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STATEMENT OF PLANNING INTENT



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National leadership

Continuing reform

Andrew Barr MLA

Minister for Planning

2007

Canberra ACT

STATEMENT OF PLANNING INTENT

Planning at times can appear complex, but its goal is very simple. Planning aims to make life easier for Canberrans.

Canberra is a planned city. That is what makes it unique and uniquely appealing.

To maintain Canberra's unique qualities we must always work to find ways to balance Canberra's social and environmental needs. We must do this while providing for an urban environment that allows Canberra to grow and flourish, creating opportunities for all Canberrans.

In doing so Canberrans need to have access to safe, secure and affordable accommodation. This government believes safe, secure and affordable housing is one of the most basic of human needs, and the dream of owning a home is one shared by most Canberrans.

Over the next few years the government aims to build on Canberra's unique heritage while ensuring this dream is kept alive.



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Affordable housing and land release

Implementing the Affordable Housing Action Plan is the government's number one priority. The action plan will meet the housing needs of more Canberrans through increasing home ownership, rental property supply, public and community housing and supported accommodation.

Delivering on its affordable housing commitment is a whole of government exercise, incorporating action plan objectives into the objectives of key agencies. The cornerstone of the government's housing affordability action plan will be the release of 2200 residential blocks in the 2007-08 financial year.

To achieve this and other action plan objectives, the government will work to:

- maintain a five year supply of planning ready land with approved concept plans, consistent with the government's land supply strategy and land release program
- maintain an inventory of five years of commercial and industrial land with approved concept plans
- maintain a three-year supply of release ready aged care sites
- develop a faster and more effective system of direct grants
- support the introduction of the land rent scheme
- facilitate the growth of affordable housing through Community Housing Canberra by identifying appropriate sites in existing areas
- develop operational protocols with key agencies involved in planning approvals to facilitate a high quality and speedy planning approvals system which complements the land supply strategy and land release program.

The development of Molonglo Valley is the government's greenfield land development priority over coming years. Molonglo will offer opportunities for innovation in sustainable urban development and the location will enhance Canberra's compact city structure.

Serving Gungahlin

Gungahlin has provided the lion's share of new housing for the ACT. In supporting young families and others who have moved to the Gungahlin area the government will deliver improved services. This will ensure all Gungahlin residents have access to key services such as shops, schools, ovals, public spaces, petrol stations and leisure facilities. The planning system will contribute to this through the coordination of infrastructure provision and sequencing of development.

Planning system reform

The government is committed to reforming the ACT's planning and development processes.

The planning system reform package will put in place a range of refinements to make the planning system *simpler, faster and more effective*.

The reforms will cut red tape and simplify processes for a range of planning related activities.

Among other things planning system reform will:

- simplify the development assessment system
- allow more development exemptions (for small scale work such as sheds, pergolas, garages)
- require fewer development applications in housing estates that abide by the residential code
- consolidate all statutory planning policies and codes into one document – the Territory Plan
- make the planning system more transparent
- minimise the impact of reform through appropriate transitional arrangements.

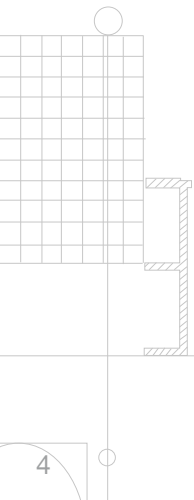
The government will seek to work with the Commonwealth Government to create a more logical and predictable planning regime for the ACT.

Climate change

Climate change is the great moral and economic challenge of our times, and this government has been a strong proponent of sustainable living. The government's forthcoming Climate Change Strategy will describe its commitment and approach to climate change.

To support these commitments through the planning process the government will:

- encourage more water and energy efficient building design
- improve the environmental performance of subdivision design
- provide incentive schemes for solar hot water systems in residential development
- deliver the water sensitive urban design guidelines
- continue to encourage improved transport and land use planning outcomes
- pilot projects to showcase central city development and redevelopment opportunities.



Partnerships

The government will continue to encourage the ACT Planning and Land Authority (ACTPLA) to develop a range of partnerships to better serve the Canberra community when addressing contemporary planning challenges.

ACTPLA already works closely with its counterparts in planning, building and related trades in other states and territories. ACTPLA will cultivate partnerships for particular activities. These include:

- the Canberra Central and Griffin Legacy projects with the National Capital Authority
- pursuing the East Lake project with the CSIRO
- fostering the Canberra Biennial with the University of Canberra
- actively engaging with the community on planning policy issues through the Planning and Development Forum.

Innovation is also fundamental to serving the community.

The government will:

- utilise e-business technology to provide cheaper, simpler and faster services
- improve the use of land information and geographic information systems as tools to aid decision-making across government and the community.



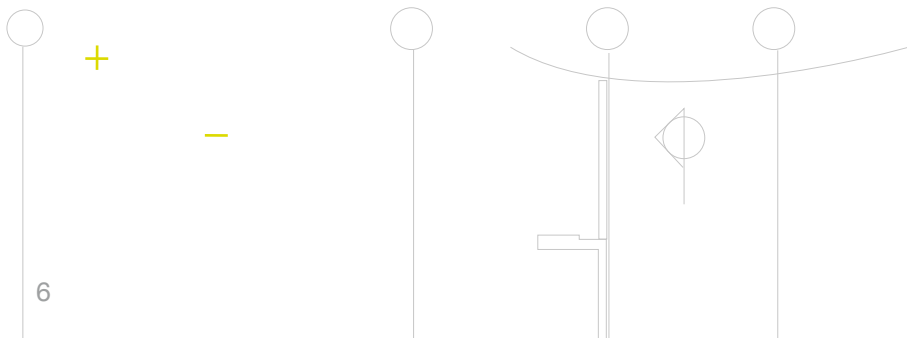
National leadership

Canberra is the national capital. As such it should lead the nation in contemporary practice.

With this in mind ACTPLA engages with the Commonwealth, states and territories through the Council of Australian Governments, the Local Government and Planning Ministers' Council and the Building Ministers' Forum.

The ACT is working with other states and territories to:

- develop policies for tackling climate change
- develop a nationally consistent planning system and uniform building regulation system
- develop the 'Sustainable Cities' initiative, a national action plan for urban Australia
- contribute to the National Action Framework for Affordable Housing
- enhance environmental performance standards for new buildings and subdivisions.



Continuing reform

This Statement of Planning Intent lays out a path for consolidating and adding to significant planning reforms the government commenced in 2003.

This government is committed to governing for the future. Since securing Canberra's future is an ongoing challenge, this government commits to implementing further reform.

Future reforms will be focused on extending the commitment to *simpler, faster and more effective* planning. In coming years ACTPLA will:

- where possible expand the range of developments that are code assessable
- work with other government departments to improve development application processing times, especially for home renovations and small scale home improvements and estate development plans
- overhaul body corporate arrangements through the unit titles legislation
- deliver more effective land surveying administration.

Conclusion

The ACT faces an array of planning challenges but it is also well placed to tackle these problems with new ideas and renewed vigour.

Planning reform will involve learning and cultural change within ACTPLA, industry and the broader community. ACTPLA needs to build on the gains it has made in the areas of customer service and e-business. And it must ensure it continually improves its service levels and provides clear advice to the community in a timely manner.

But, as always, change offers new opportunities.

This government is committed to governing for the future. It will embrace progress and change. We will keep alive the dream of home ownership for all Canberrans. We will deliver better services for Gungahlin. The planning reforms will create a simpler, faster and more effective planning system for Canberrans. We will ensure Canberra is tackling climate change, the great challenge of our time. And Canberra will provide national leadership on critical planning issues.

In striving to achieve these outcomes this government is ultimately striving to achieve the simple goal outlined above – making life easier for Canberrans.