

An aerial photograph of a coastal town, likely in the Pacific Northwest, featuring a large, irregularly shaped lake in the center. The town is built on a peninsula and surrounding hills, with a dense residential area and some commercial buildings. A circular road or plaza is visible in the center of the town. The surrounding landscape includes rolling hills and some agricultural fields.

**STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND
TERRITORY AND MUNICIPAL SERVICES**

INQUIRY INTO DV306

26 JULY 2012

COX ARCHITECTURE/PURDON ASSOCIATES

INTRODUCTION

CHRIS PURDON DIRECTOR OF PURDON ASSOCIATES

RODNEY MOSS DIRECTOR OF COX ARCHITECTURE
PROFESSOR OF ARCHITECTURE AT THE UNIVERSITY OF CANBERRA

PURPOSE: TO SUGGEST MODIFICATIONS TO THE RZ2 DRAFT PLANNING CONTROLS FOR CENTRAL
CANBERRA

CONCERNS WITH DVP306 RZ2 ZONING

DOES NOT ACHIEVE ZONE OBJECTIVES

DOES NOT ENABLE ECONOMICALLY VIABLE DEVELOPMENT

RESTRICTIONS ON THE NUMBER OF DWELLINGS

LIMITED REAR SETBACKS

LIMITS HOUSING TYPES

FORCES DEVELOPMENT OF LARGER DWELLINGS OR INEFFICIENT USE OF LAND

THE CITY WILL CONTINUE TO GROW

CANBERRA'S POPULATION IS GROWING AT 2% PER ANNUM COMPARED TO AUSTRALIA'S GROWTH RATE OF 1.4% PER ANNUM.

90,000 NEW DWELLINGS IN THE NEXT 20 YEARS

125,000 HERE NOW 75% INCREASE IN NEXT 20 YEARS

TREND TO SMALLER HOUSEHOLDS WILL CONTINUE

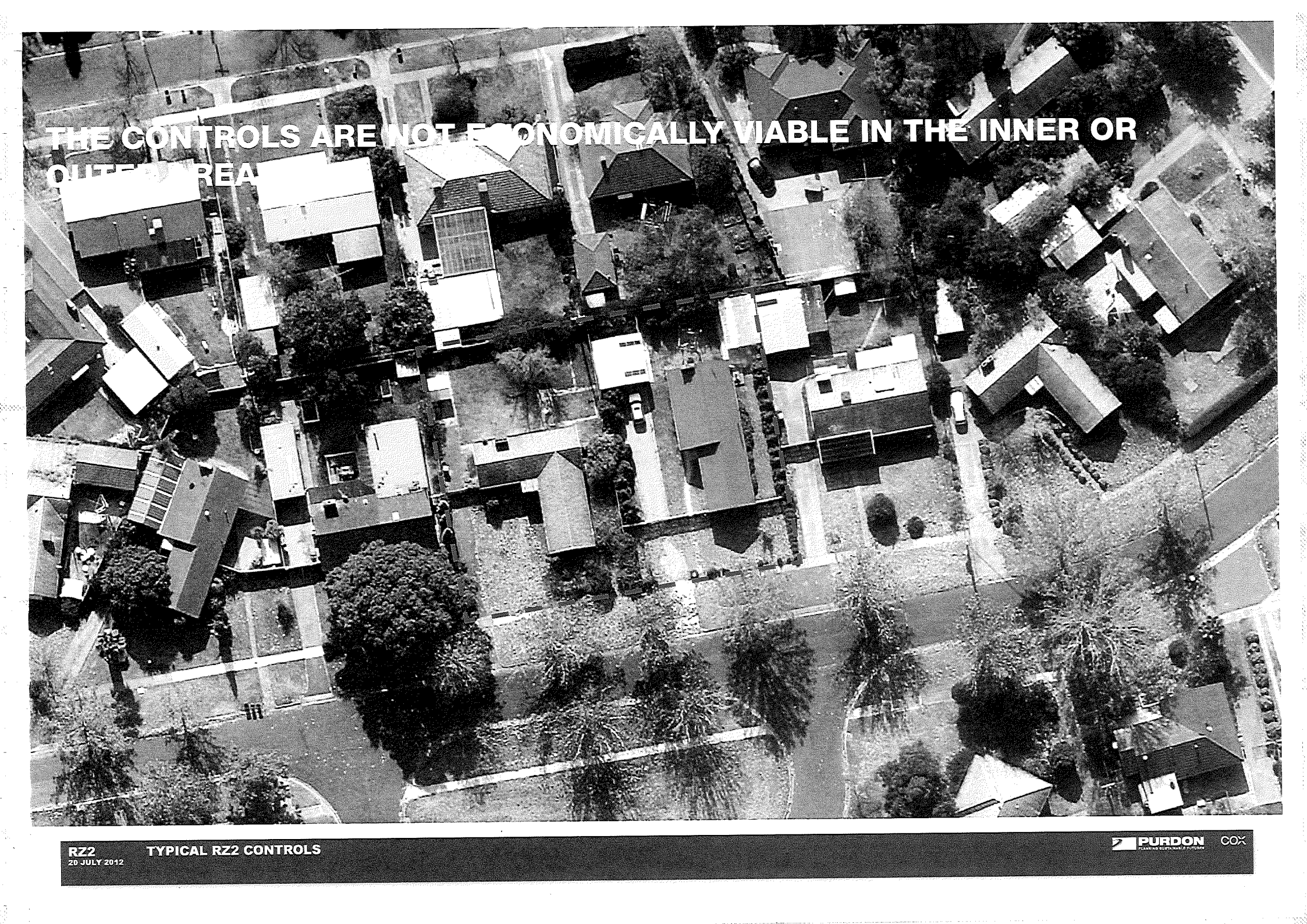
CITY FOOTPRINT ESTABLISHED

LIMITED AREAS FOR GREENFIELDS DEVELOPMENT IN THE ACT

LANDSCAPE CHARACTER HIGHLY VALUED BY COMMUNITY

ACCEPTANCE THAT REDEVELOPMENT SHOULD OCCUR ALONG TRANSPORT CORRIDORS, CLOSE TO EMPLOYMENT LOCATIONS

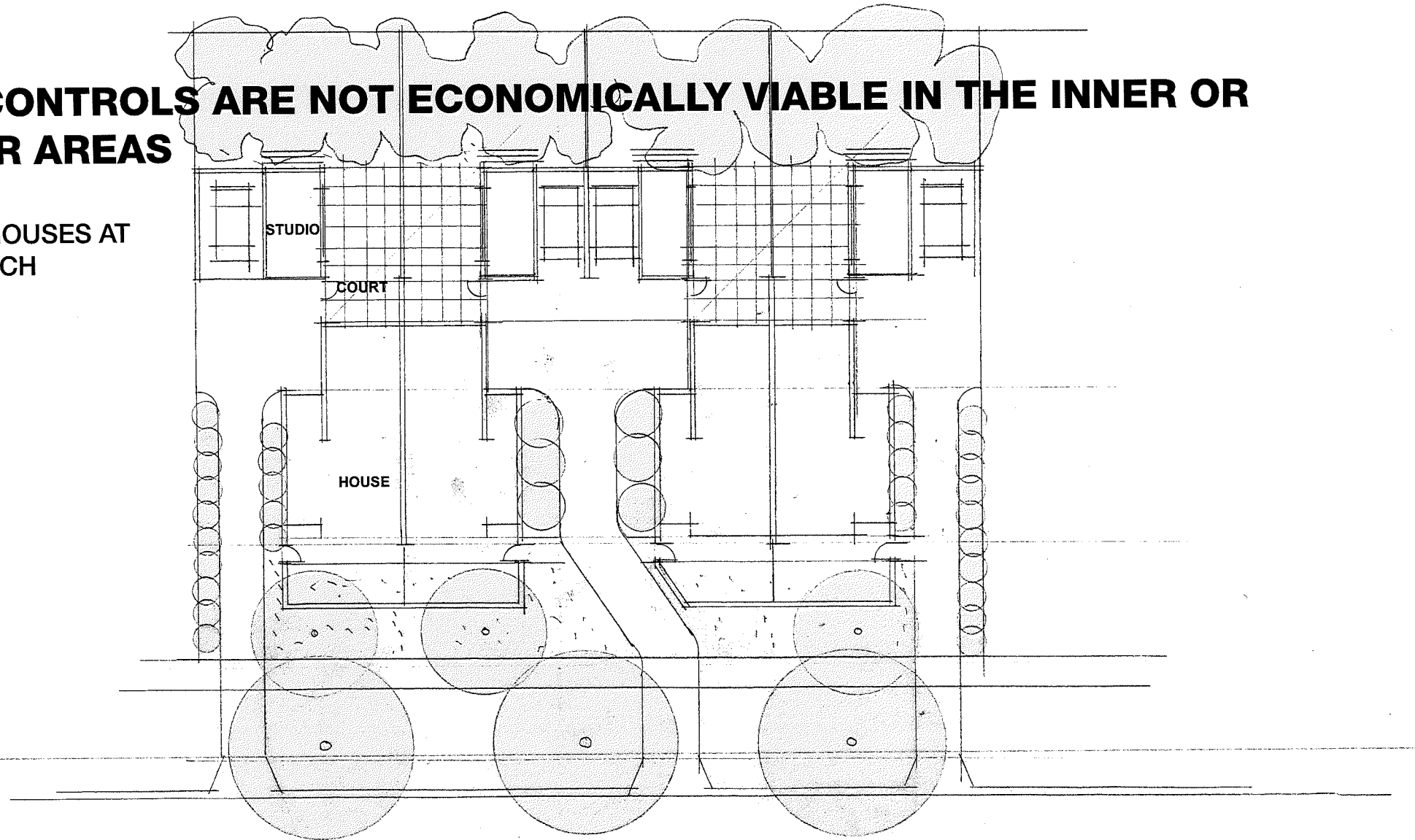
INTENSIFICATION AND URBAN CHANGE AN IMPORTANT COMPONENT OF MEETING HOUSING NEEDS

An aerial, black-and-white photograph of a suburban residential neighborhood. The image shows a grid of streets with houses of various sizes and styles, interspersed with trees and lawns. The perspective is from directly above, looking down on the community.

THE CONTROLS ARE NOT ECONOMICALLY VIABLE IN THE INNER OR
OUTER AREA

THE CONTROLS ARE NOT ECONOMICALLY VIABLE IN THE INNER OR OUTER AREAS

4 TOWNHOUSES AT
180M² EACH



FINANCIAL VIABILITY

CASE STUDY 1 - EXISTING RZ2 NARRABUNDAH

2 BLOCKS AT 720M² EACH

1,440M²

*LAND VALUE (\$700,000/BLOCK)

\$1,400,000

ALLOWABLE GFA AT 50%

720M²

ALLOWABLE NUMBER OF HOUSES

4

AREA OF EACH HOUSE INCLUDING GARAGING

180M²

LAND COST PER HOUSE

\$ 350,000

CONSTRUCTION COST OF EACH HOUSE (180M² X \$1,800/M²)

\$ 324,000

DESIGN

\$ 20,000

*CHANGE OF USE

\$ 8,000

STAMP DUTY

\$ 15,000

HOLDING COSTS

\$ 50,000

CONTINGENCY

\$ 35,000

MARKETING AND SALES

\$ 20,000

\$ 822,000

PROFIT

*GROSS REALISATION 17-20%

\$ 165,000

COST OF 1 HOUSE

\$ 1,000,000

MARKET VALUE

SAY

\$ 700,000

* KEY ISSUES

AN ALTERNATIVE APPROACH

OVERARCHING PRINCIPLES

PLANNING CONTROLS SHOULD FACILITATE GOVERNMENT POLICY OF INTENSIFYING RESIDENTIAL DEVELOPMENT IN EXISTING AREAS

THE VALUED CHARACTER OF THE GARDEN CITY SHOULD BE RETAINED. EXISTING RESIDENTS OF RZ2 AREAS VALUE THE AMENITY OF THESE AREAS

BUILT FORM OF NEW DEVELOPMENT SHOULD BE COMPATIBLE WITH EXISTING BUILT FORM

HOUSING CHOICE SHOULD BE ENCOURAGED TO MEET DIVERSE HOUSING NEEDS

DEVELOPMENT WILL ONLY OCCUR IF IT IS ECONOMICALLY VIABLE - MAXIMUM DENSITY SUFFICIENT TO ENCOURAGE CHANGE

SOME RZ2 AREAS ARE INHERENTLY MORE ATTRACTIVE FOR REDEVELOPMENT THAN OTHER AREAS (EG, INNER AREAS, AREAS NEAR BTC AND WTC)

COMPATIBILITY OF BUILT FORM ACHIEVED THROUGH

TOWNHOUSE OR TERRACE STYLE DEVELOPMENT

TWO STOREY HEIGHT

DEVELOPMENT THAT ADDRESSES/TAKES ENTRY FROM THE STREET

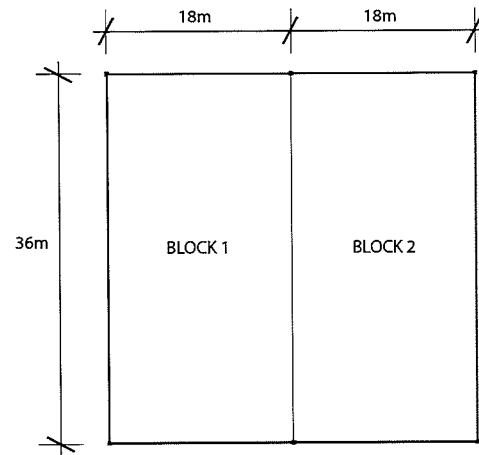
DEVELOPMENT LOCATED AROUND THE PERIMETER OF SECTIONS

PUTTING BUILDING BLOCKS TOGETHER ESTABLISHING A BUILDING ENVELOPE

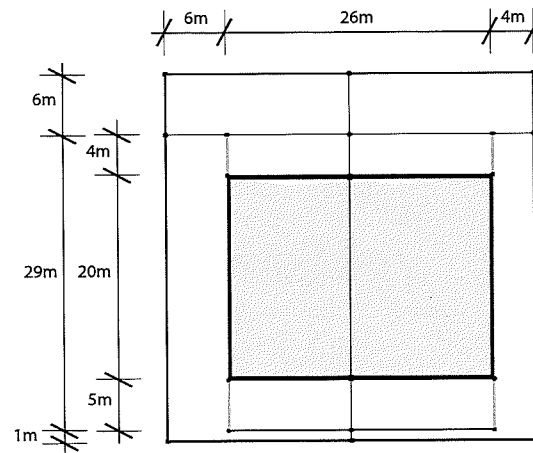
GENEROUS SETBACKS
TO RETAIN/ENCOURAGE
DEEP ROOTED PLANTING

MAXIMISING THE
AMOUNT OF PRIVATE
AND COMMUNAL
SPACE AT THE REAR OF
DWELLINGS

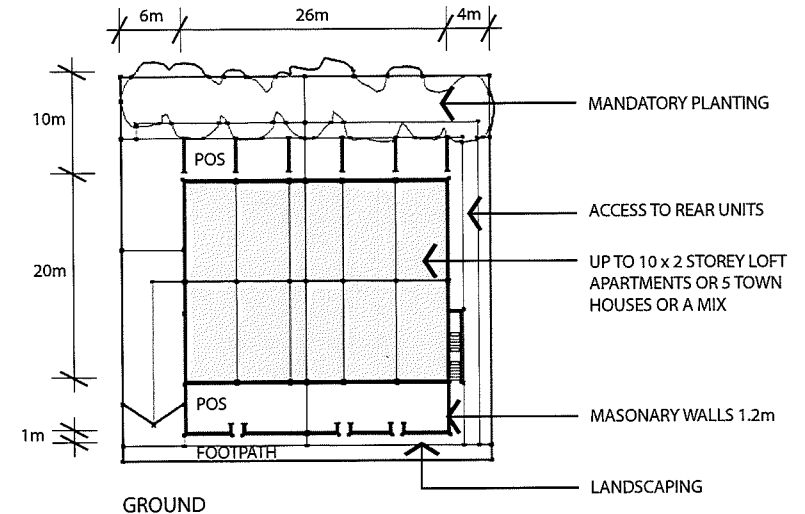
BASEMENT PARKING
LIMITED TO AREA OF
BUILDING FOOTPRINT



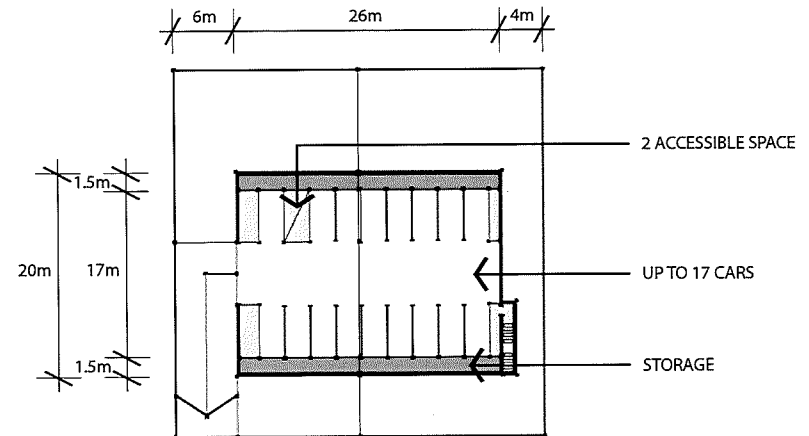
TYPICAL BLOCK SIZE



POSSIBLE 2 BLOCK DEVELOPMENT



GROUND

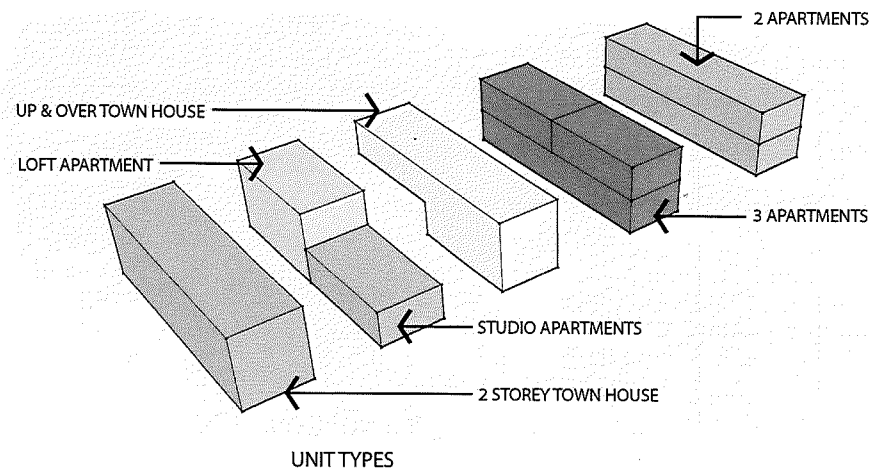
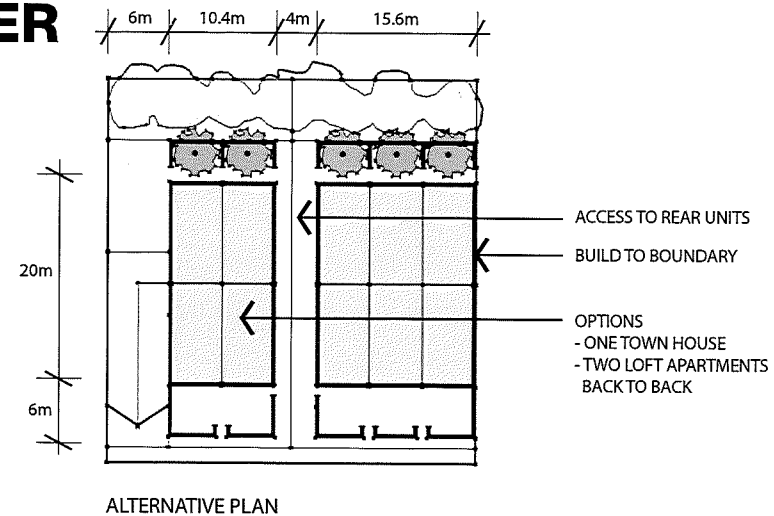


BASEMENT

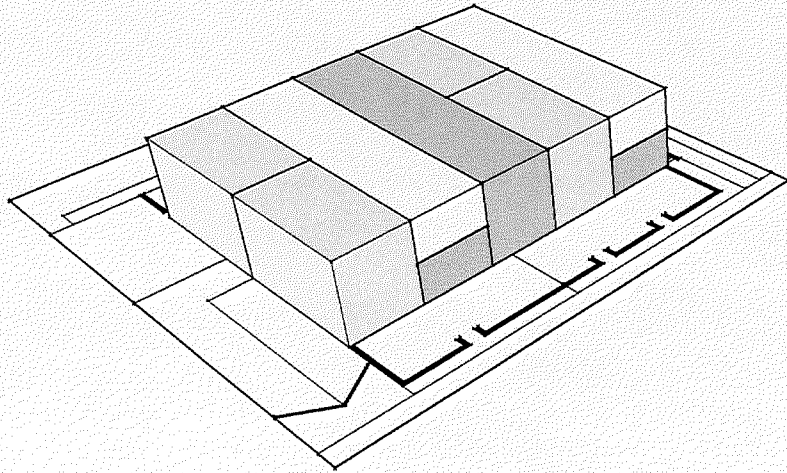
PUTTING BUILDING BLOCKS TOGETHER

ALLOWING GREATER
RANGE OF HOUSING
TYPES WITHIN THE
BUILT FORM OF A
TOWNHOUSE/TERRACE

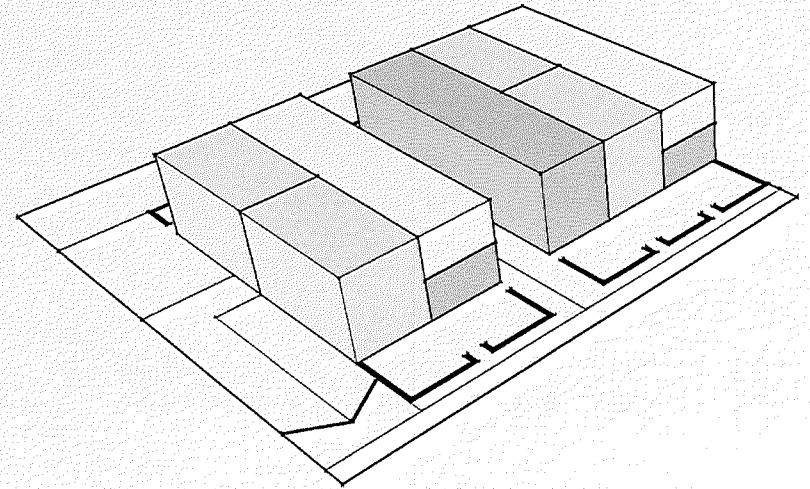
ENCOURAGING
DWELLINGS OF VARIOUS
TYPES



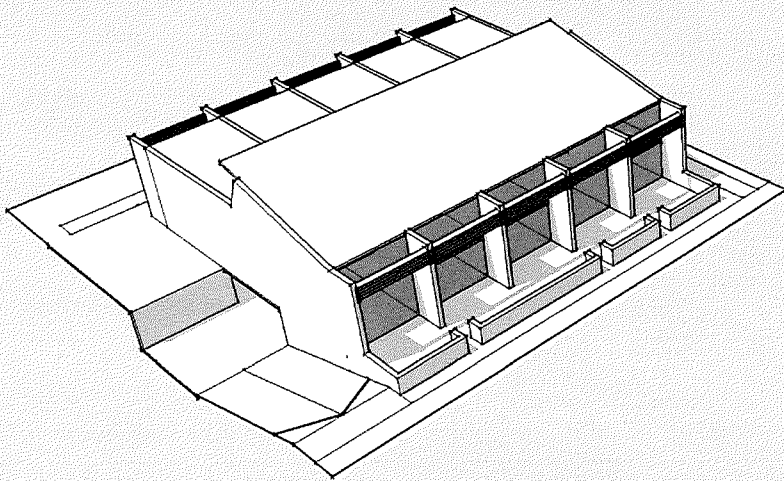
PUTTING BUILDING BLOCKS TOGETHER



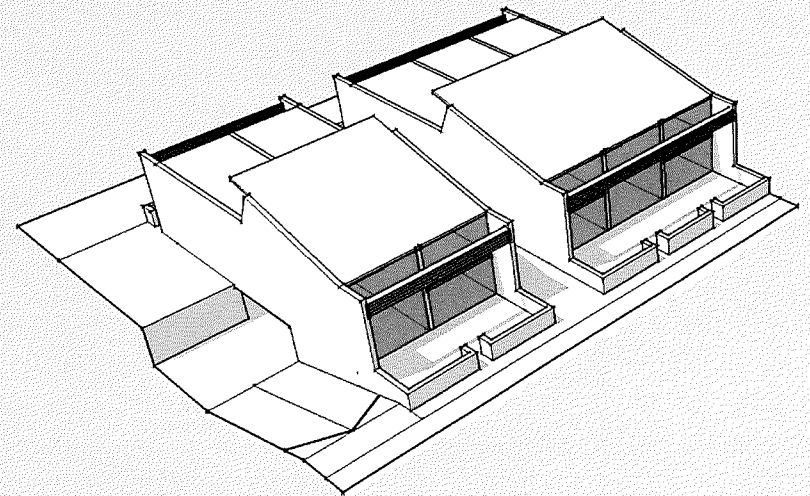
GROUND MASSING



ALTERNATIVE PLAN MASSING

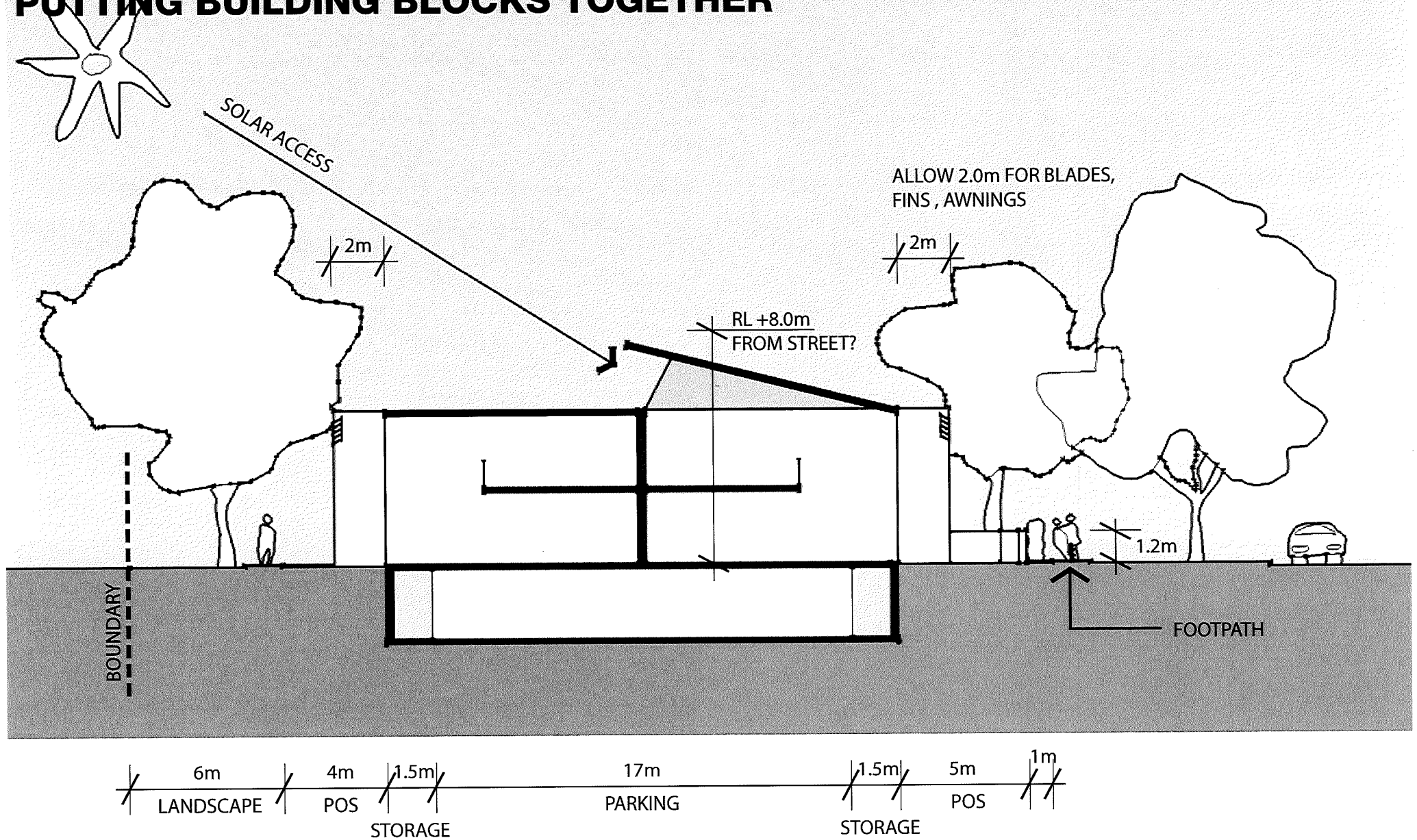


GROUND PERSPECTIVE



ALTERNATIVE PLAN PERSPECTIVE

PUTTING BUILDING BLOCKS TOGETHER



POSSIBLE SECTION

FINANCIAL VIABILITY

CASE STUDY 2 - PROPOSED RZ2 NARRABUNDAH

2 BLOCKS AT 720M ² EACH	1,440M ²	
*LAND VALUE (\$700,000/BLOCK)	\$1,400,000	
ALLOWABLE GFA ESTABLISHED BY BUILDING ENVELOPE	1,000M ²	
ALLOWABLE NUMBER OF HOUSES/UNITS	10	
AREA OF EACH HOUSE INCLUDING GARAGING	100M ²	
LAND COST PER HOUSE		\$ 140,000
CONSTRUCTION COST OF EACH HOUSE (100M ² X \$2,500/M ²)		\$ 250,000
DESIGN		\$ 5,000
*CHANGE OF USE		\$ 5,000
STAMP DUTY		\$ 8,000
HOLDING COSTS		\$ 20,000
CONTINGENCY		\$ 15,000
MARKETING AND SALES		\$ 10,000
		\$ 453,000
PROFIT		
*GROSS REALISATION 17-20%		\$ 91,000
COST OF 1 HOUSE/UNIT		\$ 544,000
MARKET VALUE	SAY	\$ 545,000

*KEY ISSUES

OUTCOMES OF ALTERNATIVE APPROACH

LIMITED CHANGE TO BUILT FORM OF RESIDENTIAL DEVELOPMENT IN RZ2

LIMITED IMPACT ON ADJACENT RESIDENTIAL DEVELOPMENT

GREATER HOUSING CHOICE

EFFICIENT USE OF LAND

FINANCIALLY VIABLE DEVELOPMENT

CONCLUSION

- INFILL DEVELOPMENT IN RZ2 ZONE IS SUPPORTED BY GOVERNMENT
- EXISTING CONTROLS DO NOT ENCOURAGE DEVELOPMENT IN CANBERRA CENTRAL RZ2 ZONE
- CHANGES TO THE ALLOWABLE DENSITY AND UNIT NUMBERS ARE REQUIRED TO PROMOTE DEVELOPMENT IN RZ2 AREAS
- USING BUILDING ENVELOPE CONTROLS THE AMENITY AND THE SCALE OF THE NEIGHBOURHOOD CAN BE RETAINED