

**LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY**

***GUIDELINES FOR RESIDENTIAL DEVELOPMENT IN AREA B2:  
KINGSTON/GRIFFITH***

**REPORT NO.24 OF THE STANDING COMMITTEE ON PLANNING,  
DEVELOPMENT AND INFRASTRUCTURE**

**APRIL 1994**

## ***STANDING COMMITTEE ON PLANNING, DEVELOPMENT AND INFRASTRUCTURE***

On 27 March 1992 (at the commencement of the Second Assembly) the Legislative Assembly established a Standing Committee on Planning, Development and Infrastructure to inquire into and report on matters referred to it by the Assembly or matters that are considered by the committee to be of concern to the community relating to planning, land management, transport, economic development, commercial development, industrial and residential development, infrastructure and capital works, science and technology.

The Assembly also authorised the Committee to send its report to the Speaker, or in the absence of the Speaker, to the Deputy Speaker, who is authorised to give directions for its printing and circulation, if the Assembly is not sitting when the Committee completes consideration of a report on draft Plan variations referred pursuant to Section 25 of the *Land (Planning and Environment) Act 1991* or draft Plans of Management referred pursuant to Section 204 of the *Land (Planning and Environment) Act 1991*.

### ***Committee Membership***

Mr David Lamont (Chairman)  
Mr Tony De Domenico (Deputy Chairman)  
Mr Greg Cornwell  
Ms Annette Ellis  
Ms Helen Szuty

Secretary: Mr Rod Power

**GUIDELINES FOR RESIDENTIAL DEVELOPMENT IN AREA B2:  
KINGSTON/GRIFFITH**

**BACKGROUND**

1. This is a report of the Standing Committee on Planning, Development and Infrastructure on the draft guidelines for residential development in Area B2: Kingston/Griffith. The report is directed to the Minister for the Environment, Land and Planning as explained below. The report also will be tabled in the Legislative Assembly for information.
2. The draft guidelines were prepared by the ACT Planning Authority and are intended to apply to the area shown as 'B2' in the Territory Plan. The previous Territory Plan policy provisions for the area were contained in the 'Guidelines for Redevelopment of Kingston/Griffith' prepared by the then National Capital Development Commission in 1973 and were gazetted in January 1989 as Approved Plan No. 4136.
3. The Territory Plan revokes the previous policy document and substitutes for it a statement on building height: development of predominantly three storeys is sought. The Plan also states that the Design and Siting Codes contained in Appendix III of the Plan do not apply to buildings of more than two storeys in this area.
4. The aim of the guidelines is to advise the public and lessees of the parameters to be used by the Planning Authority when considering and determining Design and Siting applications for development in this area that exceeds two storeys in height.
5. The Planning Authority released the draft guidelines for public comment in September 1993. The Authority received 11 submissions on the draft guidelines, which were then amended in light of the comments received. The amended guidelines were referred to the Minister for the Environment, Land and Planning, along with a summary of the comments received.
6. In a letter dated 29 November 1993, the Minister invited the Standing Committee on Planning, Development and Infrastructure to examine the revised guidelines. The Minister's letter noted:

The Guidelines are not part of the Territory Plan and have not been prepared under the provisions of the Land Act. However, the ACT Planning Authority has followed the process agreed to by the Planning, Development and Infrastructure Committee of the Legislative Assembly. This process involves public consultation, the review of the draft Guidelines in the light of issues raised, referral to the Minister and the PDI Committee and tabling in the Legislative Assembly for information.

7. The Committee is most appreciative of the Minister's action in referring the draft guidelines to the Committee.

8. At its meeting on 17 December 1993 the Committee resolved to call for public comment on the Area B2 guidelines as well as the guidelines for Area B1: North Canberra and the guidelines for the Kingston/Red Hill/Deakin/Griffith historic areas. To take account of the Christmas/New Year holiday period, the Committee delayed placing advertisements calling for submissions until the end of January 1994.

9. In response to its call for public comment the Committee received 27 submissions on the three sets of guidelines for residential development. The submissions are listed below:

SUB NO.	AUTHOR	SUBJECT
1	Mr Morison	B1
2	Mr Daley	Historic areas
3	Mr Kershaw	B1 and B2
4	Messrs C & M Scott (Scott Brothers P/L)	Historic areas
5	Dr Dickins (Turner Residents Association)	B1
6	Mr G E Shaw (G E Shaw & Associates P/L)	B1
7	T J & G Wright	B2
8	Mr Hunt (for a number of Red Hill residents)	Historic areas
9	Mr Evans (North Canberra Community Council)	B1
10	Mr King (Housing Industry Assoc.Ltd (ACT)	B1 and B2
11	Mr Maiuto (Oztal Architectural P/L)	B1
12	Mr McCusker	B2
13	Mr Dorrough (Dorrough Britz & Assoc P/L)	B1, B2 and historic areas
14	Assoc Prof Taylor (Pres, National Trust, ACT)	Historic areas
15	A Mortlock	B2
16	T Emberson	B2
17	Mr Greig	B2
18	Mr Hall	B1
19	Mr Bryant (Master Builders Association)	B1, B2 and historic areas
20	Mr Martin (Heritage Council)	B1, B2 and historic areas
21	Ms Pegrum (Royal A'n Inst of Architects, ACT)- Mr Smith (Royal A'n Planning Inst, ACT)- Ms Cohen (A'n Inst of Landscape Architects, ACT)- Assoc Prof Taylor (National Trust of Aust, ACT)	B1, B2 and historic areas
22	Old Red Hill Preservation Group	Historic areas
23	Assoc Prof Taylor (Pres, National Trust, ACT)	B2
24	Mr Dowling (Bryan R Dowling & Assoc P/L)	B1 and historic areas
25	Mr King (Housing Industry Assoc)	B1, B2 and historic areas
26	Mr Evans (Nth Canb Community Council)	B1
27	Mr Kershaw (revised submission)	B1 and B2

10. The Committee held public hearings on the three sets of guidelines on Friday 4 March 1994 when the following persons appeared before the Committee:

- Mr Dowling (Bryan R Dowling & Associates P/L: architects and planners)
- Mr Bell (Ron Bell and Associates)
- Mr Kershaw
- Mr Shaw (G E Shaw & Associates)
- Mr Martin (Heritage Council)
- Dr Dickins (Turner Residents Association)
- Mr Morison
- Messrs Moss (Institute of Architects), Smith (Royal Australian Planning Institute), Dorrrough (Institute of Landscape Architects), Setchell and Dunbar (National Trust)
- Mr Hall (Architect)
- Mr Hunt (for a group of Red Hill residents) and Mr Gillespie-Jones (local resident)
- Mr King (Housing Industry Association)
- Mr Maiuto (Architect)
- Mr Digweed, Mrs Howarth, Messrs Harvey, Allen, Laurie, and Howarth (Old Red Hill Preservation Group)
- Mr Purdon (Master Builders Association).

11. The Committee considered the guidelines in private session on 11 March, 18 March, 8 April and 15 April 1994. As well, the Committee inspected part of the B2 Area on Thursday 24 March 1994.

## LAYOUT OF THE REPORT

12. This report consists of the report itself and an Attachment. The Attachment exactly sets out the guidelines as the Committee considers they should be, after taking account of the comments contained in the report's text (see following).

### COMMENT ON THE GUIDELINES FOR AREA B2: KINGSTON/GRIFFITH

13. The Committee notes that the Planning Authority's revised guidelines are virtually the same as the guideline document adopted by the then National Capital Development Commission (NCDC) some twenty years ago for redevelopment in Kingston/Griffith.

14. Because the greater part of the B2 area has already been redeveloped the Committee can understand why the ACT Planning Authority chose simply to adopt the longstanding NCDC guidelines. However, having exhaustively considered and made recommendations on the guidelines for 3 storey redevelopment in Area B1: North Canberra [see the Committee's Report No. 23 - *Guidelines for Residential Development in Area B1: North Canberra*], the Committee considers that in large measure the format and content of the revised B1 guidelines are a better model for adoption in Area B2. The Committee has three main reasons for this view:

- **Form and Function.** The NCDC guidelines are understood to have been essentially a working document intended mainly for use by the bureaucracy not a document intended to inform the general public and to advise and guide lessees and potential developers;
- **Structure.** The NCDC guidelines contained many valuable design principles and requirements but they were put together in a somewhat haphazard fashion and did not have the clear and discreet objectives and Performance Measures that are a feature of the B1 guidelines;
- **Quality of Product.** The Committee considers that the quality of redevelopments that have taken place over the last 20 years has been patchy. Some developments including recently completed projects are of a high standard but most are mediocre and a few are of poor quality.

15. The Committee considers that the provisions of the B1 guidelines are generally applicable to Kingston/Griffith particularly in respect of securing high standards of streetscapes, tree scapes and architecture. It also considers that the provisions for respecting the amenity of detached house owners who choose to remain in the area is important, as are the provisions in the B1 guidelines for providing high standards of environmental amenity to residents of new developments.

16. A significant B1 provision that the Committee does not believe is essential in Area B2 is the requirement for a 6 metre front landscaped setback to streets. Kingston developments have established a closer, more urban relationship between built form and the street which the Committee considers could not and should not be reversed.

17. Also, the committee considers that the block amalgamation requirement in the B1 Guidelines is not necessarily appropriate for the whole of Kingston/Griffith.

18. In the case of Sections 27 and 28 adjacent to Wentworth Avenue, opportunities clearly exist for larger scale redevelopment projects for which the minimum 0.3ha site area contained in the B1 Guidelines is entirely appropriate. Development opportunities in the rest of the B2 area are much more limited and the Committee considers that to facilitate redevelopment of the few remaining blocks a minimum two block amalgamation would be appropriate.

19. For existing and future single blocks that are incapable of being amalgamated, the Committee considers building height above two storeys should be determined in the light of the height of adjacent buildings and the environmental impacts that new buildings would have on their neighbours.

20. There are two items in the submitted draft guidelines about which the Committee has concerns, particularly in view of issues that arose in its examination of the recent Variation to the Territory Plan for Blocks 4, 5 and 6, Section 25 Kingston. The issues are plot ratio and site cover.

21. The Committee notes that the plot ratio provisions in the NCDC guidelines were not intended to fix a predetermined quantum ceiling on development in the area. The plot ratios increase progressively in relation to the sizes of sites, and above a site area of 6000m<sup>2</sup> no density limit was specified. It appears that the Plot Ratio controls were intended primarily as an incentive to secure large block amalgamations. Because most of Kingston/Griffith has been redeveloped this incentive does not seem necessary.

22. The Committee is aware that one recent redevelopment project in Kingston achieves a high design standard with a plot ratio well in excess of 0.9 to 1. The Committee is also aware that the NCDC guidelines did not envisage the redevelopment of single blocks or block amalgamations less than 2,600m<sup>2</sup> in area. In fact, a number of small sites do remain and the Committee believes that an arbitrary mathematical formula is not the most effective method of securing their redevelopment in a way that respects the amenity of the area and that of adjacent lessees.

23. The Committee believes that the rigorous performance measures set out in the revised B1 Guidelines are the most effective way of ensuring the highest standards of residential redevelopment. It notes that neither plot ratio nor building site cover are included in the B1 Guidelines and recommends that they be deleted from those for Area B2.

24. The Committee considers that with the main exceptions noted, the provisions of the submitted draft guidelines for Kingston/Griffith should be included in the amended guidelines for the area but in a more focussed and specific manner.

25. The Committee considers that the redevelopment of the remaining areas of Kingston/Griffith will be best served by the adoption of most of the provisions of the amended guidelines for Area B1.

#### ATTACHMENT

26. The following section of this document sets out the guidelines as they would look following the incorporation of the points made above.

#### RECOMMENDATION

***The Committee recommends that the Government adopt the guidelines for Area B2: Kingston/Griffith that are set out in the Attachment to this report.***

Tony De Domenico  
Deputy Chairman  
15 April 1994

***ATTACHMENT***

**GUIDELINES FOR RESIDENTIAL REDEVELOPMENT IN AREA B2  
KINGSTON/GRIFFITH**

**ACT PLANNING AUTHORITY**

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## 1.0 INTRODUCTION

The ACT Planning Authority has prepared residential redevelopment guidelines for the Kingston/Griffith area shown as B2 in the Territory Plan. The Guidelines set out the ACTPA's broad intentions and requirements for this area which is shown on the attached plan.

The Territory Plan, which came into effect on 18 October 1993, encourages urban renewal and allows more than one dwelling unit per block subject to extensive public notification and third party appeal rights.

Prior to 18 October 1993, policy provisions for the area were contained in the 'Guidelines for Redevelopment of Kingston/Griffith' that were prepared by the then National Capital Development Commission in 1973.

The Territory Plan revoked the previous NCDC policy document and substituted a statement on building height. (Development of predominantly three storeys is sought). The Plan also states that the Design & Siting Codes contained in Appendix III of the Plan do not apply to buildings of more than two storeys in this area.

The Guidelines are intended to advise the public and lessees of the parameters that the ACTPA will use in considering and determining Design & Siting applications for development in this area that exceeds two storeys in height.

The Guidelines adopt a performance based approach consisting of two elements: **objectives** and **performance measures**. The objectives establish the outcomes sought by the Authority in considering Design and Siting applications and the performance measures establish criteria which in normal circumstances could be taken to meet the objectives.

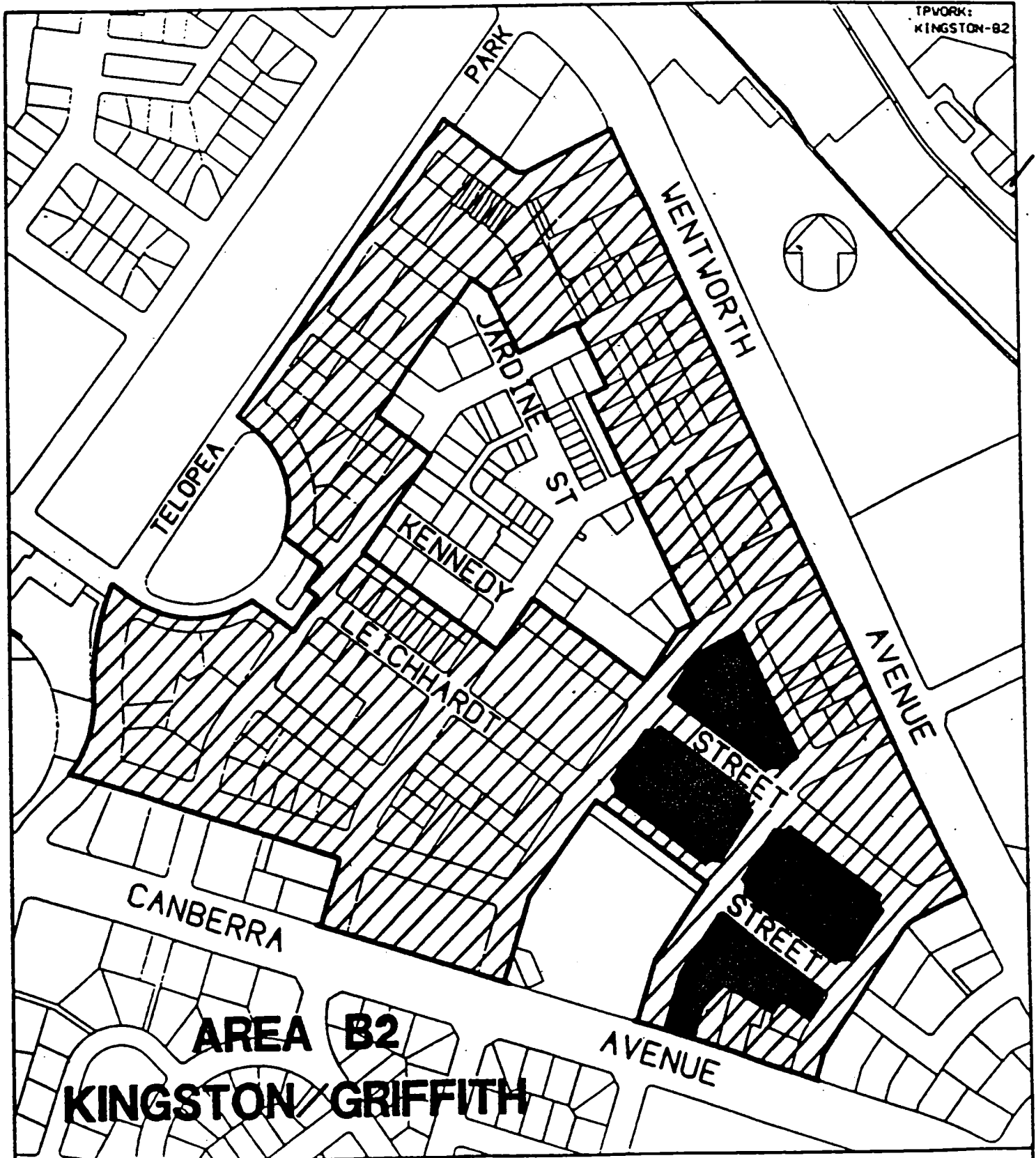
Given that the characteristics of each site and each development proposal are unique, the Authority will exercise some discretion in applying the performance measures. In some cases, to achieve the performance objectives more onerous performance measures may be required. In other cases a lesser measure may be acceptable. Discretion is particularly appropriate in respect of side and rear boundary setbacks where impacts can vary considerably due to the specific designs of existing and new developments.

The public interest is safeguarded in this process by the provisions in the Territory Plan for public notification and third party appeals for all development proposals which would increase the number of dwellings on the block. The Guidelines are concerned with six main areas of interest:

- § Urban Design and Streetscape
- § Protection of Existing Residential Amenity
- § Environmental Amenity of New Residents
- § Energy Efficiency
- § Social Mix
- § Consultation
- § Submission Requirements

The Guidelines will be monitored and reviewed in a year's time in consultation with the public, the development industry and professional Institutes.

TPWORK:  
KINGSTON-82



**AREA B2**  
**KINGSTON/GRIFFITH**



AREAS BEING CONSIDERED BY THE HERITAGE COUNCIL OF THE ACT FOR INCLUSION ON THE INTERIM HERITAGE PLACES REGISTER

## **2.0 URBAN DESIGN AND STREETScape**

The greater part of Area B2 has been redeveloped since 1973. The design quality of individual redevelopment projects has not been uniform and it is considered important to ensure that the highest design standards that have been achieved in some of the Kingston redevelopments are reflected in the redevelopment of the remaining sites. Of particular importance is the retention of existing high quality street trees and streetscapes and the achievement of the highest standards of architectural design particularly of buildings that frame the streets.

### **2.1 HERITAGE**

The Heritage Council of the ACT has advised that it is considering Kingston Sections 15, 16 and 17 and Griffith Section 23 Blocks 1-6 and 12-15 for inclusion in the Interim Heritage Places Register. Pending such listing, the ACT Planning Authority will liaise closely with the Heritage Council in considering applications for properties in these areas.

### **2.2 BLOCK AMALGAMATION**

#### **Objective**

To obtain a scale of development that establishes a unified and coherent urban streetscape and provides densities appropriate to an area close to the Central National Area and to protect isolated blocks.

#### **Performance Measures**

For Sections 27 and 28 adjacent to Wentworth Avenue where substantial potential for redevelopment remains:

- § A minimum of 0.3ha involving a continuous frontage length of at least 60 metres fronting the same street or an adjacent street at the corner of a section. Only in exceptional circumstances will three storey redevelopment on smaller sites be permitted.
- § Block amalgamations that do not preclude other blocks from redevelopment.
- § Where lessees of blocks adjoining three storey development projects choose not to participate in such developments and where such blocks are incapable of amalgamations to provide sites of sufficient size to meet the requirements for three storey developments, new units adjacent to such leases should step down to two storeys at the interface and a two storey height limit will be imposed on developments on these remaining blocks.

In the case of other Sections where the development potential is less, two block amalgamation will be considered. Height and other design parameters for development on single blocks that cannot be amalgamated will be determined in the light of the height of adjacent buildings and the environmental impacts that new buildings would have on their neighbours.

## 2.3 Streetscape

### Objectives

To secure design excellence in all aspects of residential redevelopment in this area.

To retain the main existing landscape elements of the street scene and the overall treescape of the area.

To provide for relatively continuous built form elements that front and frame the street and establish an appropriate urban scale and enclosure, consistent with the width and configuration of the street.

To ensure that external design and siting of buildings, including external materials, colours and finishes, harmonise with the established development in the area.

To ensure that building design, detailing and finishes provide an appropriate scale to the street, provide visual interest and satisfactorily relate ground floor levels on street frontages to adjacent footpaths and verges.

To ensure that service infrastructure does not cause a deterioration in the streetscape.

### Performance Measures

- § Retain existing verges and conservation of street trees. Street trees in Kingston have significant Heritage value and their retention is a critical component of streetscape preservation. Any works that impact on verges and street trees shall be the subject of consultation with the Parks & Conservation Section of the Department of Environment, Land and Planning to ensure that such works are executed in ways that do not prejudice the health of street trees. Evidence of compliance with these measures will be a prerequisite of final approvals.
- § Substantial landscaped areas shall be provided behind the front building zone to ensure that the overall treescape of the area is maintained. To secure adequate tree intensity and height these landscaped areas shall be located in natural ground. In small development projects with rear parking/garaging areas these shall be designed and constructed with extensive tree planting. Any parts of courtyards that are located above decks shall be landscaped to a high standard.
- § New building development which runs predominantly along the street frontage and which addresses the street. Buildings which run down the block at right angles to the street where they include elements that address the street and substantially extend along most of the street frontage.
- § The highest standard of architectural design that will provide rich, imaginative and subtle design elements, articulation preferably in both the horizontal and vertical planes and detailing that adds interest and vitality to the streetscape and still respect the overall design genre of this part of inner Canberra. A maximum unarticulated length of 15 metres to the street frontage is considered appropriate. Punctuation by bay windows, verandahs, balconies and wall offsets are considered appropriate

adjuncts to articulation.

- § Brick/Masonry materials in colours similar to those that predominate in the area, ie. brown, red, ochre and off white.
- § Roof colours shall be consistent throughout each development.
- § Any metal roofing shall be precoloured and non reflective.
- § Ground floors above finished ground levels designed/landscaped to minimise visual disparities. Ground floors that do not exceed an average of one metre above natural ground level. Basements and undercroft car parks designed and landscaped to avoid extensive exposure of ventilation apertures to streets and other communal areas.
- § Exposed end walls which incorporate architectural elements, features or modulation to provide visual interest. No external plumbing with the exception of down pipes.
- § Electrical and telecommunications reticulation are to be underground and electrical substations, switching stations and the like are not to be located in streets. They are to be screened from public view.

## 2.4 Courtyard Walls

### Objective

To provide for the construction of courtyard walls in circumstances where they can:

- assist in highlighting entrances and in creating a sense of identity within the streetscape
- not be used to replace existing substantial hedges
- be designed, detailed and articulated to provide visual interest to the streetscape
- be designed as an integral part of the development and constructed of materials compatible with the proposed housing
- be integrated with facilities in the street frontage area such as mailboxes.

### Performance Measures

- Courtyard Walls which are:
  - not higher than 1.8 metres
  - consist of materials that harmonise with the external materials, colours and finishes used in the main body of the development
  - incorporate adequate space for appropriate landscaping as an integral part of their design to reduce their scale and soften the visual impact of large areas of walled surfaces
  - incorporate gates where practicable and emphasise entries.

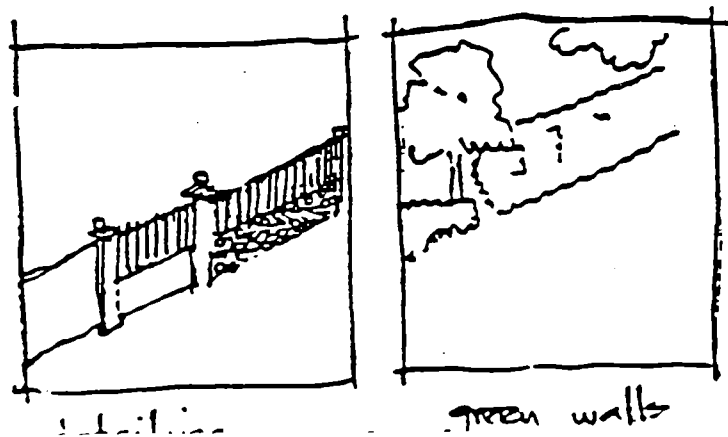
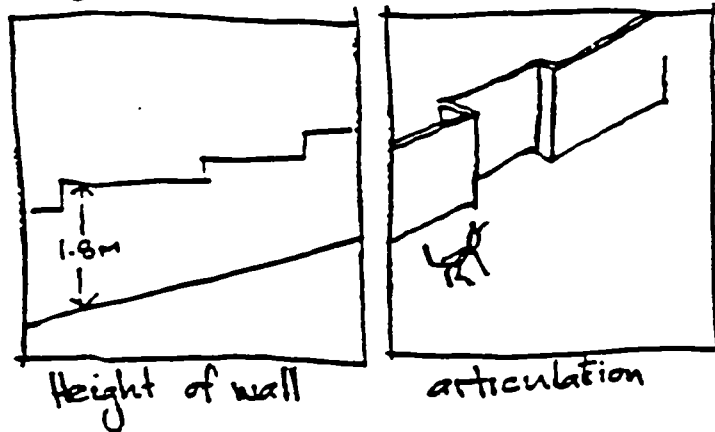


FIGURE 1-  
COURTYARD  
WALLS.

### **3.0 PROTECTION OF RESIDENTIAL AMENITY OF EXISTING DETACHED HOUSES**

Some lessees may wish to remain in their established detached houses, so the Guidelines seek to protect lessees of such detached houses who adjoin redevelopment. It is inevitable that residential surroundings will change with redevelopment but it is possible to minimise the adverse impact of such effects. In circumstances where existing lessees agree, less stringent performance measures may be considered.

#### **3.1 Side and Rear Set Backs**

##### **Objectives**

To site and design buildings to protect the visual and acoustic privacy of existing lessees of detached houses.

To minimise overlooking and visual intrusion.

##### **Performance Measures**

- § For two storey developments or two storey elements, side and rear setbacks in accordance with the Design and Siting Code for Multi-Dwelling Developments.
- § For three storey development:
  - § Blank walls and walls containing windows with sill heights over 1.7m or with obscure glazing setback 6 metres from side and rear property boundaries.
  - § Other walls, outer faces of unscreened decks, balconies and external stairs setback 12 metres from side and rear property boundaries.

#### **3.2 Sunlight**

##### **Objective**

To minimise overshadowing.

##### **Performance Measure**

The north facing windows of main day-time living areas of existing adjacent detached dwellings receive not less than 3 hours of sunlight between 9 am and 3 pm on June 21.

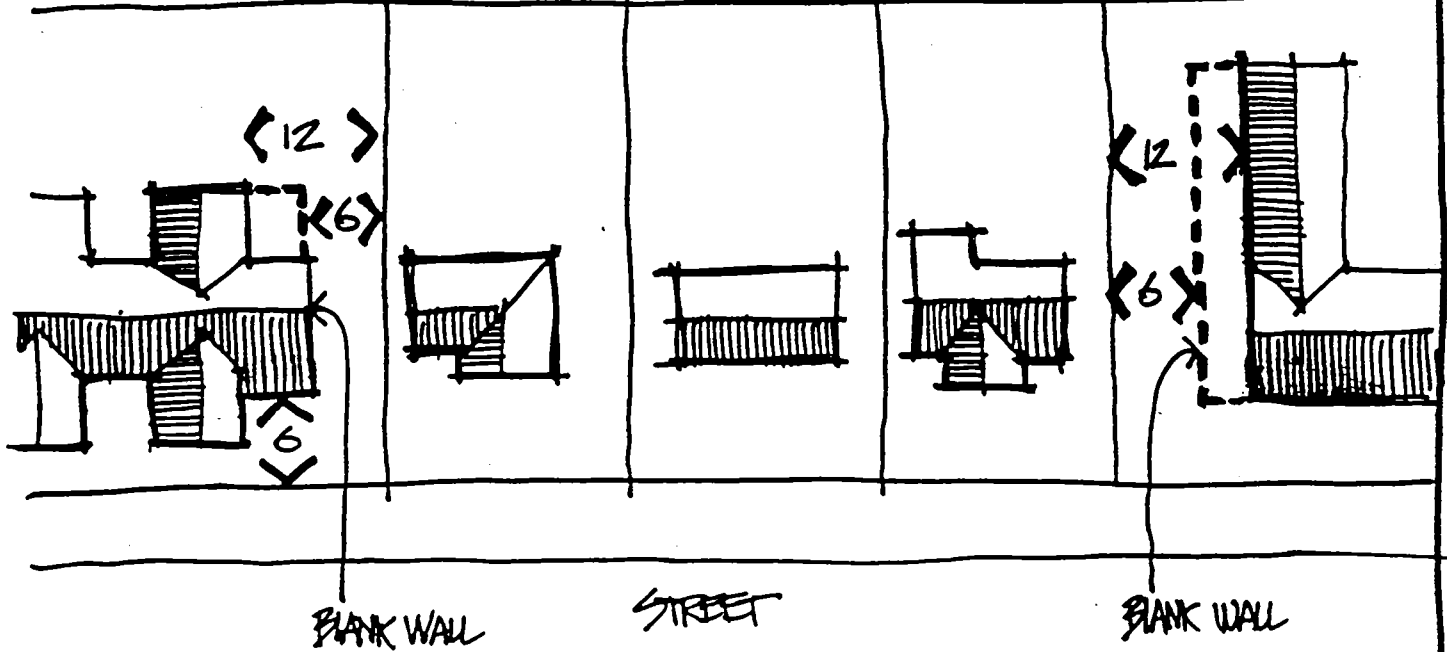
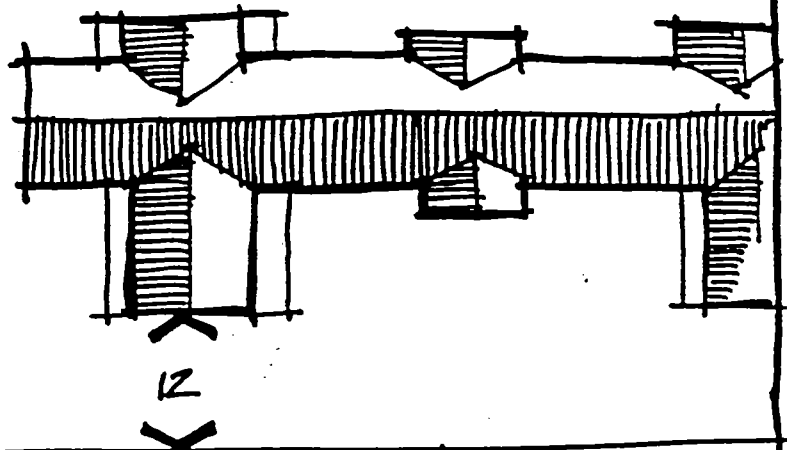
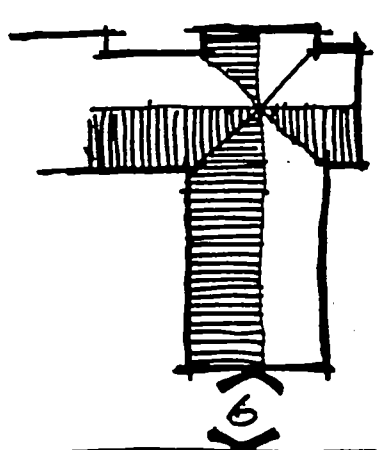
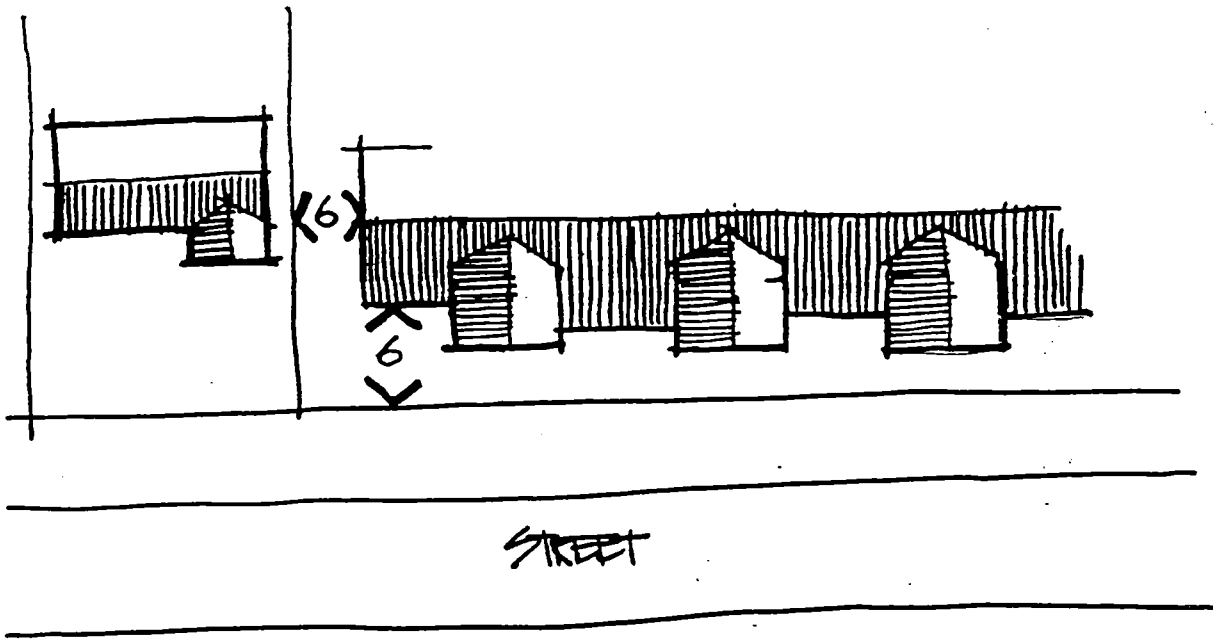


FIGURE 2 - SIDE & REAR SETBACKS.

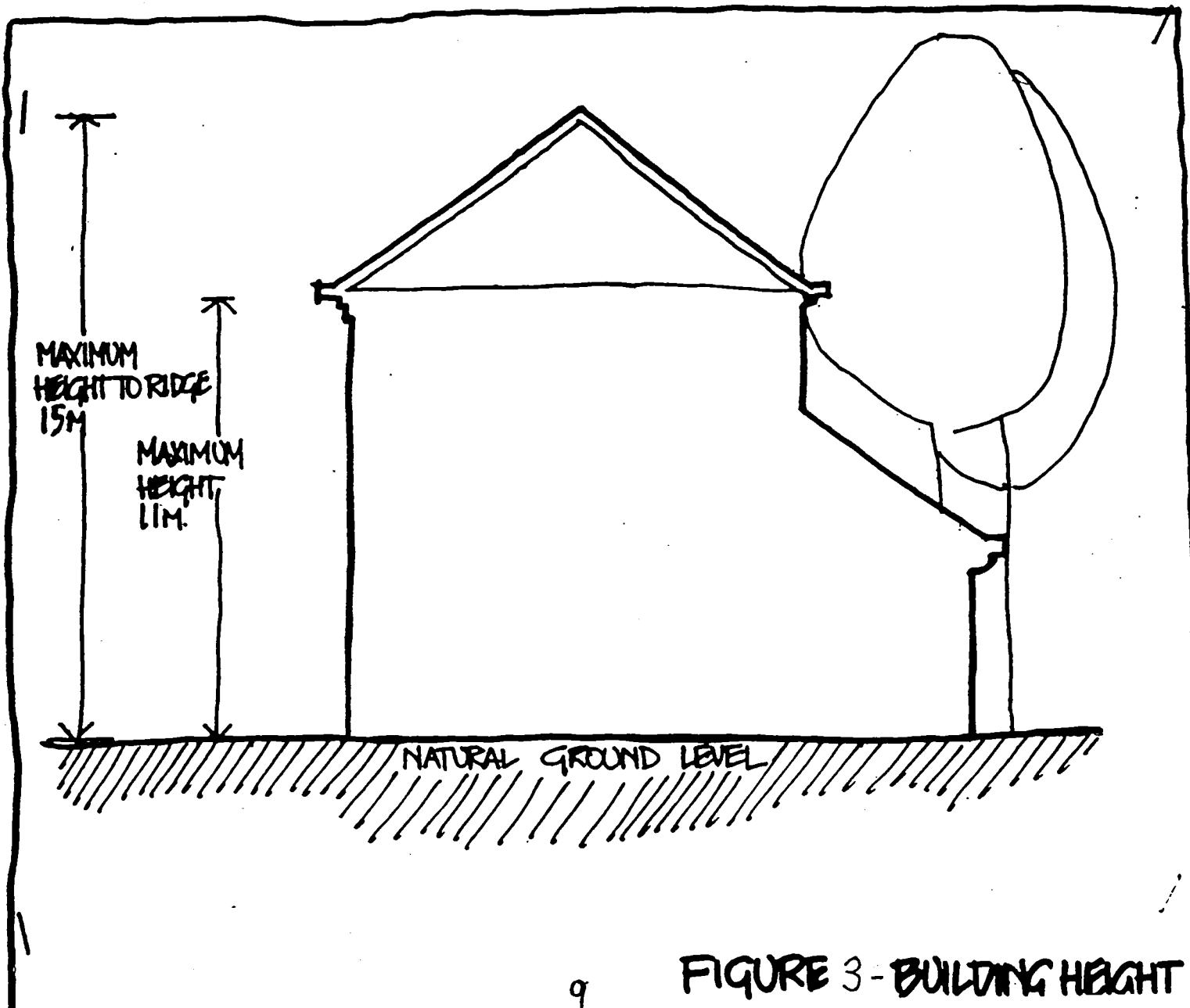
### 3.3 Building Height

#### Objectives

To determine standards for new buildings that respect the established built form of recent developments in Kingston and that minimise impacts on adjacent lessees.

#### Performance Measure

Apart from the two existing towers - Kingston Tower and The Carrington, the height of buildings shall be predominantly three storeys with a maximum height of four storeys. Four storey development will be considered only when it is not the dominant feature of a street frontage. The maximum height from natural ground level to the highest point or points of the parapet eaves or fascia of the building should not exceed 11 metres. The maximum height from natural ground level to the highest point of the roof should not exceed 15 metres.



## **4.0 ENVIRONMENTAL AMENITY OF NEW RESIDENTS**

### **4.1 General**

#### **Objectives**

To create an attractive living environment and maximise visual and acoustic privacy.

To integrate the landscape treatment with the building design.

To provide a pleasant outlook from internal and upper level units.

#### **Performance Measures**

§ Parking/service areas located behind the main building facade and screened from public view. Carports and garages which are compatible with the building design with respect to height, roof form, detailing, materials and colours.

Landscaping in accordance with a comprehensive landscape plan submitted for the site and the adjacent verges. The landscape plan should:

§ minimise extensive hard surfaced areas particularly exposed concrete

§ screen service areas

§ break up and soften hard surface areas by significant shrubs and tree planting

§ complement existing streetscapes and integrate with new developments

§ be of an appropriate scale relative to the building bulk

§ improve privacy and particularly of adjacent developments and internal units and minimise overlooking between buildings

§ provide some advanced specimen planting to ensure a high quality landscape immediately after construction

§ incorporate existing vegetation where practicable and ensure that during construction and the installation of services tree retention is achieved

§ provide attractive and coordinated street furniture and facilities to meet user needs.

## 4.2 Open Space

### Objective

To provide each dwelling with open space that meets the reasonable needs of residents recognising that occupants of multi unit dwellings often seek an environment that minimises the maintenance of individual open spaces. Particularly in the case of multi unit development to provide high quality communal landscaped areas behind the front building zone to the street.

### Performance Measures

- § Open space provided on the basis of 11m<sup>2</sup> of effective useable open space per habitable room or 50% of the gross floor area, whichever is the greater.
- § Of the total open space requirement not more than 40% provided in the form of private gardens, courtyards, patios or private balconies.
- § In the case of large scale redevelopment projects where basement parking is provided substantial centrally located communal landscaped areas situated predominantly in natural ground and occupying approximately 20% of the total site area. This area shall not include remnant side or rear strips that are not visually and physically incorporated into the central landscaped zone. In the case of smaller projects having at grade parking areas to the rear of new buildings the parking areas shall be landscaped to provide significant tree canopies and to soften hard paved areas.
- § Private open space provided within the development which is directly accessible from the dwelling.
- § Private open space in the form of private gardens, courtyards, patios or balconies with the following features:
  - Ground level: not less than 16m<sup>2</sup> with a minimum dimension of 4m with direct access from a main living room of the dwelling
  - Above-ground level: the principal private open space of the dwelling provided in the form of balconies having a minimum area of 6m<sup>2</sup> and a minimum dimension of 1.8m with direct access from a main living area of the dwelling.

### **4.3 Vehicle Parking, Access and Service Areas**

#### **Objectives**

To provide sufficient, convenient and safe car parking for residents, visitors and service vehicles.

To minimise the number of driveway crossings.

To minimise the visual impact of parking and service areas from the street and within the new development.

#### **Performance Measures**

§ Car Parking and Roadways. Covered parking for residents is to be provided at the ratio of 0.25 spaces per habitable room with a minimum provision of 1 space per dwelling. Open or covered parking for visitors is to be provided at the ratio of 0.25 spaces per dwelling. The design of roads shall have regard to the type of traffic that will be using them. Road pavements are to be 5.5 metres wide with minimum 18 metre diameter turning circles where required. Each parking space shall not be less than 5.5 metres by 2.5 metres.

§ Garages and carports located predominantly behind the building frontage to the street and designed to complement adjacent dwellings.

§ Car parking facilities designed and located to be reasonably close and convenient to dwellings, adequately lit at night and clearly defined.

§ Car parks, access ways, driveways and internal roads which allow comfortable, safe and efficient vehicle movement and good connections to the existing street network.

### **4.4 Interface Between Buildings**

#### **Objectives**

To provide for visual and acoustic privacy for residents

#### **Performance Measures**

The minimum interface distances between dwellings shown in Figure 4

#### **Objective**

To ensure occupants of dwellings can enjoy adequate sunlight and daylight, to reduce the built form dominance of partly or fully enclosed open spaces/courtyards and to provide substantial areas of high quality landscape

#### **Performance Measures**

The minimum interface distances shown in figures 5 and 6.

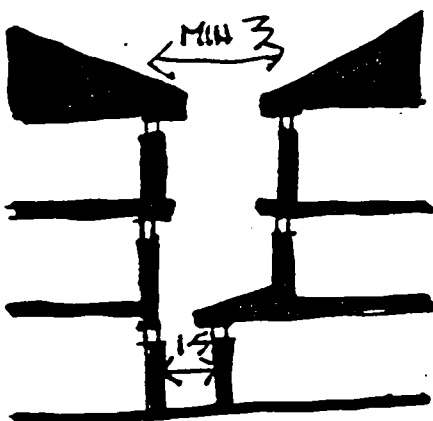
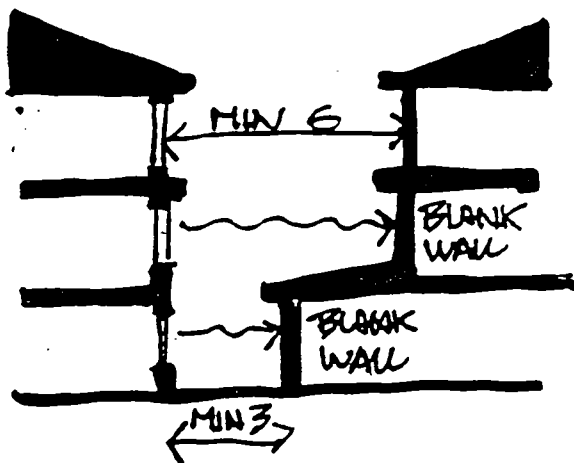
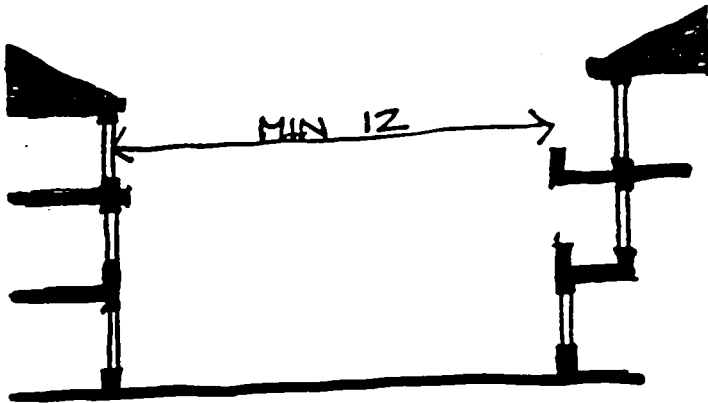
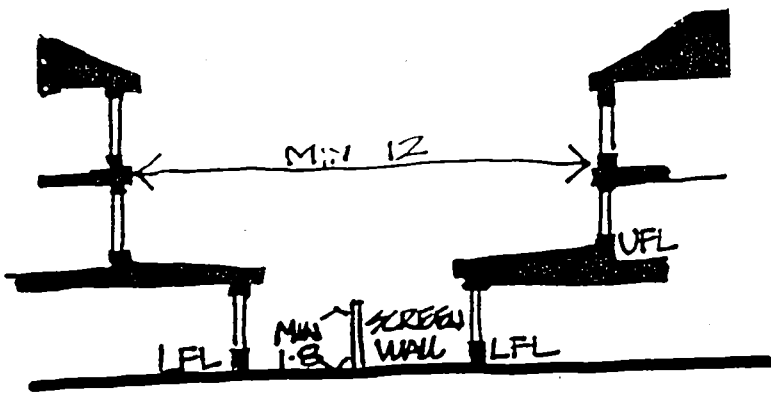
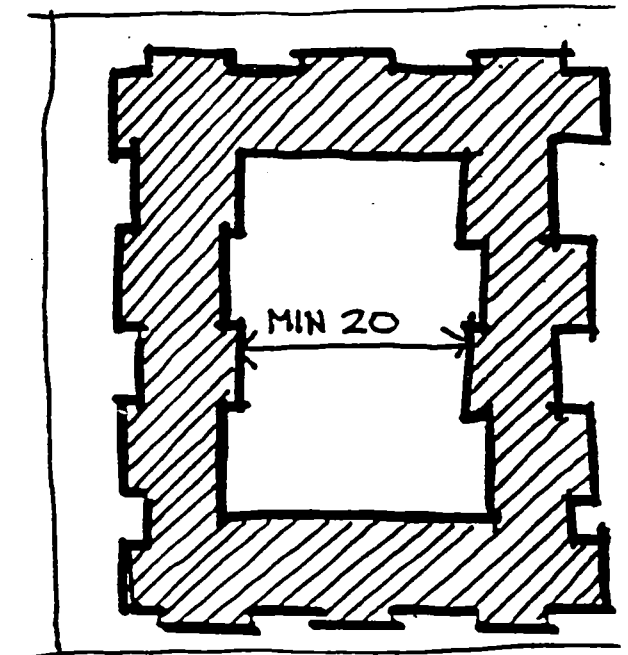


FIGURE 4



MIN INTERFACE 20 M IN  
COMPREHENSIVE DEVELOPME  
BASED AROUND CENTRAL COU

FIGURE 6

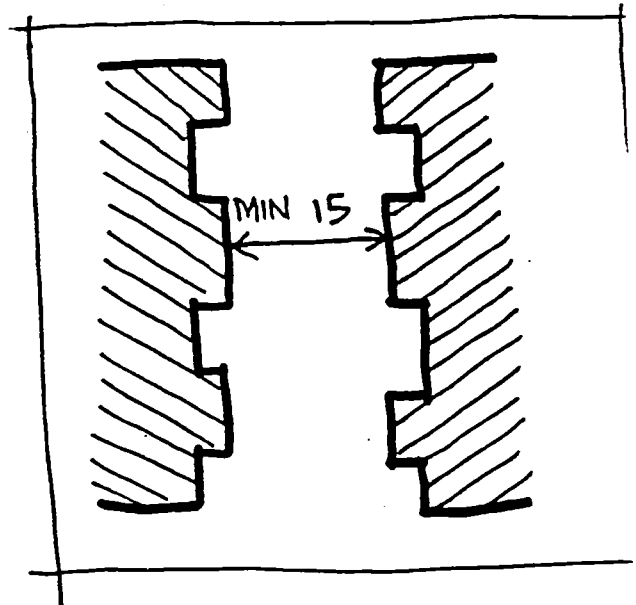


FIGURE 5

INTERFACE .

## **5.0 ENERGY EFFICIENCY**

The need to minimise energy consumption is increasingly being recognised in Australia and overseas. Medium density housing can be particularly successful in this respect because of thermal efficiencies achieved by vertical and horizontal contiguity of units. Proximity to main employment centres such as Parkes, Barton, Russell and Civic can reduce the need for extensive car usage particularly for journey to work.

### **Objective**

To provide for a high standard of energy efficiency.

### **Performance Measure**

§ A minimum of 4 star energy efficiency rating for all units.

## **6.0 SOCIAL MIX**

### **Objective**

To provide opportunities for a range of household types.

### **Performance Measure**

Developers are encouraged to provide a mix of unit sizes and types to provide for a range of resident needs.

## **7.0 CONSULTATION**

In all cases where an increase in the number of dwellings on the land is proposed, Section 3.1 of the Territory Plan requires Design & Siting applications to be publicly notified and the decisions of the ACTPA are subject to third party appeal.

## **8.0 SUBMISSION REQUIREMENTS**

Persons proposing redevelopment are advised to discuss their proposals with the ACTPA prior to the preparation of sketch plans. Submissions are to be accompanied by written assessments of the following characteristics of the site, its context and the proposed development:

- § History
- § Architecture
- § Landscape
- § Traffic and Infrastructure
- § Subdivision pattern.

The assessments should cover both short and long term impacts.

## **9.0 DEFINITIONS**

1. "Habitable Room": any room in a dwelling unit other than a working kitchen, pantry, bathroom, laundry, water closet. A dining kitchen shall count as a habitable room, whilst a bed-sitting room shall count as 1.5 habitable rooms. Any habitable room of an area greater than 18m<sup>2</sup> shall be classed as two habitable rooms, and if over 30m<sup>2</sup> shall be classed as three habitable rooms.
2. "Useable Open Space": the total area of all open spaces excluding parking areas, roads, driveways, drying areas and other service areas.