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27 March 2009

Ms M Porter MLA
Chair
Standing Committee on Planning,
Public Works & Territory and Municipal Services
Legislative Assembly of the ACT
GPO Box 1020
Canberra ACT 2601

Dear Ms Porter

**RE: Draft Variation to the Territory Plan No. 288: Lyons
Submission on behalf of the Lyons Estate Joint Venture**

This submission has been prepared in support of the ACT Planning and Land Authority's (ACTPLA) proposal to vary the Territory Plan as detailed in Variation No. 288. The site comprising Blocks 3 and 4 Section 69 Lyons is subject to redevelopment via a public /private joint venture between the Department of Disability Housing and Community Services and Hindmarsh, hereafter referred to as the JV.

Following is a summary of key initiatives and outcomes that would be made possible on Blocks 3 and 4 Section 69 Lyons, should the Variation be approved. This information summarises and augments the Planning Study prepared by the JV on behalf of ACTPLA in order to demonstrate the need for such a Variation and enable the most appropriate design response for this key site. The planning intentions for the site accord closely with strategic government objectives, market demands and environmental initiatives; as well as the provision of much-needed accommodation in and near Canberra's Town Centres.

We provide comment below to summarise key aspects of the proposal and the benefits that we consider it will bring to our community.

Key features of the Proposal

The planning study prepared for the Planning Authority to support the draft variation details the benefits to the Territory that would flow from its approval. The variation itself is relatively simple, its main effect will be to allow an increase in the height of development on parts of the site. It is important to recognise that the overall total density of development for the site (the total number of dwelling units permitted in the crown leases) is not proposed to be increased. Rather, the proposal is for the dwellings to be distributed over fewer, taller buildings.

The benefits that this will deliver are as follows (summarised from the Planning Authority planning study report):

- An increase in height results in the ability to significantly reduce the building site coverage (approximately 25 %) when compared to how the site could be developed under the existing Territory Plan policies (40%). This efficiency translates directly into opportunities for creating a high quality design outcome. Less building coverage allows the creation of more useable open space and community areas in the retirement village component of the concept plan, reduces overshadowing and allows the retention of the existing mature trees and on-site vegetation.

- The construction of a higher building element at the corner of Launceston Street and Melrose Drive will allow for the creation of an architectural 'focus' element at an important entry point to the Woden Town Centre. The scale of these buildings responds to the off-site scale of the buildings across Melrose Drive in the Town Centre. The proposal, with buildings stepping down towards the residential suburb of Lyons, will retain an appropriate streetscape on Burnie Street.
- Commercial uses are not proposed as it was found that additional commercial uses at this location will be inappropriate given the proximity of the Town Centre and the Lyons shops. It is expected that this development will provide for increased patronage to the Lyons shopping centre, which is located within reasonable walking distance (400 metres) from the development.
- The higher building element provides the opportunity to reduce the building coverage on the site and create opportunities to design and position the remaining built forms to minimise overshadowing. There is no overshadowing of existing houses on the western side of Burnie Street.
- A traffic impact study was conducted to assist in development of the concept plan and confirmed that the road network will accommodate the future traffic generated once the site is developed.
- Pedestrian Access: Opportunities relating to improved pedestrian access from the site to the Town Centre have been identified in the Concept Plan. The existing signalised pedestrian crossing at the Launceston Street/Melrose Drive intersection will provide safe access for pedestrians from the apartment building to the Town Centre and a pedestrian underpass is available south of the site. This provides safe pedestrian movements across Melrose Drive, separate from vehicular traffic.
- Residents' parking will be in basement/podium structures allowing all visitor parking to be provided at grade and contained within the site. This avoids the possibility of visitor parking on surrounding streets while improving security and passive surveillance opportunities in the development.
- A higher building limit reduces the building coverage, which in turn creates opportunities for the retention of existing trees and vegetation and the creation of increased open space areas of higher quality.

Key ESD Initiatives

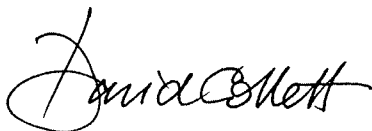
- A key feature of this proposal is that it provides for development adjacent to a town centre, minimising travel energy use. Travel energy consumption is a major contributor to the greenhouse problem.
- The concept of energy efficient housing has been embraced by the Territory with a requirement that all dwellings will meet a minimum 5 star rating.
- The JV is in the final stages of commercial negotiation with an energy partner to deliver the following:
 - The installation of 23 highly efficient Heat Pumps for residential use and three additional Heat Pumps for the Leisure Centre. Heat Pumps are between 60% and 90% more efficient than conventional electric hot water heaters.
 - The installation of 30 Solar Electric Systems of 2.5kW each on the roofs of all north facing villas and on the roof of the apartment building. Our energy partner does not see any issues regarding overshadowing (other than that caused by existing trees) that would adversely impact on the energy generation.

- The development of the site will be in accord with the water sensitive urban design requirements set by the Planning Authority. These will be addressed in individual development applications and do not need to be incorporated in the plan variation process. Rainwater harvesting is provided for in stage 1 by three tanks with a capacity of 250KL - these are already installed.
- The rezoning proposal in itself will have no effect on the energy efficiency or otherwise of the development. The only issue being addressed here is the question of height. All design matters, including energy efficiency, will be addressed fully at the development application stage.
- The crown leases that have been issued over the site limit total development to a maximum of 240 dwellings. The draft plan variation has been proposed on the basis of design concepts which accommodate this number of dwellings. The JV does not intend to seek to increase this limit nor is it likely that the Planning Authority would approve any such application as it would be contrary to the intent of the plan variation.

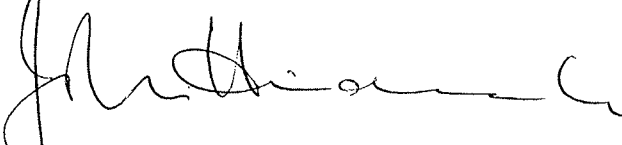
We would be pleased to elaborate on any of the above matters or on any other aspect of the draft variation should the Committee wish.

Thank you for the opportunity to make this submission and to also present our views to the committee at the forthcoming hearing on 7 ~~June~~ ^{April} 2009.

Yours sincerely
Lyons Urban Redevelopment JV



David Collett
DHCS



John Hindmarsh
Hindmarsh