

The Royal Australian Institute of Architects (RAIA) comments on the Draft Variation to the Territory Plan No. 237

The Royal Australian Institute of Architects is a national body consisting of 9000 members across Australia and overseas. The Institute was formed in 1930 when state architectural Institutes combined to form a unified national association with the following aims:

- To advance architecture
- To maintain the integrity and standing of the profession
- To promote the profession's views nationally and internationally; and
- To encourage the study of architecture

Since its commencement the Institute has evolved into a dynamic and progressive national organisation with active programs in many areas relating to the architectural profession. We also provide services to other sectors of the community.

By promoting better, responsible and environmental design, the Institute actively lobbies to maintain and improve the quality of our built environment. Raising design standards in our cities, urban areas, commercial and residential buildings, architects and the RAIA have a major role in shaping Australia's future.

The RAIA ACT Chapter of the RAIA is responsible for matters that affect architects working and living in the ACT and Region community.

The Royal Australian Institute of Architects (the RAIA) supports the Draft Variation to the Territory Plan No. 237 in outcomes that:

- replaces the 'Entertainment Accommodation and Leisure' Land Use policy for Section 12 Blocks 9 and 13 Deakin with 'Residential' - because that change will promote the achievement of appropriate higher densities of residences in close proximity to existing urban infrastructure and the 'Local Centre'.

The RAIA does not support a proposal to have changed the Development Control Plan (DCP No. 171/02/0009) adopted by the National Capital Authority (NCA) on 9 August 2002 which provides that any building on the site be "predominantly three storeys and a maximum of four storeys in height" to permit a greater number of storeys. We submit that:

- The current plan (DCP No. 171/02/0009) should remain the planning instrument in respect of the number of storeys permitted so that the design integrity of the National Capital Plan with its focus of developments higher than 4 storeys in Civic and Woden Town Centres is achieved. This proposal if permitted will 'blurr' or confuse this model with higher developments adjacent to areas that is otherwise 'sub-urban'.

In general support of the Variation to the Territory Plan, Canberra has, even with much higher densities within its current infrastructure footprint, a structure that ensures it can accommodate higher population density on this site within the current height constraints, while remaining 'the bush capital'. Increased density within existing urban areas is environmentally responsible and will increase the city's sustainability.

This submission has been prepared by the RAIA ACT Planning Committee. Members of the Committee are available to speak to the Standing Committee of Planning and Environment if required.

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