

# Planning and Development (Draft Variation No 365) Consultation Notice 2020

## Notifiable instrument NI2020—24

made under the

Planning and Development Act 2007, s 63 (Public consultation—notification)

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### 1 Name of instrument

This instrument is the *Planning and Development (Draft Variation No 365) Consultation Notice 2020*.

### 2 Draft variation to the Territory Plan

The planning and land authority (the *Authority*) has prepared a draft plan variation No 365 Housing Choices – Boarding Houses and Co-Housing (the *draft variation*) to vary the Territory Plan. The draft variation proposes changes to implement some of the Housing Choices Collaboration Hub’s recommendations on ways to improve housing choices in the ACT through amendments to existing boarding house provisions, and by introducing new provisions for ‘co-housing’.

### 3 Documents available for public inspection

- (1) The Authority gives notice that the following documents are available for public inspection and purchase:
  - (a) the draft variation; and
  - (b) the background papers relating to the draft variation.
- (2) Copies of the documents mentioned in section 3 (1) are available for inspection and purchase at Access Canberra Shopfront, Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm for the period commencing on the day this notice commences and ending on 6 March 2020 (the *consultation period*).
- (3) Copies of the documents mentioned in section 3 (1) are also available for inspection during the consultation period online at <https://www.planning.act.gov.au/tools-resources/plans-registers/plans/territory-plan/draft-variations-to-the-territory-plan>

### 4 Invitation to give written comments

- (1) The Authority invites written comments about the draft variation during the consultation period. Comments should include reference to the draft variation and be addressed to the Territory Plan Section of the Environment, Planning and Sustainable

Development Directorate (*EPSDD*). Please also provide your name and contact details to assist in the assessment of the comments provided and to enable the Authority to contact you in relation to your comments, if required.

- (2) Written comments should be provided to the Authority by:
- (a) email to [terrplan@act.gov.au](mailto:terrplan@act.gov.au); or
  - (b) mail to Territory Plan Section, EPSDD, GPO Box 158, Canberra, ACT 2601; or
  - (c) hand delivery to Access Canberra Shopfront, Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson.

*Note* All personal information will be managed in accordance with the *Information Privacy Act 2014* and the *EPSDD Information Privacy Policy* which are available through the EPSDD website.

## **5 Public inspection of written comments**

- (1) Copies of written comments about the draft variation given in response to the invitation in section 4, or otherwise, or received from the National Capital Authority will be available (unless exempted) for public inspection for a period of at least 15 working days starting 10 working days after the day the consultation period ends, at Access Canberra Shopfront, Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm and may be published on the EPSDD website at [www.planning.act.gov.au](http://www.planning.act.gov.au).
- (2) You may apply under section 411 of the *Planning and Development Act 2007* (the *Act*) for part of your consultation comments to be excluded from being made available to the public. A request for exclusion under this section must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria. Please note that your name and contact details and other personal information will not be made public unless you request otherwise.

## **6 Effect of the draft variation**

Section 65 of the Act does not apply in relation to the draft variation and therefore it does not have interim effect. The current Territory Plan will continue to apply while the draft variation remains in draft form.

## **7 Obtaining further information**

Further information about the draft variation can be obtained through email correspondence with the Territory Plan Section, EPSDD, at [terrplan@act.gov.au](mailto:terrplan@act.gov.au). A reference to the draft variation should be included in any email.

## 8 Dictionary

In this instrument:

*draft plan variation No 365 Housing Choices – Boarding Houses and Co-Housing* means the draft plan variation in the schedule.

Carolyn O'Neill  
Delegate of the planning and land authority  
9 January 2020

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**ACT**  
Government

Environment, Planning and  
Sustainable Development

**Schedule**

*Planning and Development Act 2007*

**Draft**  
**Variation to the**  
**Territory Plan**  
**365**

Housing Choices –  
Boarding Houses and Co-Housing

January 2020

Draft variation for public circulation prepared  
under s60 of the *Planning and Development Act 2007*

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# 1. INTRODUCTION

## 1.1 Summary of the Proposal

The Housing Choices project has been undertaken by the Environment, Planning and Sustainable Development Directorate (EPSDD) to investigate whether the housing needs of the Canberra community are adequately understood, whether they are being met, and how they may be better met in the future.

A Housing Choices Discussion Paper released by EPSDD for consultation in November 2017 provided a basis for community comment to inform future planning decisions on improving housing choice. The next step of the project included the involvement of a new deliberative democracy process with a Collaboration Hub.

The Minister for Planning and Land Management, Mick Gentleman MLA, attended the final meeting of the Collaboration Hub and was presented with its final report of recommendations. The Government Response to the ACT Housing Choices Collaboration Hub Final Report was endorsed by the Government in September 2018. The Collaboration Hub made 13 recommendations. The Government gave in-principle support to all the recommendations, subject to further policy analysis and public consultation.

The draft variation to the Territory Plan (DV365) for Housing Choices proposes changes to implement some of the Housing Choices Collaboration Hub's recommendations on ways to improve housing choices in the ACT.

DV365 proposes changes to deliver greater diversity in dwelling types. These changes will be made through amendment to the residential codes and the definitions of the Territory Plan.

DV365 does not propose any changes to the Territory Plan that would apply to blocks that are registered or provisionally registered on the ACT Heritage Register. Where a block is registered or provisionally registered on the ACT Heritage Register, *Heritage Act 2004* provisions continue to apply, including any applicable Heritage Guidelines or Conservation Management Plans.

## 1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority that prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment, Planning and Sustainable Development Directorate (EPSDD). The Director-General of EPSDD is the planning and land authority.

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non-urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPSDD (planning and land authority) submits a report on consultation and a recommended final variation to the Minister responsible for planning for referral to the Legislative Assembly standing committee responsible for planning. The Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

### 1.3 This document

This document contains the background information in relation to the proposed variation. It comprises the following parts

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

### 1.4 Public Consultation

Written comments about the draft variation are invited from the public by **6 March 2020**.

Comments should include reference to the draft variation and be addressed to the Territory Plan Section, EPSDD. Please also provide your name and contact details to assist in the assessment of the comments provided, and to enable EPSDD to contact you in relation to your comments, if required. Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the EPSDD Information Privacy Policy, which is available for viewing on EPSDD's website.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to the Access Canberra Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments received with respect to the draft variation will be made available for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at the Access Canberra customer service centre in Dickson and may be published on EPSDD's website. Comments made available will not include personal contact details unless you request otherwise.

A request may be made for parts of a submission to be excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

### *Further Information*

The draft variation and background documents are available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Access Canberra Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

## **2. EXPLANATORY STATEMENT**

### **2.1 Background**

The Housing Choices project was undertaken by EPSDD to investigate whether the housing needs of the Canberra community are adequately understood, whether they are currently being met and how they can be better met in the future.

A Housing Choices Discussion Paper released for consultation in November 2017 provided a basis for community comment to inform future planning decisions on improving housing choice.

The approach to engagement and evidence-based policy development was collaborative, innovative and informed. It was carried out in two stages.

In stage one, feedback on housing choices was sought from the community and industry through media articles, correspondence and talk-back radio. EPSDD commissioned a social research survey of 1,000 citizens living across the city, and an economic analysis of the housing redevelopment market.

EPSDD released three reports:

- Housing Choices Discussion Paper (November 2017) for consultation from 17 November 2017 to 9 March 2018.
- Housing Choices Discussion Paper Community Engagement Report (May 2018).
- Housing Choices Collaboration Hub Information Kit (April 2018).

These reports informed the second stage of engagement from May to July 2018. This stage sought further feedback on housing choices from the community, including the Housing Choices Collaboration Hub (Collaboration Hub).

The Collaboration Hub was a group of 35 randomly selected individuals that represented a broad cross-section of the Canberra community.

The Collaboration Hub was a deliberative process that brought together these citizens to discuss, deliberate and receive information on housing choices. They considered the desires of stakeholders and best practice thinking to recommend options on ways to improve housing choices.

The Collaboration Hub participants wrote the recommendations report and provided it directly to the Minister for Planning and Land Management at the last Collaboration Hub meeting on 28 July 2018.

The Minister for Planning and Land Management gave support in-principle to all the Collaboration Hub's recommendations contained in its report. That is, the Minister agreed to the ideas proposed in the recommendations, with further detailed work required by EPSDD and other agencies to determine the most appropriate way to deliver the desired outcome.

The Government's response to each of the 13 recommendations is outlined in the *ACT Housing Choices Collaboration Hub: Government Response (September 2018)*. This report is available at <https://www.yoursay.act.gov.au/housing-choices>.

The Collaboration Hub's recommendations and other issues raised during consultation on the Housing Choices project will be considered and/or implemented through a variation to the Territory Plan and as part of the ACT Planning Review and other projects.

- a. Variation to the Territory Plan for Housing Choices – There will be a requirement for EPSDD to make changes to the Territory Plan in order to progress Recommendations 5 and 7.
- b. ACT Planning Review – Recommendations 4, 7 (part), 8 (part), 11 (part) and 12 will be considered and/or implemented through the review starting in 2019.
- c. Other projects – Recommendations 1-3, 6, 7 (part), 8 (part), 9-10, 11 (part) and 13 will be considered and/or implemented through work connected to the ACT Indicative Land Release Program, 2018 ACT Housing Strategy and Affordable Housing Innovation Fund, 2018 ACT Planning Strategy and Living Infrastructure project, ACT Transport Strategy: Moving Canberra (currently draft on consultation), Public Housing Renewal Program, Improving the ACT Building Regulatory System reforms and Demonstration Housing projects.

DV365 proposes changes to the Territory Plan to implement Recommendation 7 of the Collaboration Hub.

***Theme 4 – Lifestyle and diversity – The current housing options driven by market do not provide flexibility for varying lifestyles in both physical space and possible procurement methods.***

***Recommendation 7*** – For both infill\* and new developments, government should require and/or incentivise developers to deliver an increase in:

1. *Mix of dwelling sizes and diversity of dwelling types.*
2. *The set proportion (%) of new dwellings that meet universal design standards: whilst taking into account different Precincts and changes over time.*

*Other NOTES about Infill; this should allow:*

- *For rules to kick in over time, as spaces/blocks are redeveloped with reference to Precinct Plans.*
- *For the mix and diversity for each area to be reviewed over time; not set and forget.*

*Notes for Item 1. As examples for consideration/incorporation: single level age-in places, shop top living, build to rent, share housing, loft-style, courtyard, terrace house, mews and manor.*

*Notes for Item 2. Universal design is considered to be an adaptable house that is able to respond to changing lifestyle needs.*

*Rationale – Based on submissions/presentations by: Kate Auty, ACT Commissioner for Sustainability and Environment; Sue McGrath, The Benevolent Society; Clare Wall, Board of Community House Canberra; and Shane Garrett, Housing Industry Association.*

EPSDD invited members of the Collaboration Hub and Stakeholder Reference Group to continue to be involved with the Housing Choices project. Many people from these groups expressed an interest in staying involved in the project. They attended workshops with EPSDD in November 2018 and February 2019 to explore the options for implementing recommendation 7. Key concerns raised at the workshops included the need to protect residential amenity and character, making sure there is enough space on blocks for landscaping, and good design of the built form and landscape.

These workshops led to the development of provisions to make changes to the Territory Plan, which are incorporated into DV365 for Housing Choices.

Note that DV365 does not propose any changes to the Territory Plan that would apply to blocks that are registered or provisionally registered on the ACT Heritage Register. Where a block is registered or provisionally registered on the ACT Heritage Register, *Heritage Act 2004* provisions continue to apply, including any applicable Heritage Guidelines or Conservation Management Plans.

## **2.2 Proposed Changes**

### **2.2.1 Proposed Changes to the Territory Plan Map**

There are no changes proposed to the Territory Plan map.

### **2.2.2 Proposed Changes to Territory Plan**

DV365 proposes to make changes to the RZ1 – RZ5 Development Tables and Residential Zones Development Code of the Territory Plan; and to add a definition to the Territory Plan.

#### Boarding houses:

- Remove the allowance for boarding houses in RZ1.
- Limit boarding houses to ten bedrooms in RZ2. Boarding housings in RZ3, RZ4 and RZ5 will not have a bedroom limit (though the current plot ratio will continue to apply).

#### Notes:

- Boarding houses are not considered appropriate for the character of RZ1 zones due to increased traffic and vehicle movements, scale of development and number of bedrooms permitted.
- A boarding house provides long term accommodation and where meals, laundry or other services are provided to the residents. A boarding house is most often in the form of separate bedrooms within a building.
- Co-housing differs from a boarding house in that it may consist of separate dwellings not contained in one building and is not required to provide meals, laundry or other services to residents.
- Bulk and scale controls for boarding houses are not required, as building envelope and plot ratio are considered adequate tools to control bulk and scale.
- Car parking requirements will not be reduced, given concerns raised about parking. The current rules have criteria to allow for reductions if appropriate.

### Co-housing developments in RZ2–RZ5:

- Allow co-housing in RZ2–RZ5.
- Introduce a new definition for ‘co-housing’ in the Territory Plan. Co-housing means a development with separate *dwelling*s or private living areas, with some common/shared indoor components such as kitchens, living areas, bedrooms and laundries. Private living areas must each contain a bedroom and a bathroom as a minimum and may contain a kitchenette. The common/shared indoor components may be provided in a separate building.
- Require a minimum block size for co-housing of 1,050m<sup>2</sup>.
- Allow unit titling of co-housing developments.
- Introduce a provision to allow block amalgamations on suitable blocks (i.e. adjacent blocks with shared boundaries) for a co-housing development.
- Reduce the extent of driveways, and encourage grouped, on-block car parking.
- Do not limit the number of dwellings for co-housing.

#### Notes:

- Co-housing will be considered separate dwellings and the plot ratio/site coverage provisions will control the scale of co-housing development.
- Car parking requirements will not be reduced for co-housing developments, given concerns raised about parking. The current rules have criteria to allow for reductions if suitable.

## **2.3 Reasons for the Proposed Draft Variation**

The reason for the draft variation is to implement a recommendation of the Housing Choices Collaboration Hub (July 2018) to encourage housing choices and diversity in the ACT. Recommendation 7 is to deliver an increase in the mix of dwelling sizes and diversity of dwelling types.

The ACT Government gave in-principle support to the recommendation, subject to further policy analysis and consultation.

The draft variation is also consistent with the strategic directions of the ACT Planning Strategy 2018. In particular, a liveable Canberra and support for housing diversity for greater choice.

## 2.4 Planning Context

### 2.4.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also requires that the Territory Plan is not inconsistent with the NCP.

### 2.4.2 ACT Planning Framework

#### Statement of Strategic Directions

The Statement of Strategic Directions sets out the principles for giving effect to the main objective of the Territory Plan as required by the *Planning and Development Act 2007*. The proposed variation is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles.

The proposed variation is consistent, in particular, with the following general principle:

*2.5 A wide range of housing types will be permitted in identified residential areas close to centres and major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintain residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra's suburban areas.*

#### ACT Planning Strategy 2018

The proposed variation is consistent with the ACT Planning Strategy 2018. In particular, it is consistent with the following directions and actions of the planning strategy:

- *Strategic Direction 4 Liveable Canberra, to support housing diversity for greater choice.*

*Direction 4.4 Deliver Housing that is diverse and affordable to support a liveable city.*

*Action 4.4.1 Plan for a range of higher density development in appropriate and clearly defined locations with a mix of apartment and dwelling types to improve diversity and access, and to support ageing in place, changing family household preferences, range of affordability, and adaptable apartments.*

*Action 4.4.3 Building on the Housing Choices consultation, continue to develop planning mechanisms to facilitate the delivery of medium density housing options.*

## **2.5 Interim Effect**

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

## **2.6 Consultation with Government Agencies**

The EPSDD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- the Land Custodian, if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected.

### **National Capital Authority**

The National Capital Authority provided the following comments on 30 September 2019:

*“The National Capital Authority has no comment to make on DV365 – Boarding Houses and Co-Housing. The NCA supports the intent to improve the diversity and mix of residential accommodation types.”*

### **Response**

Noted.

### **Conservator of Flora and Fauna**

The Conservator of Flora and Fauna made the following comments on 25 September 2019:

*“In accordance with Section 61(b) of the Planning and Development Act 2007 I advise that I have examined Draft Variation No 365, Housing Choices – Boarding Houses and Co-Housing. I support the Draft Variation and have no comment.”*

Response

Noted.

**Environment Protection Authority**

The Environment Protection Authority provided the following comments on 24 September 2019:

*“Thank you for the opportunity to review and provide comment on the Draft Territory Plan Variation No 365 Housing Choices – Boarding Houses and Co-housing (DV365) that makes changes to the residential codes relating to Boarding House provisions and introduces a definition for ‘Co-housing’. The Environment Protection Authority has no comment in relation to the proposed changes.”*

Response

Noted.

**Heritage Council**

The Heritage Council provided the following comments on 23 September 2019:

*“On 16 September 2019, the ACT Heritage Council (the Council) received a request for comment on Draft Territory Plan Variation (TPV) 365 and Draft TPV 369. Draft TPV 365 ‘Housing Choices – Boarding Houses and Co-housing’ proposes changes to delivery greater diversity in dwelling types. The Council appreciates that Draft TPV 365 includes a disclaimer stipulating that the variation does not propose any changes to blocks that are registered or provisionally registered on the ACT Heritage Register and the provisions of the Heritage Act 2004, including any applicable Heritage Guidelines or Conservation Management Plans will continue to apply to these blocks. This disclaimer reflects the content of previous Council advice on Draft TPV 365, dated 12 June 2019.*

*In light of the above, the Council raises no objection to Draft TPV 365 or Draft TPV 369.”*

Response

Noted.

### **3. DRAFT VARIATION**

#### **3.1 Variation to the Territory Plan**

The Territory Plan is varied in all of the following ways:

##### **3.1.1 Variation to the RZ1 – Suburban zone development table**

<b>1. RZ1 – Suburban zone development table – MINIMUM ASSESSMENT TRACK MERIT</b>
--

*Omit*

boarding house

<b>2. RZ1 – Suburban zone development table – PROHIBITED DEVELOPMENT</b>
--

*Insert*

boarding house

##### **3.1.2 Variation to the RZ2 – Suburban core zone development table**

<b>3. RZ2 – Suburban core zone development table – MINIMUM ASSESSMENT TRACK MERIT</b>
---

*Insert*

co-housing

##### **3.1.3 Variation to the RZ3 – Urban residential zone development table**

<b>4. RZ3 – Urban residential zone development table – MINIMUM ASSESSMENT TRACK MERIT</b>
---

*Insert*

co-housing

### 3.1.4 Variation to the RZ4 – Medium density residential zone development table

#### 5. RZ4 – Medium density residential zone development table – MINIMUM ASSESSMENT TRACK MERIT

*Insert*

co-housing

### 3.1.5 Variation to the RZ5 – High density residential zone development table

#### 6. RZ5 – High density residential zone development table – MINIMUM ASSESSMENT TRACK MERIT

*Insert*

co-housing

### 3.1.6 Variation to the Residential Zones Development Code

#### 7. Relevant Development Codes and General Codes

*Insert in the development/use column in Table 1:*

co-housing

#### 8. Part B – Other forms of residential development

*Insert*

#### Element 8: Co-housing in RZ2—RZ5

8.1 Design and siting	
R32A The minimum <i>block</i> size for a <i>co-housing</i> development is 1,050m <sup>2</sup> .	This is a mandatory requirement. There is no applicable criterion.
8.2 Subdivision	
R32B Subdivision under the <i>Unit Titles Act 2011</i> of a <i>co-housing</i> development is permitted.  Note: Block amalgamations on suitable blocks (i.e. adjacent blocks with shared boundaries) are permitted for a co-housing development.	This is a mandatory requirement. There is no applicable criterion.

8.3 Parking	
<p>R32C</p> <p><i>Co-housing</i> development complies with all of the following:</p> <p>a) increase in the number of verge crossings is not permitted</p> <p>b) car parking spaces are provided in a single combined parking area screened from public view.</p>	<p>C32C</p> <p><i>Co-housing</i> development complies with all of the following:</p> <p>a) minimises the extent of driveways</p> <p>b) encourages grouped car parking, suitably screened from public view</p> <p>c) considers visual amenity impacts of grouped car parking on internal residents.</p>

### Renumber

Element 8 in Part C, Element 9, Element 10 in Part D, Element 11 in Part E, Element 12 in Part F and Elements 13 and 14 in Part G

## 9. 6.1 Design and siting

### Insert

#### Element 6: Boarding houses in RZ2

6.1 Design and siting	
<p>R25A</p> <p>This rule applies to <i>boarding house</i> in RZ2.</p> <p>The maximum number of bedrooms in the boarding house is 10.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

### 3.1.7 Variation to the Definitions

## 10. Definitions, Part 13.1 Definitions, Part A Definitions of development

### Insert in the Development column for RESIDENTIAL USE:

**Co-housing** means a development with separate *dwellings* or private living areas, with some common/shared indoor components such as kitchens, living areas, bedrooms and laundries. Private living areas must each contain a bedroom and a bathroom as a minimum and may contain a kitchenette. The common/shared indoor components may be provided in a separate building.

### Omit from the Development column for RESIDENTIAL USE:

**Boarding house** means the use of land to principally provide long term accommodation where meals, laundry or other services are provided only to those residents of the *boarding house*, and which is not licensed to sell liquor.

*Insert*

**Boarding house** means the use of land to provide the residents with a principal place of residence for 3 months or more where meals, laundry or other services are provided only to those residents of the *boarding house*, and/or may also include shared facilities, such as communal living area, bathroom, kitchen or laundry facilities. A *boarding house* is not licensed to sell liquor under the *Liquor Act 2010*.

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

### TRANSLATING AND INTERPRETING SERVICE

**131 450**

Canberra and District - 24 hours a day, seven days a week