



## **‘SALT AND PEPPERING’ IS AN ILLUSION**

Once again, the GNCA, with local Canberrans, have improved outcomes for supportive housing residents by challenging an ACTPLA DA decision in ACAT. The ACT government had to provide better plans on numerous occasions to make the DA compliant.

However, the application for review could not stop the DA from imposing 70% social housing in one small street of 9 houses.

“The ACT government has a Cabinet decision that requires ‘salt and peppering’ of social housing in residential area”, said Dr David Denham, President of the GNCA, “but it has been ignored. The GNCA warns Canberrans that they cannot rely on that government policy”.

Local residents went to ACAT for review of a decision of ACTPLA that approved a DA proposal from the Commissioner of Housing. The GNCA supported their members.

The DA was decided under the old planning law that required compliance with the Australian Adaptable Housing Standard. This is no longer the case.

The GNCA and local residents identified a number of flaws in the DA which were subsequently remedied by the Housing ACT, significantly improving the DA so it could comply. This increases amenity for all residents.

The old planning law required that, if ACAT found the DA compliant, then it must consider other factors and exercise its discretion on whether to approve the DA.

The GNCA and local residents argued that the ACAT should consider the ACT Government’s *salt and pepper policy*. Research shows that mixing social and private housing is beneficial for all residents. But an overall predominance of social housing is counterproductive.

ACAT decided not to exercise its discretion and refused the DA. The GNCA expects that ACAT’s reasons for its decision will explain why the policy is unimportant.

“A better social and financial decision would be to sell the land – as has been done elsewhere in the suburb – and achieve salt and peppering outcomes,” said Dr Denham.

Dr David Denham  
President, GNCA  
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