DEMONSTRATION HOUSING PROJECT
CANBERRA PLANNING IN CONTEXT

- 50% of Canberra residents have indicated they want to stay living in their communities in appropriate housing as they age, to remain close to friends and to continue to access familiar amenities.
- Target for 70% new housing within existing urban footprint
- Our household sizes and compositions are changing.
- Limited greenfield land available for development.
- High proportion of low density housing.

65% LOW DENSITY DWELLINGS comprising separate houses

18% MEDIUM DENSITY DWELLINGS including semi-detached, row, terrace and town houses and flats or units attached to a house

17% HIGH DENSITY DWELLINGS including flats, units and apartments in one or more storey buildings.
DRIVERS FOR GREATER HOUSING CHOICE

The main drivers for greater housing choice in the ACT are:

- **Population is growing and ageing.**
- **Household composition and size.**
- **Our ecological footprint is one of the highest in the world.**
- **Affordability**
COLLABORATION HUB

38
Canberra residents

13
recommendations

5
days
DEMOGRAPHICS

GENDER
FEMALE 51%  
MALE 49%

AGE
26% - 60+  
13% - 18-24  
13% - 25-29  
16% - 50-59  
16% - 40-49  
16% - 30-39

DISTRICT LOCALITY
18% GUNGAHLIN  
24% BELCONNEN  
13% NORTH CANBERRA  
9% WODEN VALLEY  
7% SOUTH CANBERRA  
6% WESTON CREEK  
22% TUGGERANONG

HOUSEHOLD OWNERSHIP
OWNER 67%  
TENANT 33%
Canberra is changing – and there are many different ways our needs can be met.

WHAT DO WE NEED TO DO?

AFFORDABILITY

ENVIRONMENT

PLANNING AND APPROVALS

ZONING

CHARACTER

PUBLIC HOUSING

LIFESTYLE AND DIVERSITY
LEGISLATIVE ASSEMBLY’S
DEMONSTRATION HOUSING CRITERIA

• Excellence in design quality
• Carbon neutral buildings
• Medium density infill
• Innovative planning and engagement approaches
• Innovative housing products and typologies
• Close partnership with industry bodies
• Options for public and affordable housing
FEATURES OF THE PROPOSALS

AFFORDABLE housing

AGEING in place

ACCESSIBLE DESIGN for disability + ageing

UNIVERSAL design principles

Maximise GREEN SPACE

MAXIMISE GREEN SPACE OF THE PROPOSALS
SUSTAINABILITY FEATURES OF PROPOSALS

• Carbon neutral
• Solar passive
• Industry code +1 energy and sustainability ratings
• Energy efficiency ratings of 8+
• Green roofs
LONGER TERM OBJECTIVES

DEMONSTRATION HOUSING PROJECT

- More housing choice in Canberra
- Higher quality building standards, design, amenity and sustainability
- ‘Density done well’
- Address the ‘missing middle’
- Creating solutions for ‘ageing in place’
DEMONSTRATION HOUSING PROJECT
The next steps

- Demonstration Housing Proposals
- Evaluation (successful proponents announced)
- National Capital Design Review Panel
- Community engagement
- Site specific Territory Plan Variation
- Development Application
- Delivery of Demonstration Housing proposals

+ ONGOING opportunities for engagement
FOR FURTHER information
