

Major Issues for Comment

Note: Brief responses provided for each question are extracted from the comprehensive response attached.

- **How do these policies affect you and how would you like to see them changed (if at all)?**

These policies directly affect us and our neighbourhood generally for the better. We believe there can be a mix of RZ3/4 policy such as RZ3 zones with three storey units but with plot ratio of .65 or two storey units with plot ratio of .8. To accommodate a mix of residents including families with children, we need to provide for a mix of apartment bedroom numbers (sizes) in the inner North rather than the current focus on increasing multi dwelling developments. **See Attachment A.**

- **What other considerations would you like taken into account to ensure redevelopment in the affected areas creates a liveable neighbourhood character?**

The focus on dwelling density needs to swing to population/residential density .i.e. a mix of apartment sizes to accommodate a mix of residents, including families with children. The present focus on increasing dwelling density means that the majority of new apartment applications in our area are one bedroom. **See Attachments B & C.**

- **What are the merits of maintaining Rule 21 on staged development?**

While understanding the original intent, Rule 21 in the future will potentially provide an inconsistent and odd skyline of two and three storey developments.

- **What are the merits of maintaining the moratorium in Section 63, Blocks 12-21 in Turner?**

We respect the wishes of the Turner Residents' Association however comment that most of the new developments in Turner look appealing (Vis some in Braddon).

- **What are the merits of maintaining the moratorium in Section 47 in Turner?**

No comment.

- **Do these policies still serve a purpose?**

If the residents still support the policies then yes.

- **Should they be removed or kept? If so, why?**

If the residents still support the policies then they should be kept. It is not that urgent or desirable to development all of one area in short time (10-20 years). Space still needs to be available for longer term future development. Additionally, development in a short space of time is very disruptive to resident's amenity, and may result in a narrow (and currently ugly) architectural legacy.

- **Should similar redevelopment policies be implemented elsewhere in the ACT? If so:**

- a) **Where?**

Within one km of major urban shopping centres eg Belconnen, Woden

- b) **What density (height limit and plot ratio) should apply?**

RZ4 policy but with mandated park/playground allocations.

c) What type of policy is appropriate (code, moratorium, etc)?

RZ4 is a good policy, however needs to include housing mix ratios of one, two and three bedroom accommodation and its result of increasing accommodation density.

d) What would be the purpose and/or intended outcome of the change?

Create higher population/residential areas near transport and shopping centres for families, couples, elderly, students and workers. This would encourage increased activity (health benefits) and increased use of public transport.

e) What would be the impacts on the amenity enjoyed by the residents of the affected areas?

During building the impact is great: noise, air and dust pollution. In the longer term there will be reduced reliance on cars for work reducing impact on climate and increase useability of public transport.

f) How could the impacts on affected residents be ameliorated?

Advance warning of noisy or disruptive activity e.g. demolition and excavation. Guarantee that their rates will not go up as a result of the multi dwelling developments. Police parking of builders cars so that driveways, parking and footpaths are not blocked.

• What are the merits/disadvantages of encouraging higher density development along major transport corridors? Please give consideration to factors such as:

a) The demand for high density development and housing preference

Merits: lower impact on energy and the environment. Potentially more social integration.

Disadvantages: Potential ghettos. Less recreation space in the vicinity as a proportion – need to allocate additional park space.

b) The capacity for existing infrastructure and services to absorb additional development

Availability of easy school access would need to be considered for some areas. Building one bedroom apartments around schools is not appropriate. There need to be a family mix.

c) The implications on housing affordability and provision of public housing

Houses may become more affordable if elderly people, professional couples and small families can obtain liveable central multi dwelling accommodation.

d) The extent to which such developments might reduce overall travel

Building along transport corridors should reduce car usage, but not eliminate it. A professional couple for example may only have one person work nearby, whereas the other must travel to their work away from major transport routes. We should expect that there will be a marked reduction in car travel for work. We should not expect that it will automatically reduce the number of cars that are owned and garaged.

e) The impacts on the amenity of surrounding residents and how best to ameliorate those impacts

As per f) below. ACTPLA needs to consider developments from a whole of area perspective and not individual DAs. Park/playground area must be included in considerations.

f) The effect on housing type and mix

The effect on housing type and mix is serious and strict policy is required to guide the ratio of one, two and three bedroom units within developments. For example, a maximum of 10% of one bedroom units within a development and within a suburb.

Merits of increasing bed numbers in units would be:

- easier for people to stay within an area as housing needs change (e.g. singles > family > older couple).
- Increase density of accommodation/population.
- Increase availability of affordable accommodation for people sharing accommodation.
- Increase availability for professional couples, young families and retired people.
- Potential greater community integration.

g) What sort of open space allowance would you like to see in inner north suburbs?

Park/playground area must be included in considerations. The sum of potential new multi dwelling unit developments must plan for adequate green space. There should be a standard block put aside for parks for every two street blocks developed.

h) What heritage issues may arise from residential redevelopment?

None known.

i) What would be the impact of redevelopment on community infrastructure, including services and facilities?

As for b).

j) What are the likely impacts on existing house prices in the area, if any?

House prices in the inner north have already risen above normal as a result of multi dwelling demand for more blocks. This has also driven up rates.

k) Environmental sustainability issues

All new developments should;

- maximise North facing orientation;
- have adequate eaves;
- have trees on the western side;
- solid balcony walls on west facing balcony sides;
- double glazing of windows (or at least large windows) for noise, heat and cold insulation;
- adequate noise proofing between units and the outside;
- have mandated solar hot water; and
- have minimum size inbuilt cupboards that easily fits a coat hanger.

As a rule multi dwelling units use less heat and cooling energy due to the insulation advantage of surrounding units.

• Should high density development be extended to other major transport corridors?

Yes but only where practical. Suggest Constitution Ave, Barry Drive, and Majura Ave.

**COMMENTS RELATING TO THE DISCUSSION PAPER AND THE NOVEMBER 2008
RESIDENTIAL DEVELOPMENT POLICY – BROAD IDEAS AND CONCERNS**

The Commission focus needs to include / swing from dwelling density to population/residential density and its efficiency

One bedroom units usually have transient populations with less “community” integration. This leads to distortion of a population census. One bedroom units reduce the sense of community integration for residents. An adequate mix of dwelling sizes within multi unit dwellings will assist in providing a greater sense of community and community stability.

The Commission needs statistics on the number of one, two and three bedroom units overall, and approval within the last two years.

This can be obtained from the Australian Bureau of Statistics and ACTPLA data.

Attachment A

Braddon Planning

The Braddon Section Master Plan describes Braddon as enjoying ‘the vibrancy of a diverse community’ (reiterated in the Braddon Neighbourhood Plan; Precinct 1: Northern Braddon Goal 1); requires ‘**a variety of dwelling types within developments**’ (1.6, p 5); states that ‘**Providing a wider range of housing types...will encourage greater diversity in the community.**

Residential development that fulfils the needs and expectation of families, older and younger people...’ (2.1, p 6).

The Braddon Neighbourhood Plan states ‘The Northern Braddon precinct is characterised by...single storey dwellings and duplex-style housing’ (p 20) – in other words this precinct is currently occupied by families, couples and singles. Introducing a development that comprises solely single bedroom apartments will create an increase in the number of singles, changing the character of the area; that one of the objectives in developing Braddon is the ‘**Provision of family friendly...housing**’ (p 33); an objective is to “**encourage a mix in the profile of households that choose to live in Braddon**’ (Goal 1, Objective 1, p 28).

The majority of existing **apartments/ apartments** available in Braddon are one and two bedroom apartments. Very few new developments are catering to families (3+ bedrooms). Braddon is changing from a mix of housing to mainly one and two bedroom apartments, which generally do not suit families.

This development approval should take into consideration that at least one other development is already planned for this street (corner of Lowanna and Burra Pl), and is also comprised of mainly one bedroom apartments (5 one b/room and 2 two b/room apartments). Between the two developments there will be a significant increase in the ratio of one b/room dwellings to two+ bedroom dwellings within this street. There will be a concurrent decrease in the amount of family housing available.

The provision of family-friendly housing is important to a community, and this is recognised in the Braddon Neighbourhood Plan which encourages a mix in the profile of households by providing a range of housing types including family-friendly dwellings. Families are major users of community facilities such as schools, community and sporting clubs and parks. The Urban Housing Code also supports a mix of housing types (P13.4), stating that the internal layout of dwellings should be designed for more than one person and be adaptable to a range of household types.

Note: The Braddon Section Master Plan and the Braddon Neighbourhood Plan were approved by the Government, but not enacted by ACTPLA.

Attachment B

Higher efficiency of two and three bedroom units

One bedroom apartments are the least efficient method to increase resident numbers.

Two bedroom apartments are a much more efficient way of increasing resident numbers. For example, 3 two bedroom apartments can accommodate up to 50% more residents than 4 one bedroom apartments for the same area. Refer to Attachment A.

Advantages of two or three bedroom apartments to students and low income people

Two or more people sharing a two bedroom apartment or larger are able to share the basic costs of rent/mortgage, rates, electricity, gas, water, phone and internet provision. Notionally the basic costs are similar for one and two bedroom apartments, so the costs for two people sharing a two bedroom apartment would be close to half the cost of one person in a one bedroom apartment. When two people share a two bedroom apartment there are many other benefits, e.g. sharing of food, social activities, less lonely, security.

Efficiency of a two bedroom apartment versus a one bedroom apartment

Convert 4 x one bed apartments with 4 kitchens and bathrooms to:

3 x two bed room apartments with 3 kitchens and bathrooms = 50% increase in bedrooms. This provides for shared living and a range of people including professional couples, retired couples, etc

A one bedroom apartment can have minimum of 1 adult and maximum of 2 adults.

A two bedroom apartment can have minimum 1-2 adults and a maximum of 4 adults, or a family of up to four people.

Development of apartments in consolidated/amalgamated blocks improves land usage, apartment numbers and car parking efficiency

We must go back to the previous policy of developments of two or more blocks if we are to take advantage of space and increasing quality inner city accommodation. Development of two or more blocks together reduces the number of driveways, space between buildings, garbage collection areas, etc.

Attachment C

ABS

The Australian Bureau of Statistics census data show the change in demographics in Braddon. The suburb of Braddon is increasingly home to young adults, with an increase in 25 to 34 year olds from 24.4% of the population in 2001 to 31.9% in 2006. Braddon is becoming less of a home to children aged 0-14, with a decrease from 9.5% of the population in 2001 to 5.8% in 2006. Even the older adults, aged 55 years and over, are reducing in number, with a decrease from 16.6% to 14%. The number of households with dependent children remained fairly consistent between 2001 and 2006, however the number of lone and group households has increased markedly from 745 in 2001 to 909 in 2006. When you consider the increase in the number of multi-housing developments completed in Braddon since 2006, most of which are one and two bedroom, then the ratio of family households to lone/ group households will have fallen even more. This means:

- the mix of households (family, lone, group) and age groups in Braddon is not being retained
- Braddon is becoming a suburb of young adults, with very few children and decreasing numbers of older people.

We suggest that the change in the mix of households is related to the change in the types and size of housing being offered. New developments are predominantly one and two bedroom apartments. Very few new housing developments offer three or four bedrooms, which would cater for families.