



URBAN SOUNDS OUTCOMES

VOLUME 2: FEEDBACK ANALYSIS
AND GOVERNMENT RESPONSES

2019



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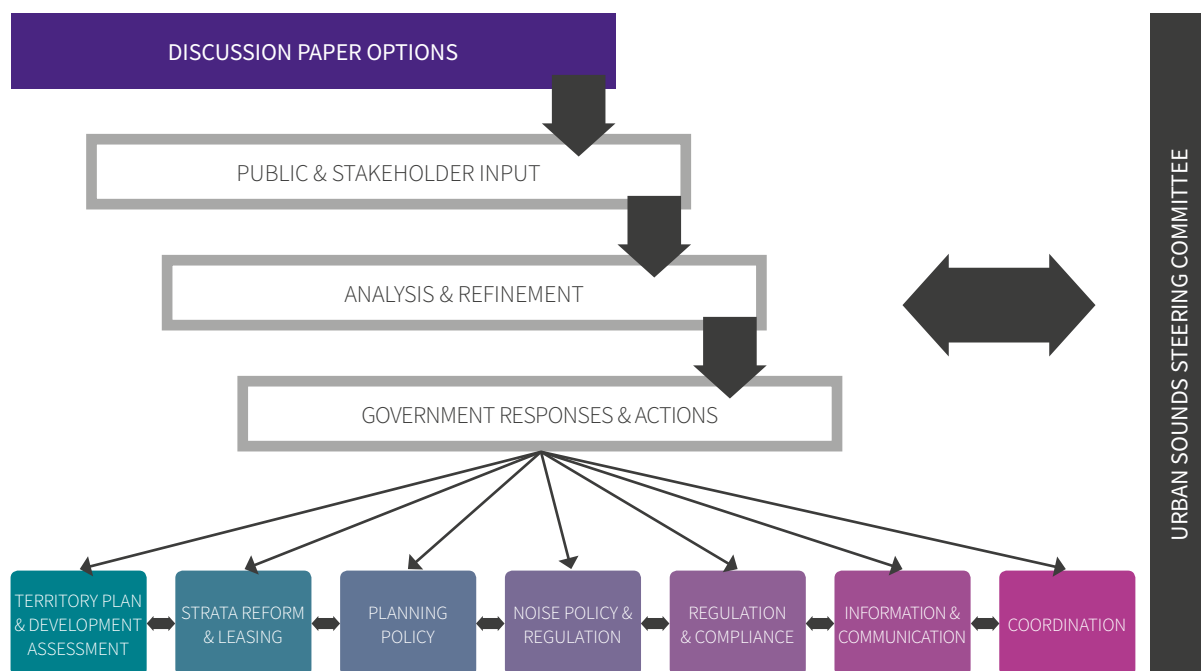
1. INTRODUCTION

This volume of the Urban Sounds Outcomes documents the outcomes of public consultation on the Urban Sounds Discussion Paper

Community engagement gathered valuable public input and feedback that is informing government responses to noise in mixed use areas.

The Urban Sounds Discussion Paper was developed to consider how government could respond to everyday noise from restaurants, licensed premises, music venues, special events and other commercial activities that take place in mixed use areas. The paper put forward 11 options for possible changes to the existing planning, leasing, building and liquor licensing regulations, as well as potential for information sharing with residents, industry and ACT and Australian Government entities.

Volume 1 of Urban Sounds Outcomes summarised feedback received from community engagement activities. This document, Volume 2, outlines how the government has analysed the key messages received and is now pursuing a range of options for policy and regulatory responses as well as considering additional future actions.

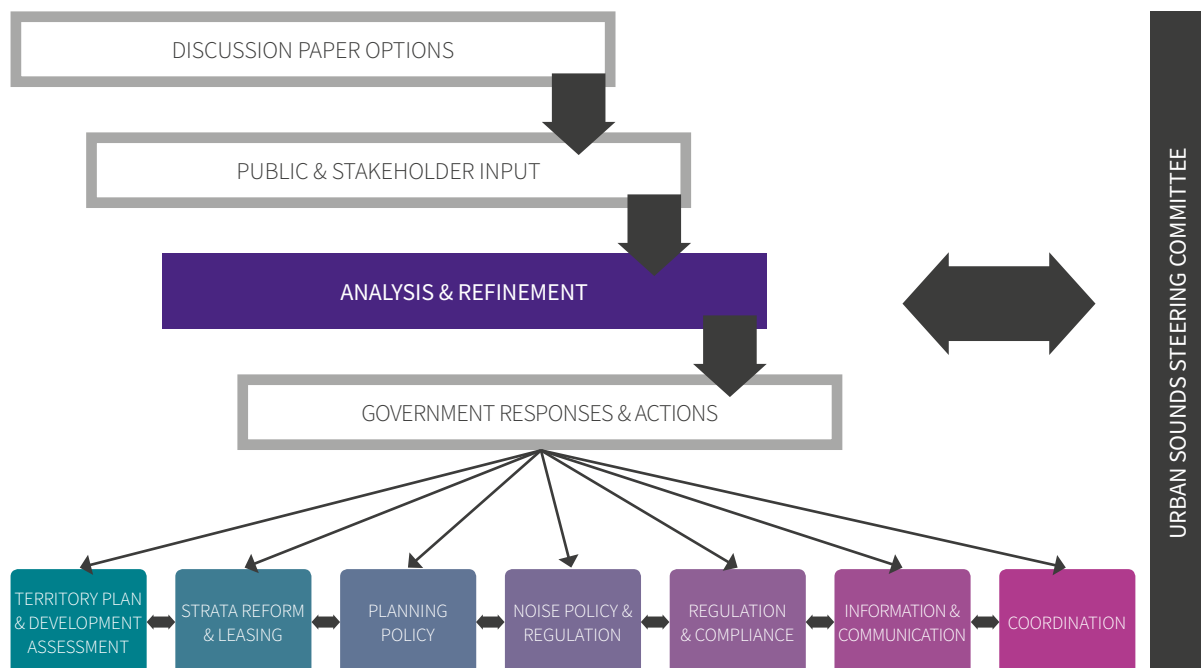


2. ANALYSIS OF OPTIONS AND FEEDBACK

Volume 1 of the Urban Sounds Outcomes highlighted the diverse community and industry feedback received on the discussion paper, reiterating the complexity surrounding noise management. The ACT Government has considered the feedback received during community engagement, along with data gathered from development applications, noise compliance activities, leasing, and liquor licensing.

An analysis of consultation responses and government data resulted in seven themes emerging for government responses and actions:

- » Territory Plan & Development Assessment – responses related to the statutory planning framework, including planning controls, conditions of development approval and compliance with approval conditions;
- » Strata Reform & Leasing – responses related to the leasehold system and management of unit titled developments;
- » Planning Policy & location-specific strategies – responses related to broader land-use patterns, inclusive of both precinct level and city-wide actions. These may include policies or programs which inform future statutory planning changes;
- » Environment Protection (Noise Policy & Regulation) – responses related to policy and enforcement of noise;
- » Regulation & Compliance – responses related to improving compliance with government regulations, including building and planning;
- » Information & Communication – responses related to improving publicly available information on noise and living in mixed use developments; and
- » Coordination – responses related to improving collaboration within government and between the ACT Government and the NCA to support complementary actions.



Some actions can be progressed independently, but many are complementary or have cross-over between the seven themes.

Discussion between ACT Government directorates has identified current work aligned with community feedback that can assist in managing noise issues in mixed use areas. With these projects underway, this means that action is being taken immediately to address some community areas of concern. Other policy and regulatory actions have been selected for further consideration and development. Linkages between various work items are being taken into account for the implementation of actions, for example, how special entertainment precincts could be set up through coordinated changes in complementary regulations.

The ACT Government has formed the whole-of-government Urban Sounds steering committee to coordinate and progress these initiatives, bringing together representatives from across the seven response themes.



3. GOVERNMENT RESPONSES AND ACTIONS

In response to community and industry feedback, actions have been identified for implementation or further work (outlined in Table 1 on the following pages). These actions will need to balance economic and cultural considerations with residents' amenity and other uses sensitive to noise. Some changes can be easy to implement in the short term (in the next two years), while others are medium (2-4 years) or long term (4+ year) projects, requiring coordination across Government, possible legislative reform and additional community engagement before implementation. The responses include immediate actions already underway.

Noise management in mixed use areas is the policy and regulatory responsibility of a number of directorates. Directorates will progress consideration and implementation of their actions, and coordinate with each other, with the oversight of the whole-of-government Urban Sounds steering committee. The coordination by the steering committee will keep track of government responses and monitor areas of cross-over.

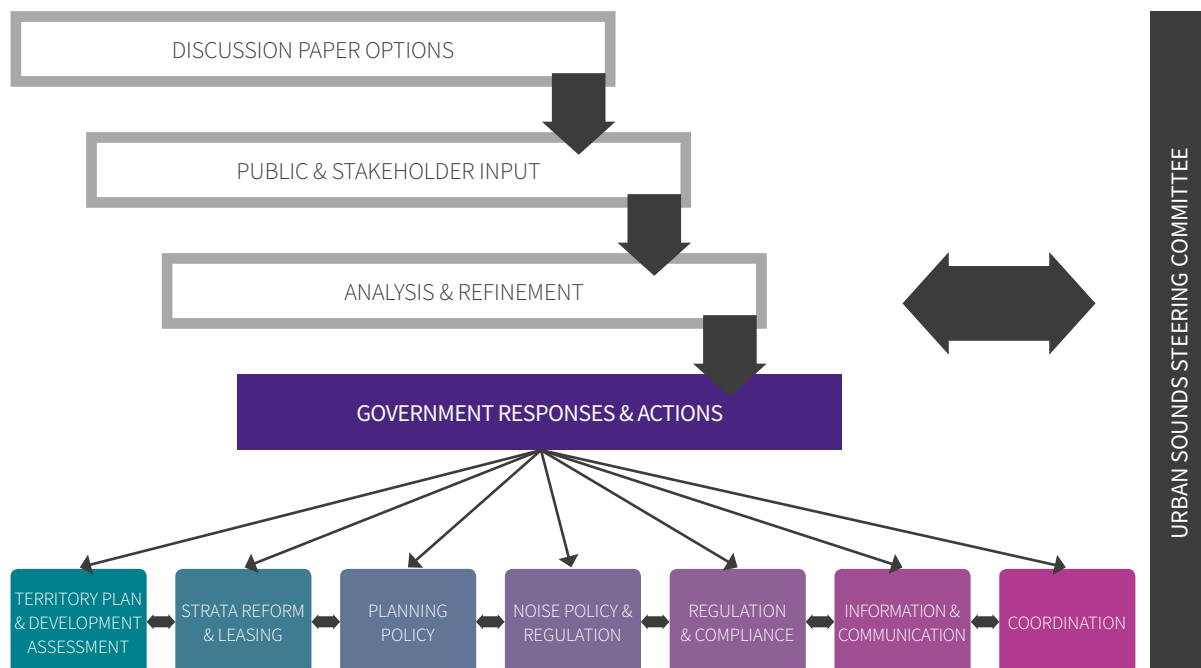


Table 1: Government Responses & Actions to Urban Sounds community feedback

| | Territory Plan & Development Assessment | Strata Reform & Leasing | Planning Policy and location-specific strategies | Noise Policy & Regulation | Regulation & Compliance | Information & Communication | Coordination |
|-----------------------------|---|--|---|--|---|--|--|
| IMMEDIATE / ONGOING ACTIONS | <ul style="list-style-type: none"> The planning and land authority is now imposing conditions of approval in relation to development in mixed use areas, requiring drawings showing the practical implementation of the noise management measures. These drawings must be endorsed by the authority and then subsequently require approval from a licenced building certifier. | <ul style="list-style-type: none"> New or varied Crown leases including potentially noisy uses now include a clause to require noise attenuation measures to be implemented in accordance with a noise management plan as endorsed by the Environment Protection Authority. Current strata reform work is considering noise issues in mixed use developments, including in respect to future changes of use. | <ul style="list-style-type: none"> The annual ACT indicative land release program includes sites in city, town and group centres and along major transport corridors where mixed use developments are permitted and encouraged. The City Renewal Authority is creating a Precinct Renewal Program to support its role in managing urban renewal processes. Placemaking and city activation strategies for Dickson, Braddon, Sydney & Melbourne Buildings precinct. | <ul style="list-style-type: none"> Noise studies of City and Town Centres were undertaken to observe current ambient noise. | <ul style="list-style-type: none"> The planning and land authority is now imposing conditions of approval in relation to development in mixed use areas, requiring drawings showing the practical implementation of the noise management measures. These drawings must be endorsed by the authority and then subsequently require approval from a licenced building certifier. | <ul style="list-style-type: none"> The EPA launched an updated noise information portal on the Access Canberra website to provide greater and clearer information for the community. This can be found at: https://www.accesscanberra.act.gov.au/app/home/cityservices/noiseportal. The Residential Tenancies Act 1997 is being reformed, informed by issues raised by key stakeholders. | <ul style="list-style-type: none"> Urban Sounds Steering Committee established to coordinate a whole-of-government approach. The NCA participates in the ACT Government Urban Sounds Steering Committee. |

| | Territory Plan & Development Assessment | Strata Reform & Leasing | Planning Policy and location-specific strategies | Noise Policy & Regulation | Regulation & Compliance | Information & Communication | Coordination |
|---|---|---|---|---------------------------|-------------------------|---|--------------|
| SHORT-TERM ACTIONS – FOR COMPLETION BY END 2020 | <ul style="list-style-type: none"> Consider design and siting requirements in the Territory Plan for mixed use buildings, for example, the physical separation of selected uses. | <ul style="list-style-type: none"> Investigate implementing pre-purchase disclosure information. | <ul style="list-style-type: none"> Identify potential special entertainment precinct locations. Development of a CRA City Activation Strategy. Further placemaking and city activation strategies and activities in CRA areas. Contribute to the implementation of the ACT Planning Strategy 2018 actions, including enhancing the diversity and resilience of our centres to meet the needs of the community, support economic viability and improved liveability. | | | <ul style="list-style-type: none"> Consider additional information to be included in the Access Canberra Noise Portal. Development of Outdoor Trading Guidelines in the City Renewal area. Potential for additional engagement activities as part of government responses. | |

| | Territory Plan & Development Assessment | Strata Reform & Leasing | Planning Policy and location-specific strategies | Noise Policy & Regulation | Regulation & Compliance | Information & Communication | Coordination |
|--|---|---|--|---|--|---|--------------|
| MEDIUM-TERM ACTIONS – FOR COMPLETION BY END 2022 | <ul style="list-style-type: none"> Incorporate active frontage provisions in the new Territory Plan. | <ul style="list-style-type: none"> Identify potential complementary changes to strata and leasing regulations to facilitate special entertainment precincts. | <ul style="list-style-type: none"> Further placemaking and city activation strategies and activities in CRA areas. Contribute contributing to the implementation of the ACT Planning Strategy 2018 actions, including enhancing the diversity and resilience of our centres to meet the needs of the community, support economic viability and improved liveability. | <ul style="list-style-type: none"> Identify potential complementary changes to environmental protection regulations to facilitate special entertainment precincts. Review appropriateness of current noise standards and zones. | <ul style="list-style-type: none"> Identify potential complementary changes to development regulations to facilitate special entertainment precincts. Improve compliance with Noise Management Plans (NMPs) by ensuring development application compliance at certification stage. | <ul style="list-style-type: none"> Identify potential complementary changes to property information and regulations (e.g. Residential Tenancies Act 1997) to facilitate special entertainment precincts. This may include information about current and future potential uses which generate noise or applicable noise zones and noise standards. Potential for additional engagement activities as part of government responses. | |

| | Territory Plan & Development Assessment | Strata Reform & Leasing | Planning Policy and location-specific strategies | Noise Policy & Regulation | Regulation & Compliance | Information & Communication | Coordination |
|--|--|--|---|--|--|---|--------------|
| LONG-TERM ACTIONS – FOR COMPLETION BY END 2024 | <ul style="list-style-type: none"> Identify any areas in the Territory Plan where special entertainment precincts may exist, and any special planning requirements for these areas. | <ul style="list-style-type: none"> Implement any changes to strata and leasing regulations. | <ul style="list-style-type: none"> Further placemaking and city activation strategies and activities in CRA areas. | <ul style="list-style-type: none"> Implement any changes to environmental protection regulations. | <ul style="list-style-type: none"> Implement any changes to building regulations. | <ul style="list-style-type: none"> Implement any changes to property information and regulations. Potential for additional engagement activities as part of government responses. | |