lip service, but they represent the bulk of those in the building and related industries. The need was expressed for a balance of resident versus developer needs, as well as a balance between developments for profit versus wider community benefit.

A better and more involved system of engagement was called for. Suggestions included a feedback loop, not consulting over summer holidays, and opportunities to meet members of the government. There were calls for extensive and innovative public consultation, such as the Collaboration Hub, a series of ongoing community peer-led conversations, and involvement of design experts.

The community expressed a need for assistance with understanding the planning processes to build community confidence and including adequate time for community comment. A suggestion was to use visual representations to communicate planning processes.

Many suggested that there is a need to challenge negative views associated with infill development and smaller houses and attached houses. There were suggestions that there are high quality housing developments built, this will make the planned infill process easier for the community to accept. It was suggested this could be demonstrated by providing quality infill housing displays for the public to view.

Evidence base

“Canberra planning must be based on hard evidence, thoughtful consideration, and sensible solutions.”

Written submission

There were suggestions from the community for EPSDD to continue to build the evidence base, consider best practice housing models and examples from interstate and overseas, respond to demographic changes and trends, and ensure best practice policy for the Housing Choices project. Some questioned the veracity of the community survey undertaken by a consultant for EPSDD. For example, the survey did not cover social housing or special needs housing that must be considered in the housing mix.

The community considered that more evidence is needed before changing the residential rules, including a housing needs assessment, longitudinal analysis of residential development applications, and understanding the financial and social on-costs of increased housing density.

Other requests were to ensure consideration is given to single parent families, housing supply and vacancies, barriers to meeting housing demand, research by Clean Air and Urban Landscapes Hub (CAUL) and Canberra Urban and Regional Futures (CURF), the relationship between housing diversity and location, learning from Mr Fluffy blocks for evidence on effectiveness of relaxing rules in RZ1 to encourage multi-unit redevelopment, why Australian homes are amongst the biggest in the world, demand for medium density housing, viable residential development, population and household composition, and levels of satisfaction with the urban environment.

Housing affordability

“Bold and early actions are needed to address the mismatch of the housing stock of the ACT with demand, and the very significant housing affordability and availability issues confronting the ACT community.”

Written submission

Housing affordability was raised by many people. There were requests that affordable housing be made available for all people to buy and rent. This included affordable housing for people on disability and old age pensions, middle aged and older people, professionals and students living close to city and universities, in retirement to rent or own, families, low income earners. There were also requests to help homeless people and families with children to get off the streets.

The community considered that housing choices was directly related to affordability, with people with more financial resources having greater choice in housing. The community also said that, even with financial resources, there are still limited housing choices in most areas of the city. There are issues of home ownership unaffordability as well as rental housing unaffordability.

The community perceived that there is limited, if no, affordable housing options for people on low incomes (working or supported incomes). Access to start up funds, government initiatives and bank preparedness to lend to low income individuals and families limits housing choice (in many cases, excludes them from any choice).

It was suggested that people buy apartments to get into the housing market because they are affordable, not by choice. The inner suburbs were seen as the most desirable and expensive areas to live in. Recent rate increases were raised as impacting on housing affordability. The community perceived the Government’s reliance on land sales could have an impact on housing affordability. For example, people have been forced to make housing choices they would not otherwise make due to a reduction in the number of blocks available for separate housing.

A need for strategies to stimulate affordable housing was raised. Suggestions were made to:

- Lower the price of houses and land.
- Provide pathways for affordable home ownership and getting into the housing market (e.g. land rent scheme).
- Provide community housing as well as smaller housing and tiny housing options.
- Construct apartments without car parks to reduce purchase and rental prices of apartments.
- Allow private companies to assist the public sector to provide affordable housing for those in the public housing waiting list.
- Provide Government housing for welfare recipients as well as lower income earners.
- Establish affordable housing benchmarks and innovative affordable housing delivery models.

The actions from the Parliamentary Agreement that the Government is committed to do on housing affordability and homelessness were also raised as being important.

Housing delivery, ownership and rental models

“Would be great to see some demonstration projects which provide affordable, passive designed living options with outdoor space and a strong community focus.”

Written submission

The community raised many issues that were related to demonstration housing, which will be considered as part of the Government’s Demonstration Housing project. These included encouraging innovation in design and delivery, providing community displays and a pilot program of demonstration housing, and considering co-housing proposals for demonstration housing projects.

The community considered that policy and planning provisions could do more to encourage non-profit housing co-operatives and other innovative housing ownership models. Suggestions were to:

- Facilitate a range of innovative housing delivery models to address rental and housing unaffordability for renters and home owners.
- Support housing delivery in partnerships between government, the not-for-profit sector and the private sector.
- Deliver medium density housing through a range of innovative models addressing the affordability experienced by renters and those hoping to enter the property market.
- Adopt local and international examples of innovative housing delivery to the Canberra context through changes to planning policy and the planning framework.
- Deliver innovative housing through partnerships between government, the not-for-profit sector and the private sector.

It was considered that the ballot system of buying new blocks of land in greenfield suburbs in the ACT favours builders over others. There were suggestions for how to assist low income earners and those on pensions to raise house deposits and purchase houses, including new loan models from banks and “rent to buy” schemes. Removing stamp duty and other tax options such as reintroducing death tax were raised as possible options. Other suggestions were for more public housing and rentals as well as more housing managers for public housing complexes.

There were calls for owner (rather than developer) driven development, opportunities to assemble groups to buy and redevelop blocks, and different models of housing ownership and tenancy. There was a suggestion to separate overseas investors and local residents in the house buying market to keep housing prices lower for locals (e.g. Singapore model). Homes for investors should consider the needs of the people who live there.

Concerns were raised about how units are managed and regulated within body corporates, and how managers and owners are educated to assume their responsibilities.

In terms of housing design, there were suggestions to review plot ratio controls, ensure universal design for easy internal access, and provide well-designed medium density housing. There was support for allowing unit titling for smaller houses and dual occupancies on RZ1 and RZ2 blocks.

Housing density and infill

“Housing choice is about more than density.”

Kiosk participant

There was general support for infill and increased and medium density residential development by becoming more compact and going up (not sprawling), while also maintaining green open spaces and gardens in the city. There was support and understanding of how the government and planning bodies plan for the densification of housing in and around town, group and local centres.

There was a general view that if there is more housing density, it needs to be supported by more public open space, private open space on blocks, and appropriate building quality and design that complement the existing neighbourhood and streetscape character.

Others suggested there should be no more residential infill or development until the issue of poor quality buildings is addressed, and that homogenous gentrification of suburbs should be discouraged. A comment was made that housing choice is about more than density and that if people are crammed in, this will create unhappiness.

Comments were raised that if there is increased residential density and densification of the city, there will be impacts on nearby housing. It was suggested that community protections be put in place to ensure adequate car parking, noise control, infrastructure capacity and protection of Garden City suburbs, particularly for existing residents. Others expressed a need for limits on the number of dual occupancies per section. Residents in some suburbs expressed a concern that their suburb has already undergone major change and residential development should occur elsewhere, as their suburb may not be suitable for more development due to limitations of infrastructure.

A range of ideas were suggested to increase medium density housing. These included focusing intensification on centres while retaining RZ1 zones; considering densification on a city, suburb, neighbourhood and street basis; and using the urban transect approach to plan for residential density and scale.

Housing design quality

“Principles of leading housing design should also be inspired by international best practice, adapted to the local context.”

Written submission

The quality and sustainability of housing design was an issue raised by many. The community expressed support for the ACT Government’s new design review panel and that extra steps need to be taken to improve housing design outcomes. There were calls to prioritise design principles and quality of design and consider quality not quantity of housing.

The community suggested there should be rewards and incentives to encourage good design and innovation. Development applications for residential development should demonstrate best practice rather than meet minimum requirements. Displays of quality infill housing could be provided to educate the public about good design. Evaluating the built outcomes of houses designs was also considered important.

Suggestions were made to develop guidelines and objectives for what makes good residential design. The relationship between housing size and housing design quality was noted, with the community expressing a preference for a focus on quality rather than size.

“Good housing designs are environmentally friendly, sustainable and socially inclusive.”

Written submission

The community also want to ensure housing design is liveable, encompasses good technology, maximises land for open space and greenery, and considers solar access, solar energy and trees for temperature control. There were requests for more modern and sustainable housing that follow the sun with solar panels, recycled materials and mandatory double glazing. There should be bigger side setbacks, mandatory minimum green space on blocks, deep root planting zones for trees, gardens for children to play, and gardens and work sheds for older age groups. There were requests to use space on blocks and in houses more wisely, for example, by using subfloor and basements for rooms to free up more space on blocks for landscaping. Others wanted to see more generous driveways.

Houses with character and individuality are required in newer areas. Older parts of Canberra and housing near O’Connor shops were considered to be good examples of quality, well-designed development.

Housing and block options and types

“Build the ACT as a national benchmark for flexibility and adaptability in housing choices.”

Kiosk participant

Through the Housing Choices project, the community has expressed a desire for more housing choice and flexible housing forms in their neighbourhoods and suburbs – not just single dwellings or high rise apartments. A desire was expressed for more housing in the ‘missing middle’ range – with medium rise and medium density housing types such as dual occupancies, villas, terrace houses and townhouses.

The community expressed the need to mandate housing diversity and challenge negative views associated with smaller housing types and attached houses. They also expressed the need for developers to ‘build to purpose’, meaning providing a variety of housing options, not just apartments, that meet people’s needs. In particular, smaller homes and townhouses, villas for larger families, and housing for those on lower incomes, as well as those ageing or with disabilities.

Community members (across all suburbs) spoke broadly about the absence of ground level, single storey, and small block villas close to town, group and local centres. The absence of villas was seen as limiting housing choices for those who wish to downsize, seek affordable housing options or seek an alternative to high-rise apartments (rental, community housing or purchasing). Interestingly, there was also great interest to see the development of ‘non-strata’ villas.

“There is a stigma to living in smaller dwellings and attached dwellings, but they save energy and building materials. Roof gardens, studio apartments and home offices can be placed on top to create a variety of housing options.”

Written submission

There was general support for the ‘tiny house’ movement. That is, small house, small block options. Small houses were discussed in terms of ‘boutique’ housing choices, allowable for those who sought ‘alternative’ options. Many noted overseas examples as reference sources. It was also noted that if tiny houses were to be introduced, appropriate plot ratios need to be adhered to i.e. 50/50, 40/60% garden/dwelling (no mansions on tiny blocks).

The diversity of housing options and types desired (or not desired) by the community was reflected in the comments received. Housing was requested for living that is tailored to people and the range of household types including families, the elderly, singles, people with disabilities, and young mums aged 16-25 years with babies. Different block sizes were requested to encourage diversity of housing stock (dwelling size, configuration and number of beds) in an area or suburb for a range of residents.

Some people desired bigger apartments and homes on bigger blocks and with bigger bathrooms, bedrooms and living spaces, while others wanted attached and semi-attached homes, or smaller homes and bigger gardens.

There were requests for accessible and adaptable housing. One participant wanted to see the ACT become a national benchmark for flexible and adaptable housing choices.

Apartments:

- Apartments that are family-friendly with three bedrooms and play areas for children and pets. Brumbies-style smaller scale apartments were suggested as a good example.
- Others said there should be no more apartments, flats or units, and that there should be more houses than apartments.
- Others wanted lower height apartments.

Family homes:

- Single detached dwellings with gardens that are well located near education and employment.
- Smaller, more compact family homes and gardens, including for more mature families.
- Large 2 storey family houses with garden to play and grow vegetables.
- Three-bedroom homes for families.
- Large blocks for families with space for children to play outside.
- Smaller single storey, single level houses with gardens in attractive and central locations (e.g. inner Canberra, but not the CBD).
- Heritage protected residential precincts and houses.
- Use empty houses.

“Missing middle housing” that is medium density, medium rise and mid-sized for better use of land and more open space:

- Courtyard blocks for those starting in the housing market.
- Dual occupancies that are more affordable, in central locations, and are well designed and suit the street. Dual occupancies were preferred over retirement villages.
- Townhouses with separate unit titling, diversity in design, small gardens and near public parks, single level and two storey (with mandatory bedroom and bathroom downstairs) options, and 3-4 bedrooms for families.
- Duplex houses that are single storey with small courtyards and gardens.
- Secondary residences and backyard housing, including flexibility for granny flats, relocatable homes and tiny houses (2-bedroom, one bathroom) in backyards and on large blocks for growing vegetables. An alternate view was that granny flats devalue nearby properties.
- Nightingale model housing.
- Tiny home village and homes and granny flats in backyards.

Community housing and shared housing models:

- Co-housing (for all and for seniors). Others saw housing co-ops as exclusive and unaffordable.
- Community housing that is compact with quality community gardens and spaces.
- Shared housing options for professionals.
- Share house rentals (e.g. realestate.com.au app).
- Shared houses with common facilities for young people, disabled people and low-income earners.

Public housing:

- Public housing that is effective and fast at reasonable prices for singles, families, the elderly, the disabled and students.
- The housing should be safe, well-designed, have communal areas and backyards for children to play, and be close to schools, shops and transport.
- Mandate a percentage of public housing in multi-unit developments and mix public housing with other houses.
- “Salt and peppered” public housing,

Housing for specific household types and demographic groups, including:

- Single persons: Larger one-bedroom units with lower rent and singles housing. “Single and ready to mingle” housing as suggested by Bernard Salt – shared housing for professionals in their 20s and 30s who don’t want to live alone.
- Older people, frail older people and those aged over 50: Aged care units and nursing homes for elderly people with safety features (e.g. alarms) that are well-managed, and individually titled dual occupancies, terrace houses, townhouses and “transition” housing before moving into retirement homes.
- The disabled, including those with mobility issues and with enduring mental illness: Housing such as villas.
- Younger people: Small affordable units with no car parking for young and homeless people with a good sense of community.
- Single parent households.
- Gender specific housing for girls and single women.
- Student accommodation: Rental housing for CIT and university students to live away from parents that is cheaper so they can compete with workers and families, and that allows pets; short term accommodation for students while looking for more permanent housing; and the ability to live with family while studying. One suggestion was to allow flats in nursing homes be used for students.
- Crisis housing and emergency housing shelters.

Infrastructure planning

“An increase in housing density has implications for infrastructure. If good housing developments that meet the needs of Canberra residents is to occur, then infrastructure issues must be considered as well.”

Written submission

The community raised comments about hard (physical) and soft (social) infrastructure. Some expressed the view that there should be no further development in certain areas until there is a review of the capacity of the ageing infrastructure and any necessary infrastructure upgrades are made.

There were comments about the capacity of infrastructure and services and the need to upgrade infrastructure such as underground power and access to public transport, and address increased traffic in suburban streets that was resulting in congestion and longer travel times. There were concerns about roads and traffic management, stormwater and sewer, waste collection requirements, and car parking requirements for residents and visitors. There were also concerns about social infrastructure, such as provision of community facilities and schools.

“Access to public spaces for leisure and contact with nature is becoming more critical to the health of our cities.”

Written submission

There were requests for consideration to be given to living infrastructure, permeable surfaces, maintenance of streets, introduction of light rail and other public transport, age-friendly infrastructure, and public safety.

Neighbourhood amenity, character and design

“Planning provisions need to encourage the supply of the housing choices people want so the suburbs retain a dynamic and diverse community. People want particular dwelling types in surroundings that create good communities through human scale, green open spaces, active travel, good connectivity between destinations, affordable choices and inclusiveness.”

Written submission

The community expressed a need to respond to characteristics of different parts of the city to protect existing low-density neighbourhood characters, heritage suburbs and precincts, streetscape character and design. The urban design of public realm (i.e. public spaces), significant landscaping and street activation were considered to be important qualities to the community. If there is a move away from suburban gardens, community amenities become more important.

Issues of neighbourhood amenity, character and design that are important to the community are:

- Walkable neighbourhoods and living close to bus stops, central locations, churches, exercise, public transport and other transport, medical centres, schools, services, shops, parks and vets.
- Social cohesion, cultural and socio-demographic mix within developments, neighbourhoods and suburbs, and overcoming any social problems that may be perceived to be associated with high rise and cheaper housing.
- Street frontage and block shape to determine number of dwellings.

There was a suggestion that neighbourhood character studies be prepared, and that development applications for redevelopment and infill multi-unit housing consider aesthetic and infrastructure impacts on the whole suburb, and are in character with the existing neighbourhood.

The community expressed a need for community protections and resident protection laws when any new residential development occurs to build social connection, cohesion and sense of community, and reduce the likelihood of neighbourhood conflict and cumulative impacts on existing residential areas (e.g. car parking, safety, noise control, flood lighting, maintenance of streets and noise).

Issues that were considered important to protect were amenity, quality of life, liveability, privacy, safety, walkability, active travel, health and wellbeing, parks and gardens, sense of community and social cohesion, community facilities and other infrastructure (medical services, roads and shopping centres).

Planning system (general)

“Given the apparent demand across all parts of the ACT for housing choice within their own neighbourhoods, there is the need for a multi-faceted and significant response.”

Written submission

Many comments were raised by the community about the ACT planning system in general that were not directly relevant to the Housing Choices project.

There were requests for more funding to adequately resource the planning directorate’s planning and development assessment teams, training of development application assessment teams, and more skilled government planners. Suggestions were made to improve the development approval process for duplex houses, invite residents to pre-application meetings, and provide more education for architects and builders.

We received requests to simplify planning laws, regulations, codes and controls. There were also requests for planning rewards and incentives (not just codes). For example, incentives to redevelop RZ2-RZ5 areas for appropriate housing types and housing diversity and incentives to sell houses for redevelopment.

It was suggested that a number of reviews be undertaken of reserves to consider urban suitability, tree legislation, body corporate legislation, and ACAT third party appeals for residential development, and Lease Variation Charge (LVC) and developer charges and taxes. Consideration could also be given to unit titling, subdividing blocks, and amalgamation of blocks. Land release policy could ensure a mix of dwelling allotment types within each new suburb to encourage housing diversity.

There were concerns about a lack of enforcement of ACT legislation and regulations. Compliance action was requested on departures from development applications, for example, vegetation required as part of an approved application that is not planted. A cross-agency approach to implementation was requested to ensure good quality housing design, development applications, building construction and regulatory enforcement.

There were comments that land tax and stamp duty are problematic and should be reduced or eliminated.

Strategic planning

“To provide for Canberra’s future housing needs, it is critical the Government plan adequately for housing growth and diversity. The types of dwellings that are constructed, and their location, will significantly determine the structure and functioning of our city. Canberra’s housing stock doesn’t always meet the needs of all user groups.”

Written submission

There was an understanding that we need housing to meet population growth. The community commented they would like to understand the big picture and government policy in regards to strategic residential densification of the city. They expressed the need for the right planning framework to deal with the development pressures the city is facing, while protecting the city's character. There was a desire for housing close to employment and public recreation facilities, particularly for children to play outside.

Consideration needs to be given to:

- The 2012 ACT Planning Strategy refresh and the review of the Territory Plan and associated zoning system.
- Integrated transport and land use planning, including public transport.
- The climate change strategy and design parameters to mitigate the effects of a warming climate.
- Respond to characteristics of different parts of the city.
- Housing in town, group and local centres, and rezoning residential land along transport routes to allow terrace houses and detached multi-units.
- The original township planning principles, including the National Capital Development Authority’s "Y" Plan.
- Integrated precinct level planning for diverse housing neighbourhood character studies and for residential developments.
- Better use of greenfields, infill and urban renewal sites.
- Bio-sensitive principles to guide urban planning.

Suburb-specific comments

“What is clear is that one size doesn’t fit all. What may be appropriate for one street is not necessarily appropriate in another. Housing density and diversity should be considered on a street by street basis, and the impact of any increased density on the local infrastructure such as roads, parking, electricity, stormwater, sewerage as well as shops and schools.”

Written submission

There was concern from residents of older residential precincts and heritage residential precincts that they continue to be protected. These areas included Haig Park as well as the suburbs of Barton, Campbell, Deakin, Forrest, Griffith, Hawker, Hughes, Kingston, Narrabundah, Page, Reid, Scullin, Torrens, Turner, Weetangera, Weston Creek and Yarralumla.

The comments received varied at each of the kiosks engagement locations. For example, the comments raised in Dickson differed from those in Manuka:

- The general view in Dickson was that housing choices in the area are very limited and increasingly expensive. People spoke about the lack of public housing and single storey villas (small block, small yard and single storey) for people to downsize into, and limited options to develop blocks (RZ2).
- In Manuka there was a perception that the area is under threat from poor quality multi-development and there are limited housing options apart from multi-units. There were several conversations about heritage properties limiting housing choices and opportunities for innovation, e.g. house extensions or a granny flat in the backyard.
- Campbell residents considered that there has already been significant development in their suburb without adequate public infrastructure upgrades, which has impacted on existing residents and the amenity of the suburb.

Territory Plan codes and zones

“Amending planning policies by strategically planning for change is critical. There is a need to create a more flexible Territory Plan that is able to readily adjust to change and use opportunities, reward high quality design and encourage innovation.”

Written submission

There was much support to vary current Territory Plan residential zoning to allow for greater flexibility in housing types.

Comments were received that Mr Fluffy houses created inequity in suburbs in regards to dual occupancies being allowed on these RZ1 blocks, and that dual occupancies should also be allowed on other blocks.

There were suggestions for the introduction of guiding principles for future housing development as well as develop objectives for residential zones. For example, ensure residential zoning is made equitably across the city.

Suggestions for the Territory Plan codes and zones included:

- Leave RZ1 areas alone.
- Expand RZ2 areas to allow for dual occupancies.
- Limit the number of dwellings in RZ3 areas.
- Limit the number of multi-unit dwellings on a street.
- Improve and simplify planning rules and procedures.
- Change what is permitted in the residential zones as well as zoning boundaries (i.e. review the location and extent of residential zones).
- Consider changes to modify and simplify the RZ1-RZ5 zones and the CZ5 mixed use zone, as well as incentives to redevelop RZ2-RZ5 for appropriate housing types.
- Restrict the use of residential apartments for serviced apartments and hotels.
- Review the Inner North Precinct Code and Multi Unit Housing Development Code (MUHDC) and provide more precise criteria in the MUHDC.
- Review the plot ratio controls (e.g. plot ratio versus open space control), the dwelling replacement rule, and solar envelope provisions introduced in V306. One suggestion was for a house to garden ratio (plot ratio) of 50/50 regardless of the block size to discourage massive houses on small blocks.
- Address anomalies in the Territory Plan.
- Learn the lessons from Mr Fluffy block redevelopments.
- Greater flexibility for second dwellings, such as granny flats and changes to RZ2 zoning to allow single title for larger blocks.

2.2 Feedback from survey questions

The Housing Choices project page on the EPSDD website provided users with links to the directorate's engagement tool, 'YourSay', which enabled discussion by providing users with an online survey and questions on the YourSay website.

A total of 618 people completed the online survey. Not all questions were mandatory, so not all questions were answered by all participants. The findings of the survey and YourSay website questions are summarised below and at Appendix 2.

Ways to better understand the ACT planning system

"Simplify the system. Make it less politically driven. More community driven. More demographic forecast driven."

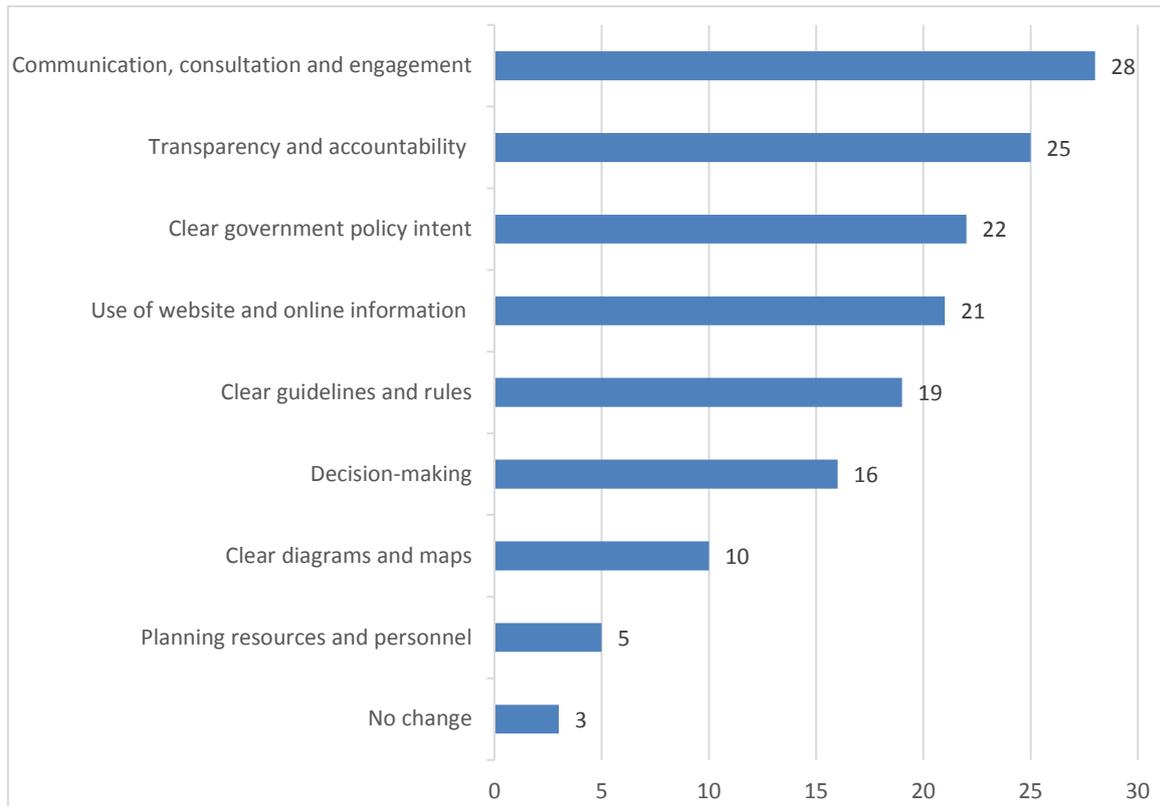
"A concise and clear vision for Canberra's future. A vision that is not based on political promises but rather focused on building a great diverse, sustainable and resilient city."

Survey responses

The key themes raised for better understanding the planning system, as a proportion of the total responses to the question, are shown in Figure 3. The most popular include:

- Improved communication, consultation and engagement with education and information sessions, fact sheets, longer notification periods, talking face to face with planners, and consultations that take place within suburbs or areas affected by a proposal.
- Transparency and accountability with simple language in planning documents, clear consultation processes, clear understanding of the respective roles and responsibilities of developers and ACT Government planning authority.
- Clear policy intent, vision, goals and objectives for what the ACT Government it is seeking to fulfil through planning policy and design for Canberra's future.
- More use of website and online information to clearly and concisely explain the planning system, planning processes, and planning and design issues. These could include interactive animations, YouTube videos and chronological updates that explain future plans.
- Clear and simple guidelines and rules for each zone. Some wanted more flexible rules, while others wanted more definitive rules with no changes.
- Decision making that provides more detail and justification for the reasons for decisions. For example, a concise written document that explains how applications are approved, how communities were consulted, and how their concerns were addressed.

Figure 3: Suggestions for what would help you to better understand the ACT planning system



Changes supported to housing in lower density residential areas

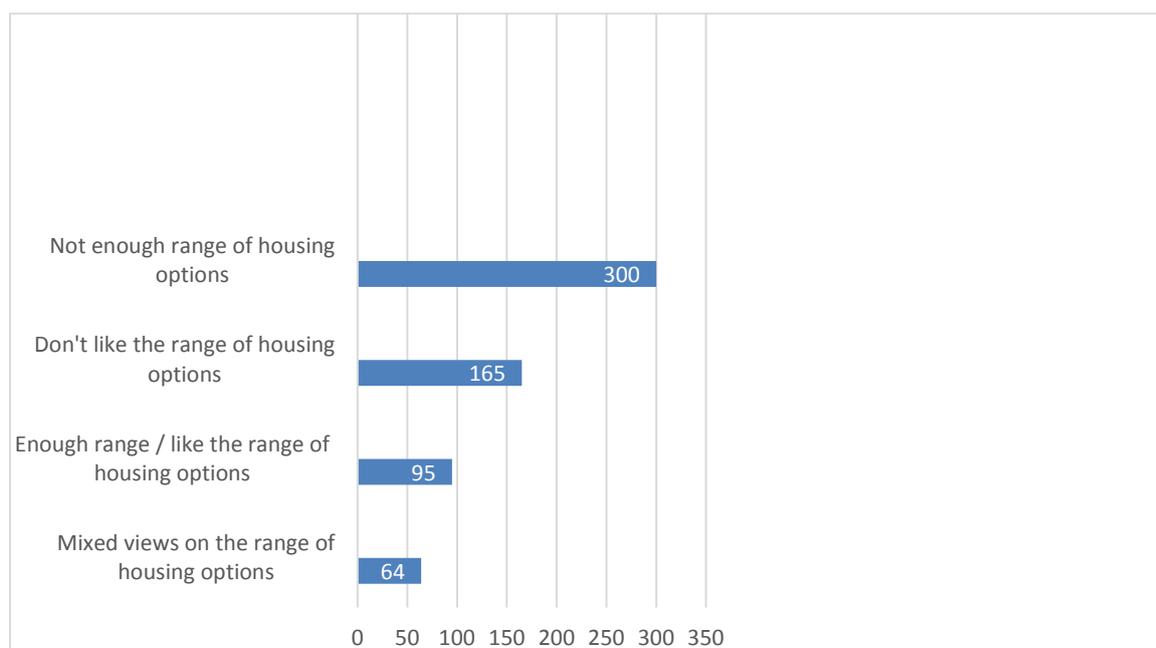
“Canberra’s older suburbs are typically dominated by a single housing types. Perhaps a remnant of our development history. While the newer suburbs are delivering a greater range of housing options we are not achieving housing diversity at a neighbourhood scale. I would support more diversity in the development of housing opportunities within lower density suburbs.”

“I think a lot of people are reluctant to change, but our ageing society demands we rethink large houses on large blocks.”

Survey responses

Views on the current range of housing options in the lower density suburbs are shown in Figure 4. The majority of people responded that there is not enough range, or they don’t like the range, of housing options in the lower density suburbs for a wide range of reasons.

Figure 4: Views on the current range of housing options in the lower density suburbs.



We heard that there is not enough housing diversity and there should be a mix of townhouses, terrace houses, dual occupancies and triple occupancies, as well as apartments:

- Units (i.e. apartments and townhouses) rather than freestanding houses are a more feasible solution to the housing crisis and finite supply of land, but body corporate fees are a burden. Senior people downsizing into apartments are penalised with rates increases and levies to rectify building defects.
- Garden flats and dual occupancies were requested and could be “salt and peppered” throughout a neighbourhood. It was noted that dual occupancies were allowed on Mr Fluffy blocks and should be on other blocks.
- There are limited options for middle aged and elderly people to downsize into a single level home in their area. However, others in this age group do not want to downsize.

- There are few options for people on low and average incomes, including students.
- There should be more public housing, community housing, affordable rental housing, as well as housing for homeless and poorer families.
- Develop housing above the shops and in semi-permanent accommodation at the smaller, less successful shopping centres.
- Better utilise larger RZ1 blocks in a good location near services and transport by changing zoning, allowing subdivision and separate unit titling, and changing plot ratios to make the redevelopment of RZ1 blocks economically viable.
- Allow RZ2 type developments on blocks anywhere (including near shops) with sensible rules around block sizes, plot ratio and impacts of overlooking.

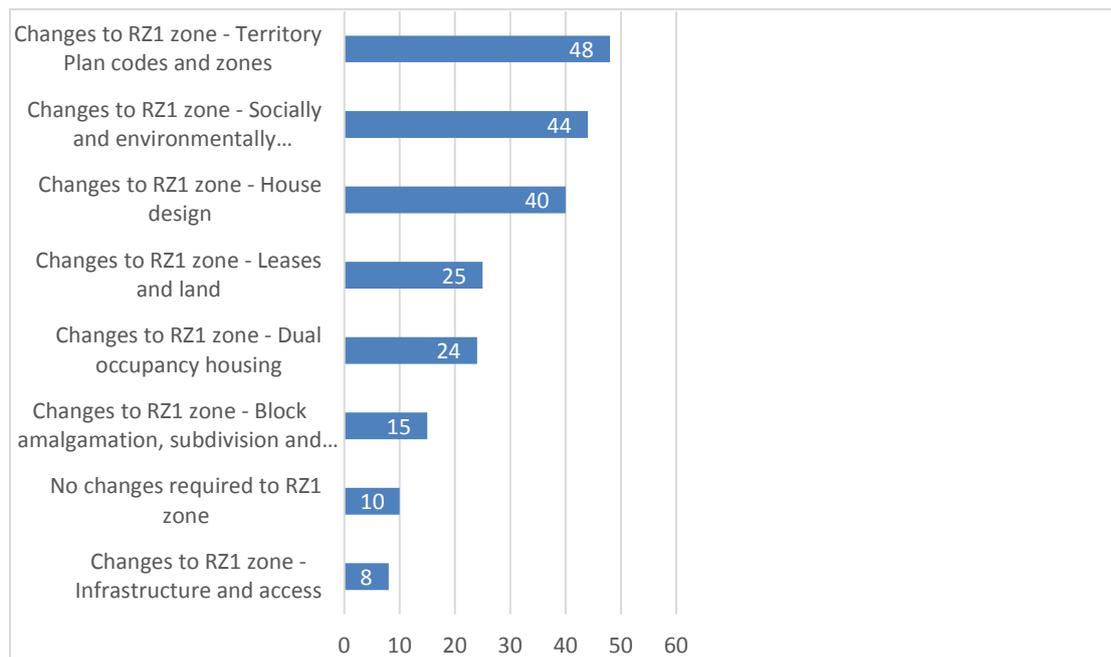
We heard from others that the old suburbs with space and big blocks and houses should be left as they are. They have not been designed for high density and the infrastructure does not support higher populations.

Changes that would be supported in the RZ1 zone to improve housing choice, and changes that would be supported to help increase diversity of housing choices in the RZ2 zone, are shown in Figure 5 and Figure 6, respectively.

The most popular change supported in the RZ1 zones is to make changes to the Territory Plan codes and zones, including:

- Increasing the size or number of RZ1 zones.
- Reducing the size or number of RZ1 zones.
- Allowing some parts of RZ1 zones, depending on their location (e.g. near shops and areas with good amenity and access), to be rezoned RZ2.
- Providing more flexibility for second residences, townhouses, aged care accommodation, and innovative models for shared housing for smaller families and singles.
- Reviewing plot ratio and site coverage controls.

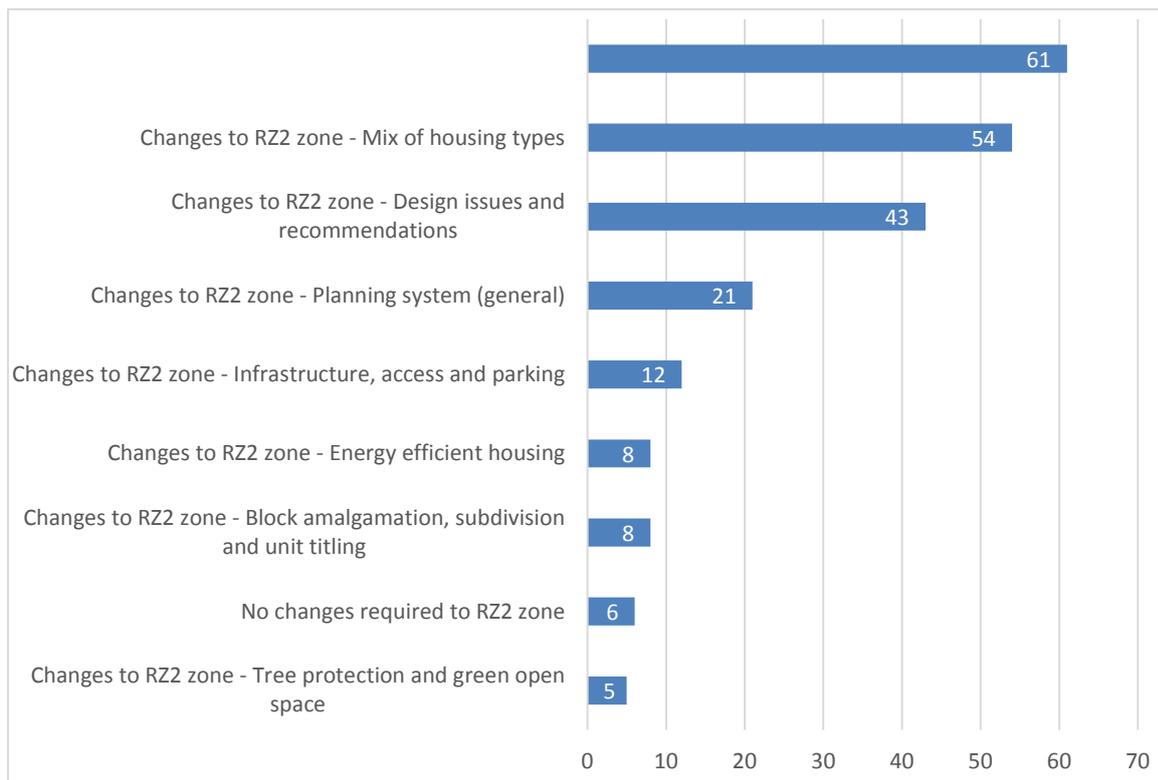
Figure 5: Changes supported in the RZ1 zones to improve housing choice



The most popular change supported in the RZ2 zones is also to make changes to the Territory Plan codes and zones, including:

- Rezoning some RZ2 areas to RZ3 or RZ4, depending on location.
- Acquiring and consolidating some RZ2 blocks close to commercial or transport nodes.
- Abolishing RZ2 blocks and rezoning them to RZ1.
- Increasing the size and number of RZ2 zones in established suburbs.
- Reviewing plot ratio, site coverage controls and building envelope controls.
- Considering whether multi-unit developments should be permitted.
- Including requirements for inclusion of accessible and affordable housing.
- Removing the dwelling replacement rule.

Figure 6: Changes supported in RZ2 zones to help increase diversity of housing choices



Changes supported to housing in medium density residential areas

“More density but with equal provision of quality streetscapes and open spaces – these being the trade-off for higher density living.”

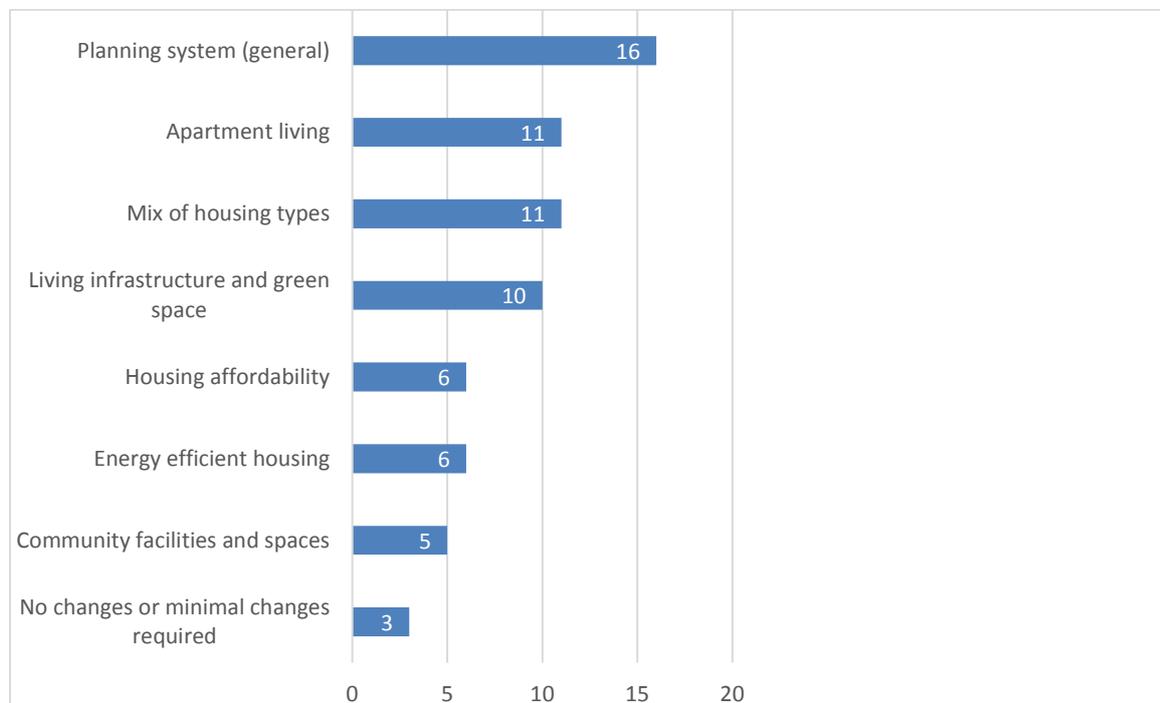
“Introduce a mandatory percentage of each type of abode (1, 2 and 3 bedrooms) to ensure a suburb can grow with its residents.”

Survey responses

Changes that respondents noted would be supported to the medium density residential zones are shown in Figure 7. The top changes include:

- Higher standards of building design and construction quality.
- Territory Plan codes and zones that allow for more medium density housing.
- The planning system in general should allow for a variety of dwelling types and heights for a diversity of occupants and to encourage social interaction.
- A mix of housing types to allow for the full range of homes.
- Apartments with a greater range of bedroom numbers for diverse household sizes and liveability.
- Living infrastructure and green open space, which is increasingly important when residential densities increase.

Figure 7: Changes supported in the medium density zone to improve housing choice



The right balance of residential zones to support greater housing choice

“Consider changes that equitably zone areas across Canberra to meet policy outcomes and retains the character and amenity for the community.”

Survey response

There were mixed views about whether the ACT has the right balance of residential zones to support greater housing choices. Some of the key principles raised for consideration in regards to residential zones were:

- Ensure a mix of housing types to meet the community’s needs.
- Retain green space – from grasslands and reserves, to urban forests and public open spaces and on individual blocks.
- Protect residential amenity and the character of a suburb.
- Rezone some land for greater residential development in areas around town centres and shops and along transport corridors.
- Ensure energy efficient and well designed and constructed housing.
- Provide more affordable housing in appropriate locations.

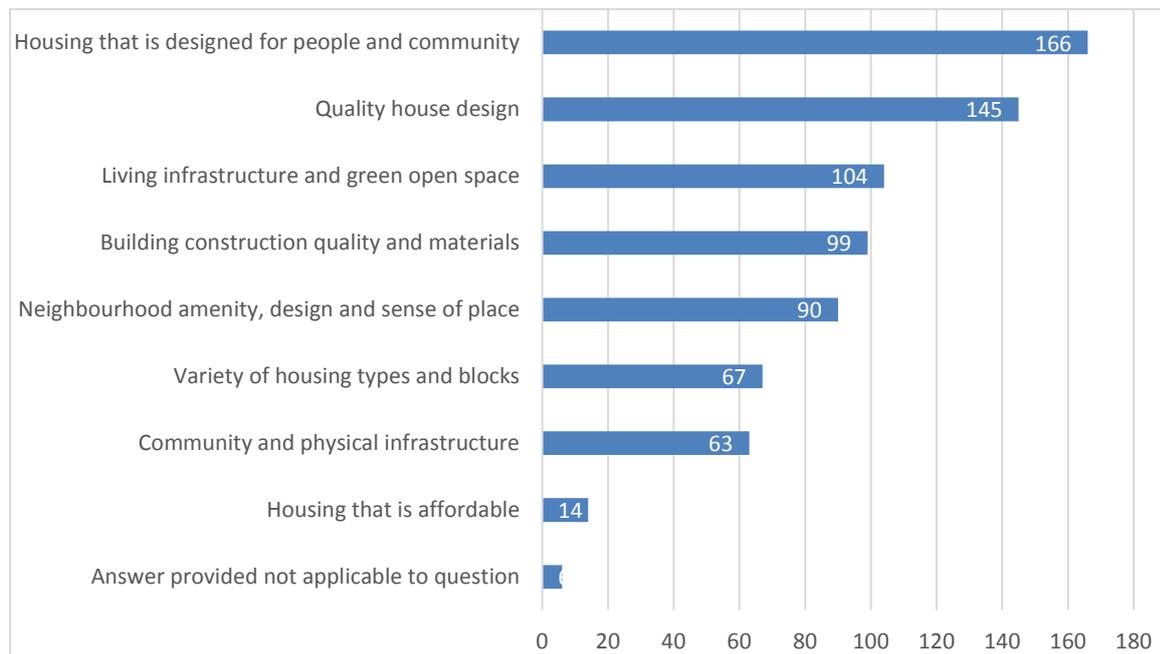
Good housing design and elements that make a good residential building or development

“A house is not only 'a machine for living'; it is a place where the occupant(s) can feel safe and be comfortable, fulfilled, happy and creative. A good house design should nurture all these qualities and more. The same goes for a good residential building or development.”

Survey response

What we heard from the community about good housing design and elements that make a good residential building or development is shown in Figure 8.

Figure 8: Elements of a good residential building or development

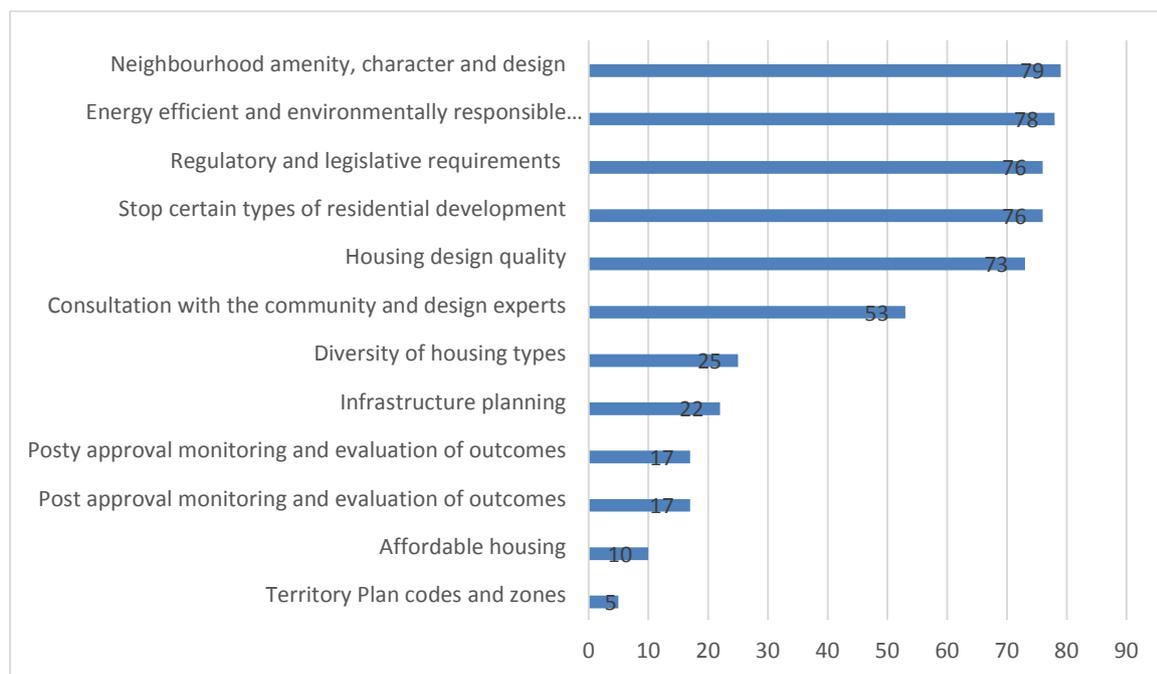


Ways to improve design outcomes for medium to higher density residential development

Some of the key ideas for improving design outcomes for this development are shown in Figure 9. These included:

- Consideration of neighbourhood amenity, character and design with community facilities, open spaces, and shared gardens and other resources to help build a sense of community.
- Housing design quality such as living infrastructure with street trees and green open spaces for those living in higher densities
- Regulatory and legislative requirements such as consideration of best practice, design guidelines and community benefit.
- Changes to the Territory Plan codes and zones to carefully locate development in suitable areas.
- Consultation with the community for genuine engagement with those affected by development proposals and involvement of design experts, including a design review panel.
- Energy efficient and environmentally responsible housing, including passive heating and cooling, solar energy, tree planting, and sustainable and recycled materials.

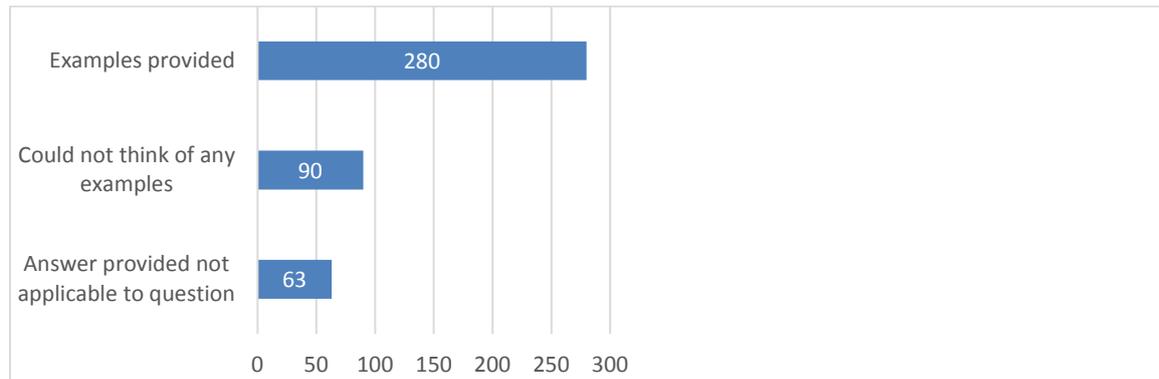
Figure 9: Ways to improve design outcomes for medium to higher density residential development



Examples of well-designed and best practice residential development in the ACT

The ability of people to provide examples of ACT developments was varied (see Figure 10). Most respondents (65%) were able to provide examples of well-designed residential developments in the ACT. However, some could not think of any examples (21%) and others provided answers that were not relevant to the question (14%).

Figure 10: Ability to provide examples of well-designed residential development in the ACT



Some people preferred the older style developments. The following were popular examples given of well-designed residential developments in the ACT:

- Housing and streetscapes in older suburbs such as Yarralumla, Kingston, Garran, Campbell and Aranda, and the Curtin Radburn-designed areas.
- Older townhouse developments such as Argyle Square in Reid, Grayson Street in Hackett, Swinger Hill, Wybalena Grove in Cook, opposite Campbell shops, Sanctuary townhouses in Lyneham, and Willemsen townhouses in Pearce and Mawson.
- Older apartments in Hughes and Curtin, Yarralumla Shores development by Harry Seidler, and Landmark in Blackall Street in Barton.

Others preferred newer style developments. The following examples of well-designed residential developments in the ACT were popular:

- Housing in newer suburbs such as Crace, Forde and Lawson.
- Newer townhouse developments along Macpherson Street near O'Connor shops.
- Newer apartment developments such as Barcelona on the corner of Moore and McKay Streets in Turner, The Space in Turner along Northbourne Avenue, Lowana in Braddon, and C5 in Campbell.

Mixed use residential developments in Lonsdale Street in Braddon, New Acton and Kingston foreshore were considered well-designed. Also, dual occupancy homes in Deakin, Campbell, Curtin and Griffith and a tri-occupancy home development in Dryandra Street in O'Connor. Architect designed homes were considered to be almost always well designed, as were homes on display at Sustainable House Day.

Best practice housing models from other cities

Many respondents were able to provide examples of best practice housing models from other cities that we should examine. The most popular were:

- Nightingale model housing in Melbourne – Multi-unit residential buildings developed by a group of people that are financially, socially and environmentally sustainable. Information on Nightingale housing is available at www.nightingalehousing.org.
- Christie Walk in Adelaide – Co-housing community of 27 homes with a variety of housing types and many ecologically sustainable and community enhancing features. Information on Christie Walk is available at www.urbanecology.org.au/eco-cities/christie-walk/.
- Passivhaus concept from Germany – Sustainable housing that uses a combination of high-performance glazing, insulation and an airtight building envelop to regulate internal temperature without the need for artificial heating or cooling. Information on the Passive House concept is available at www.passivehouse.com/.

European cities such as Copenhagen, Paris, London, Barcelona and Stockholm were regularly given as good places to live. The housing is predominately 4-6 storeys, medium density, energy-efficient, with a mix of housing types in central walkable areas with good amenity.

Ways that other cities, states, countries and organisations have achieved better residential design outcomes included:

- NSW Government – *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* (SEPP65) for promoting better apartment design. SEPP65 is available at www.legislation.nsw.gov.au/#/view/EPI/2002/530.
- City of Sydney – Concessions can be negotiated for community good in return.
- NSW Councils – Some jurisdictions require new developments to incorporate “green elements”, including solar energy, solar hot water and solar passive design.
- Victorian Government – The *Cluster Titles Act 1974* was introduced to control cluster housing and subdivision. Winter Park was influential in encouraging the government to introduce this Act. It was a residential housing development in Doncaster that optimised the use of available land in a more efficient and environmentally sensitive method. Information is available at http://vhd.heritage.vic.gov.au/places/result_detail/5076?print=true.
- United Kingdom – Cabe Design Review is an independent, impartial process of peer review for evaluating the design quality of new buildings that is used across England and internationally. Information on Cabe is available at www.cabe.com.au.
- City of Vancouver, Canada – *High Density Housing for Families with Children Guidelines* is available at www.guidelines.vancouver.ca/H004.pdf.
- The Heart Foundation – The paper *Healthy Active by Design: Housing Diversity* is available at www.healthyactivebydesign.com.au/design-features/housing-diversity.

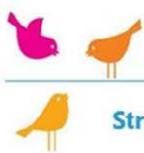
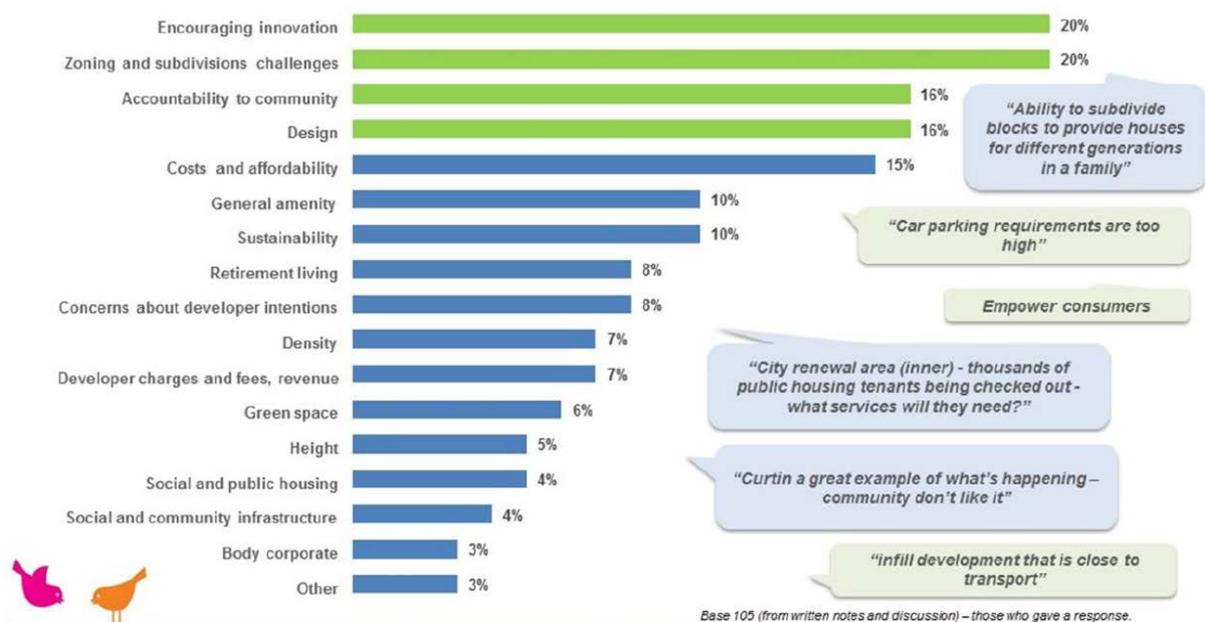
2.3 Feedback from stakeholder and community and industry workshops

EPSDD engaged and partnered together with the consultants, Straight Talk, to deliver stakeholder and community and industry workshops on 7 February 2018/

These world café-style workshops sought to tease out perceptions, motivations, barriers and challenges of participants, and provide industry and community feedback to ensure the success of the Housing Choices project.

In the stakeholder and community workshop held in the morning, the top theme was encouraging innovation, followed challenges associated with zoning and subdivision (see Figure 11). The secondary themes related to accountability to the community and design aspects. In addition, other themes that were raised included costs and affordability challenges, as well as general amenity.

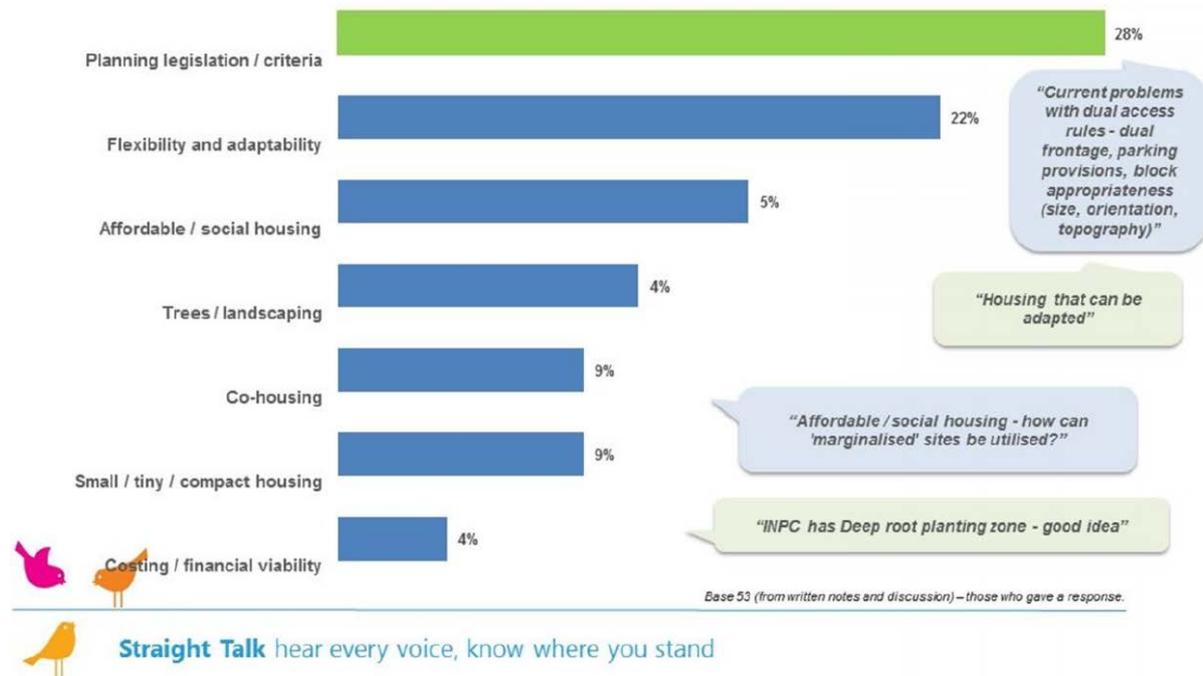
Figure 11: Top concerns in the stakeholder and community workshop in relation to housing choice by frequency



Straight Talk hear every voice, know where you stand

In contrast, the industry workshop in the afternoon focused more strongly on the Expression of Interest process for the Demonstration Housing project, consumer needs, and land holdings available for delivery and execution of projects. Top concerns from an overall industry perspective were relaxing of planning legislation/criteria, flexibility and adaptability, and keeping affordable housing in mind (see Figure 12).

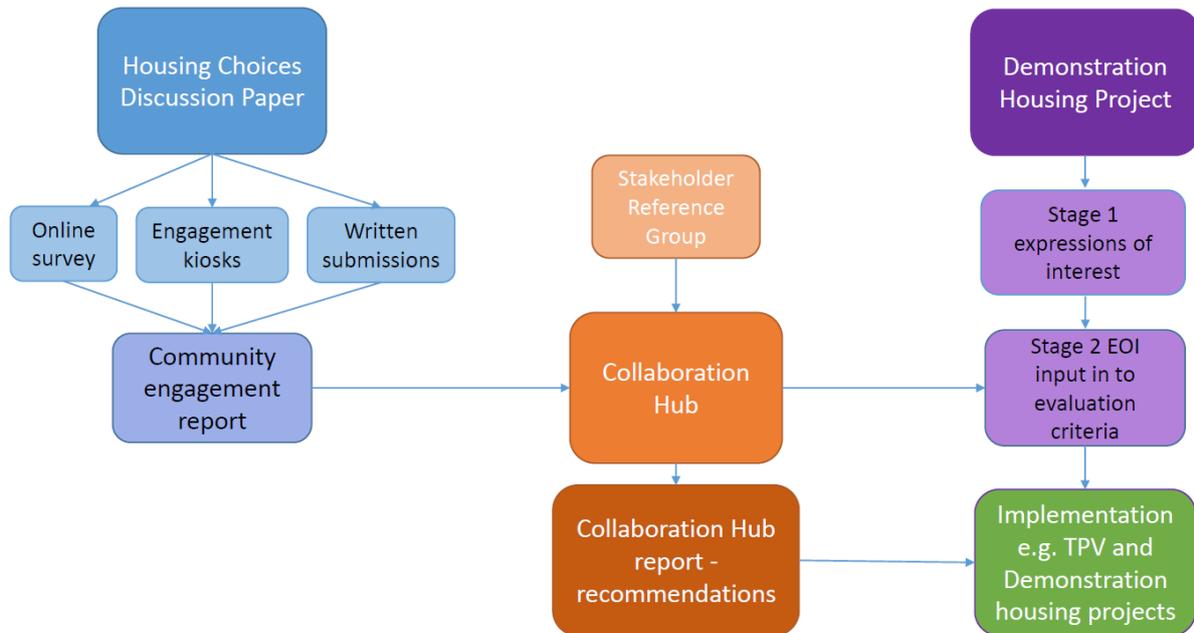
Figure 12: Top themes in the industry workshop in relation to housing choice by frequency



3 What we will do next

The first stage in the community engagement process on the Housing Choices discussion paper is complete. The next stages of engagement commencing in May 2018 will involve a Collaboration Hub and a Demonstration Housing project. The relationship between these is shown in Figure 13.

Figure 13: Relationship between Housing Choices, Collaboration Hub and Demonstration Housing



3.1 Bringing the ideas together in a collaborative process

The second stage in the community engagement process starting in May 2018 will include the involvement of an independently selected representative group (Collaboration Hub) of 36 citizens, who will collaborate and recommend ways the government can improve housing choices.

This collaborative process will include:

- An independent facilitator who will convene five sessions of the Collaboration Hub.
- A Stakeholder Reference Group of experts that will present to the Collaboration Hub on key issues (as identified by government, stakeholders and the Hub).
- An online forum that will be available to the Collaboration Hub for out-of-session conversation.
- Seeking expressions of interest (EOI) that demonstrate innovative housing models, including one that can be used to test the impact of potential variations to the Territory Plan.
- Assessment and evaluation of EOI applications.

The Collaboration Hub is a method of deliberative engagement that has been designed specifically for the Housing Choices project. This responds to the Government's commitment to using participatory engagement as a way of enabling a more diverse collection of voices to be heard. Recruitment and selection of the Collaboration Hub was managed by EPSDD's consultants, newDemocracy Foundation, and will be independent from Government. The EPSDD team will meet participants on the first day that the Collaboration Hub meets on 5 May 2018.

Members of the Collaboration Hub were randomly selected. Invitations were sent to a random sample of approximately 15,000 residents. To ensure a representative sample, four stratification variables were used – age, gender, household type (owner occupied or tenant) and geographic locality. Participants will be paid \$500 at the end of the five sessions due to their time commitment.

To ensure key community and industry stakeholders are involved in the Collaboration Hub process, a Stakeholder Reference Group has been established. This will allow for transparent input from those most involved in the issues. The broader community will be kept informed throughout the Collaboration Hub with an opportunity to also take part via www.yoursay.act.gov.au.

The Collaboration Hub will run until July 2018. It will then provide a final recommendations report to the Minister for Planning and Land Management for consideration. This will be an unedited report written by the members of the Collaboration Hub, not the consultants. The report will be made available to the broader public via 'Yoursay' after it has been received.

3.2 Demonstrating the ideas

Parallel to the Housing Choices engagement is the Demonstration Housing project. The timing of these two projects presents a valuable opportunity for the Collaboration Hub to interact in a way that informs and complements both processes. The Demonstration Housing project will present a valuable opportunity for the Collaboration Hub to look at examples of diverse housing types that showcase innovative housing design and how they can be delivered in Canberra. Equally, the Collaboration Hub will play an important role in the assessment and selection of Demonstration Housing proposals.

3.3 Implementing policy and regulatory changes

In addition to feedback on housing choices, the comments received on the Housing Choices discussion paper relate to other responsibilities of EPSDD. These include administration of the ACT planning system, building policy, affordable housing, the demonstration housing project, development assessment, the Territory Plan, the ACT Planning Strategy, climate change, and infrastructure planning.

There may be recommendations to amend policy and regulations and EPSDD (and often other Directorates as relevant) will examine these to identify what might be proposed to Government as positive changes on these areas. These might not be resolved through the Housing Choices project and may require ongoing work.

Following the completion of the Collaboration Hub, work will begin on examining the recommendations made in their report and how these might be assessed and those that can be taken forward. For example, some could translate into a Territory Plan variation process. The Commonwealth's National Capital Authority will need to be involved in any future changes to the Territory Plan to ensure consistency with the National Capital Plan. This process will involve further engagement with the Canberra community to discuss any proposed changes to planning policies and regulation.

Other ACT Government agencies will be responsible for service delivery and consequently the implementation of the Housing Choices project in the long term.

Appendices

1. Participation in each engagement activity

The first stage of community engagement on the Housing Choices project through the discussion paper specifically aimed to inform stakeholders and the community of the issues associated with current residential policies and invite their comments on how they feel these issues can be best addressed.

There was discussion on the issues, though there were often divergent views held by different parties. Table 1 provides a summary of participation in the each of the engagement activities.

Table 1: Summary of participation in engagement activities

Engagement Activity	Date	Participants	Location
Written submissions	17/11/17 to 9/03/18	153	Emailed to EPSDD Housing Choices project team at terrplan@act.gov.au
Internet and social media: Views on YourSay	17/11/17 to 15/03/18	3,427 unique views	www.yoursay.act.gov.au
Internet and social media: Visits to EPSDD website	17/11/17 to 15/03/18	204 unique visits	www.planning.act.gov.au/topics/current_projects/housing-choices
Internet and social media: Views of YouTube video	17/11/17 to 15/03/17	349 unique views	www.planning.act.gov.au and www.yoursay.act.gov.au
Internet and social media: Social media posts	17/11/17 to 9/03/18	8,346	13 posts on www.facebook.com/EnvironPlan www.twitter.com/EnvironPlan
Stakeholder and community and industry workshops	7/02/18	13	Community Workshop (morning session)
	7/02/18	20	Industry Workshop (afternoon session)
Stakeholder presentations	13/12/17	Approx. 15	Planning and Construction Industry Chief Executive Reference Group
	06/02/18	Approx. 15	Gungahlin Community Council
	7/02/18	Approx. 60	Woden Valley Community Council
	13/02/18	Approx. 90	Inner South Canberra Community Council
	27/02/18	Approx. 15	Australian Institute of Architects ACT Small Practice Group

Engagement Activity	Date	Participants	Location
Kiosk engagements	19/01/18	64	Tuggeranong Hyperdome
	24/01/18	93	Jamison Shopping Centre
	30/01/18	54	Dickson Centre Square
	8/02/18	46	Erindale Shopping Centre
	9/02/18	38	Garema Place
	15/02/18	35	Bruce CIT 'O' Week
	14/02/18	40	Woden Town Square
	13/02/18	28	Reid CIT 'O' Week
	17/02/18	30	Belconnen Food Market
	20/02/18	41	Coolman Court Centre
	21/02/18	35	Gungahlin Marketplace
	23/02/18 to 25/02/18	120	Royal Canberra Show
	27/02/18	27	Manuka Terrace Shops
Postcards	17/11/17 to 15/03/17	500	500 postcards handed out at various locations
Online survey	17/11/17 to 9/03/18	618	14 questions on www.planning.act.gov.au and www.yoursay.act.gov.au
Yoursay website	17/11/17 to 9/03/18	See section below	3 questions on www.yoursay.act.gov.au

2. Online survey and YourSay questions

The Housing Choices project page on the EPSDD website provided users with links to the directorate's engagement tool, 'Have your say', which enabled discussion by providing users with an online survey and questions on the YourSay website.

The online survey comprised 4 questions to find out about the socio-demographic characteristics of the participants and ten questions were taken from the Housing Choices discussion paper. The YourSay website comprised three of the survey questions (2, 8 and 10).

Questions and level of response

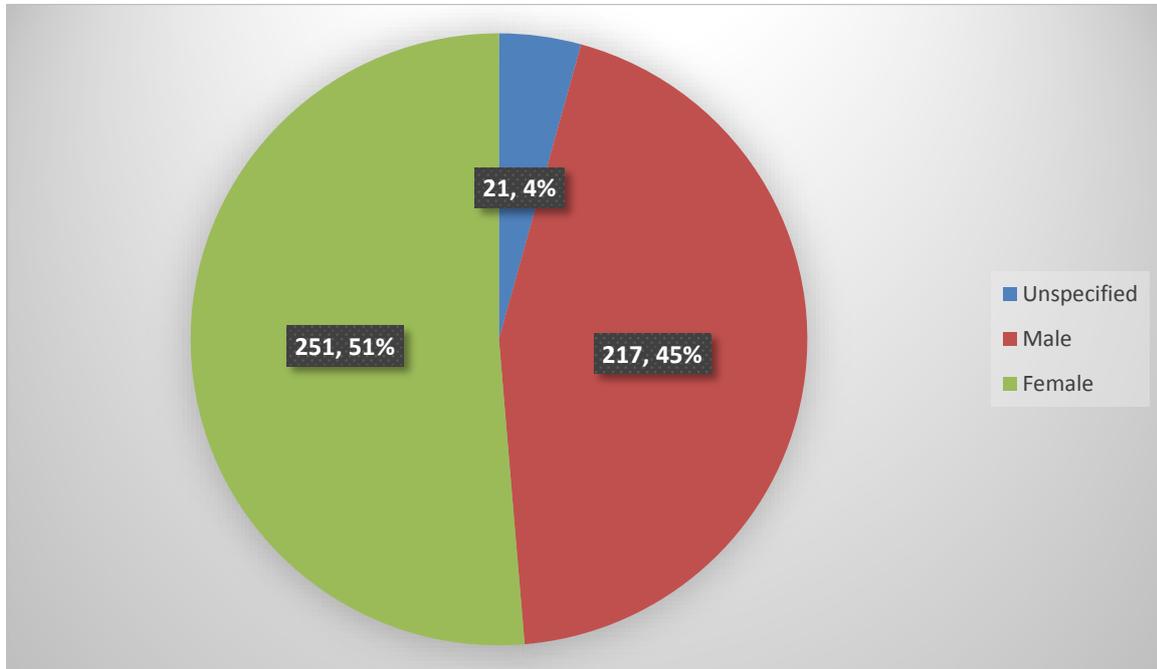
The questions and the number of responses received are as follows:

1. What would help you to better understand the ACT planning system? 582 people answered this survey question.
2. What do you think about the current range of housing options in the lower density suburbs? 597 people answered this survey question and 81 on the YourSay website.
3. What changes would you support in the RZ1 zones to improve housing choice? 518 people answered this survey question.
4. What changes would you support to help increase diversity of housing choices in the RZ2 zone? 501 people answered this survey question.
5. What changes would you support to the medium density residential zones to improve housing choice? 486 people answered this survey question.
6. Do you think we have the right balance of residential zones to support greater housing choice? 499 people this survey question.
7. Are you aware of a best practice model in another city that we should examine? 458 people answered this survey question.
8. What is good housing design? What elements make a good residential building or development? 479 people answered this survey question and 13 people on the YourSay website.
9. How can design outcomes for medium to higher density residential development be improved? 458 people answered this survey question.
10. What are the examples of well-designed residential development in your neighbourhood or elsewhere? 426 people answered this survey question and 7 people on the YourSay website. Some answers were not relevant to the project.
11. What is your gender? 489 people answered this survey question.
12. What is your age? 484 people answered this survey question.
13. What is your postcode? 484 people answered this survey question.
14. What is your household income per year? 461 people answered this survey question.

Social-demographic characteristics of online survey participants

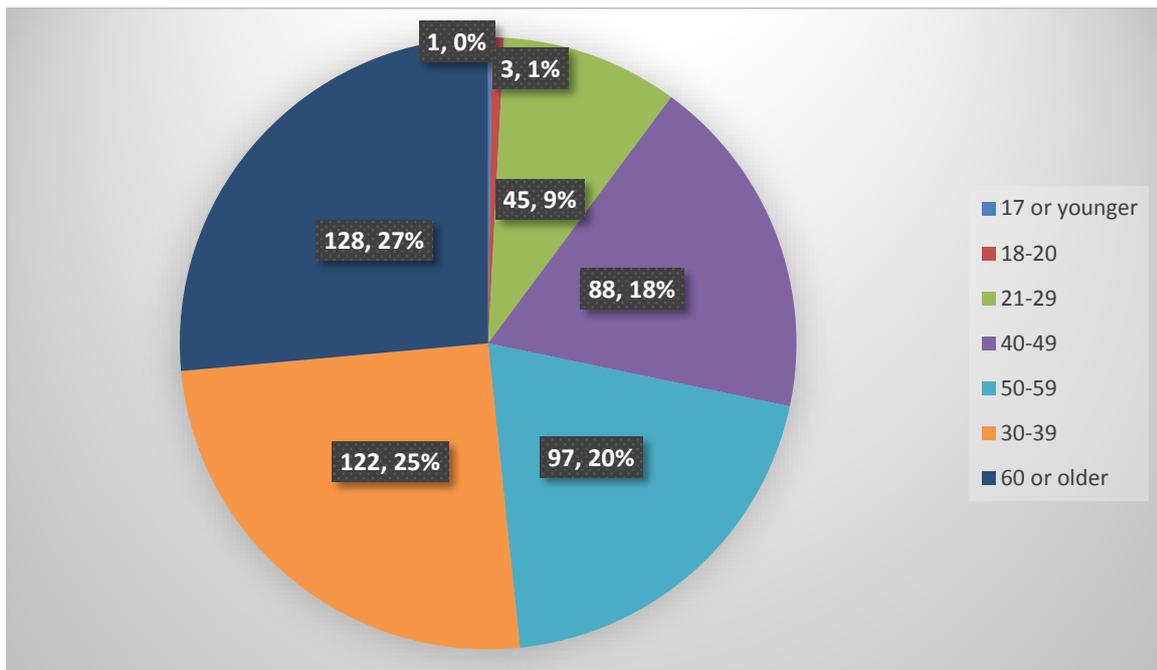
The gender of survey participants is shown in Figure 14. 251 (51.33%) of the participants were female, 217 (44.38%) were male, and 21 (4.29%) did not specify their gender.

Figure 14: Gender of survey participants in numbers and percentages



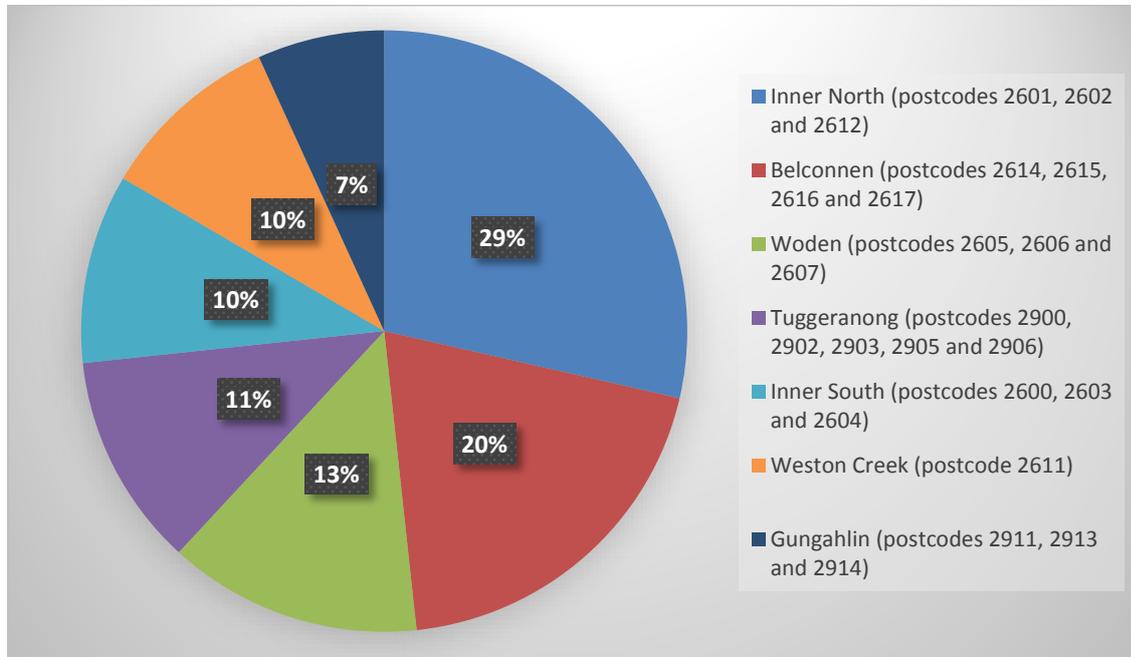
The ages of survey participants is shown in Figure 15. Over half of the participants were aged 60 or older (128) or 30-39 (122). There were 97 participants aged 50-59, 88 aged 40-40, and 45 aged 21-29. There were few participants aged 18-20 (3) and 17 or younger (1).

Figure 15: Age of survey participants in numbers and percentages



10 people gave an address in NSW and two did not provide their postcode. The remaining 472 participants provided ACT postcodes, as shown in Figure 16. The number of ACT participants living in each district are Inner North 135, Belconnen 93, Woden 64, Tuggeranong 54, Inner South 48, Weston Creek 46, and Gungahlin 32.

Figure 16: Postcode of ACT survey participants



The household income per year of survey participants is shown in Figure 17. Over half (256) had incomes between \$50,000 - \$100,000 (28.63%) and \$100,000 - \$150,000 (26.90%). 18 people (3.90%) were in the lowest income bracket of \$25,000, and 69 (14.97%) in the top income bracket of over \$200,000.

Figure 17: Household income per year of survey participants

