

**Verbal submission to the standing committee on Planning and Environment.
RE :The Planning and Development Bill.**

AILA would like support the submission by the Royal Australian Institute of Architects, and add a few comments about the planing reform with specific reference to the treatment of suburban landscapes.

I will make reference to the objects and part 5.5 of the Bill.

AIAL recognises that the opportunity for comment on the development codes and tables will occur in the near future, but sees this as an important time to address the way in which the landscape setting for future urban development is recognised in the bill.

1. Meeting the social economic and environmental aspirations of the people of the ACT.

Our contention is that the social, economic, and environmental aspirations of the people in the ACT can not be met by a one-size –fits all approach to development codes which are designed to expedite the planning and construction of housing.

The removal of Development Applications from the construction of new houses on Greenfield sites will have major effects on the nature of development in the ACT. It will significantly reduce the administrative burden of ACTPLA in housing construction in these areas, and this will allow ACTPLA to focus its efforts in other areas in need of attention. Many of these areas are set out in the RAI A submission, we will also add the need to pay due attention to the design of the codes and plans as described in part 5.5 of the bill.

In doing so, we encourage the government to consider how well the bill facilitates the design of suburbs.

Part 5.5 details the hierarchy of plans that describe the form and structure of new urban areas. It states that these plans set out the principles and policies for future development.

AILA argues that a priority for the ACT government in the development of Greenfield's sites is that ACTPLA is appropriately resourced to design and implement structure plans and concept plans that recognise and integrate the finer grain landform and biophysical factors of a site, so that the landscape can best accommodate the built form.

The objectives of these structure plans should also maximise the opportunity for the appropriation of open space (both private and public) by the community in order to create the social bonds that make good neighbourhoods.

This is done by recognising the need for adequate open space that not only allows residents to physically use for outdoor activity, but also create the landscape setting that Canberra is known for. This is not merely a requirement for more private and public open space but also a better relationship between house footprint, and surrounding open space regardless of house or block size.

The opportunity then exists for a wider range of development solutions that provide the choice in housing and landscape setting that the territory aspires to provide in the drafting of this legislation.

2. Sound financial principles.

The two objects together provide an opportunity for ACTPLA to focus less on the administration of already compliant development in Greenfields sites, and more on creative solutions to providing housing to the people of the ACT that integrate local landscape conditions. This is both desirable and in keeping with the second part of the objects of the ACT which demands that sustainable development occurs using sound financial principles.

Part 5.5 Plan variations—structure plans and rezoning in future urban zones

83 Including structure plan by plan variation

The territory plan may be varied under part 5.3 to include a structure plan.

84 What is a *structure plan*?

A structure plan sets out principles and policies for development of the future urban areas. [\(reference to landscape setting here\)](#)

Note 1 Future urban areas may be identified in the territory plan (see s 50 (2) (a)).

Note 2 Certain development may be prohibited in future urban areas (see s 126).

85 What is a *concept plan*?

A *concept plan*—

- (a) applies the principles and policies in the structure plan to future urban areas; and
- (b) is a precinct code in the territory plan (see s 54 (3)) that guides—
 - (i) the preparation and assessment of development in future urban areas to which the concept plan relates; and
 - (ii) assessment of development once the areas cease to be future urban areas.

86 What is an *estate development plan*?

(1) An *estate development plan*, for an estate, sets out the proposed development of the estate in a way that is consistent with the concept plan for the area where the estate is.

(2) An estate development plan must contain—

- (a) the block boundaries proposed for the estate; and
- (b) the zones proposed for the estate.

(3) An estate development plan may include the following for the estate:

- (a) road layout;
- (b) infrastructure works and landscaping;
- (c) particular areas for particular detailed purposes (for example, an area zoned for community purposes may be stated in the plan to be proposed to be for a place of worship);
- (d) building envelopes;
- (e) design and construction of buildings and other structures;
- (f) a tree management plan;
- (g) layout of reticulated services;
- (h) works on public land.

Note An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).