



GNCA

Griffith/Narrabundah
Community Association
www.gnca.org.au

ACT Government fails supportive housing tenants

The ACT Civil and Administrative Tribunal (ACAT) has set aside the decision to grant approval to DA Number 2021139714 and substituted a decision to refuse approval.

The DA was for the variation of a lease and the construction of three supportive housing dwellings on a suburban RZ1 block in Narrabundah.

ACAT concluded that the DA does not comply with the Territory Plan and several Australian Standards Codes. The Tribunal will give reasons for its decision at a later date.

The Griffith Narrabundah Community Association (GNCA) initiated the review by ACAT and contributed to overturn the DA lodged by the Commissioner for Social Housing, which had been approved by the ACT Planning Authority (ACTPLA).

The GNCA supports quality social housing and identified a number of deficiencies in the DA, including inadequate open space, lack of functionality, unworkable parking and insufficient driveway access.

Dr Denham, the GNCA President, said: “There is an obvious need for good quality supportive housing, and we support public housing that meets the planning guidelines. Prospective tenants should not be placed in sub-standard dwellings.

When three dwellings are squashed onto a block meant for at most two houses, there will be unacceptable compromises. Climate-wise, the zero emissions public housing policy appears to have been ignored.”

ACTPLA has approved a number of similar developments in the Inner South and the GNCA is appearing at ACAT in three other reviews.

“Public money should not be squandered on defending flawed and non-compliant DAs approved by ACTPLA. It was clear over a year ago that this DA failed to meet the Government’s own planning Rules,” Dr Denham said.

Further information:

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14 December 2022

Application lodged 18 Nov 21, Notice of Decision 3 June 22, Application for Review 20 June 22, ACAT hearing 10,11 Oct 22, ACAT Refuses Approval 13 December 22.