

LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

***GUIDELINES FOR RESIDENTIAL DEVELOPMENT IN AREA B1:
NORTH CANBERRA***

**REPORT NO.23 OF THE STANDING COMMITTEE ON PLANNING,
DEVELOPMENT AND INFRASTRUCTURE**

MARCH 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 B1: NORTH CANBERRA

BACKGROUND

1. This is a report of the Standing Committee on Planning, Development and Infrastructure on the draft guidelines for residential development in Area B1: North Canberra. 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 'B1' in the Territory Plan. This area extends from the northern part of Civic along the Northbourne Avenue transport corridor to Dickson (on the east) and Lyneham (on the west).
3. For Area B1, the Territory Plan amends the residential codes applying to single unit and multi unit development to permit three storey buildings to facilitate higher density residential development.
4. The aim of the guidelines is to integrate three storey development into the existing residential areas in ways which limit the impact on the privacy and amenity of the area. The guidelines are intended to advise the public and lessees of the parameters to be used by the Planning Authority in considering and determining Design and Siting applications for development in the B1 Area.
5. The Planning Authority released the draft guidelines for public comment in September 1993. The Authority received 31 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 B1 guidelines as well as the guidelines for Area B2: Kingston/Griffith 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 (Ozta! 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), Dorrough (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 and 18 March 1994, and inspected the B1 Area on Thursday 24 March 1994. On Friday 25 March 1994 the Committee deliberated on the guidelines and decided upon this report.

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). The underlined text in the Attachment indicates the places where the Committee has made changes to the draft guidelines prepared by the Planning Authority.

GENERAL COMMENT

13. The Committee has critically examined many examples of medium density residential development and redevelopment in Canberra, Brisbane, Adelaide and Melbourne.

14. The Committee is conscious that in Area B1 it is possible to start with a clean slate. The Committee is strongly of the view that nothing less than design excellence is appropriate for all aspects of residential redevelopment in this area.

15. The Committee considers that design excellence relates essentially to three matters.

Architecture

16. The Committee supports the general streetscape objectives in the Draft Guidelines relating to building designs and materials being in harmony with the design characteristics of the area. It believes however that compliance with the Draft Guidelines could still result in bland, unimaginative block-like building designs. The Committee recommends that the ACT Planning Authority should require the highest standards of architectural design in this area, in an effort to ensure imaginative and subtle design elements, articulation preferably in both the horizontal and vertical planes, and detailing that adds visual interest and vitality to the streetscape, while still respecting the overall design genre of this part of inner Canberra.

Landscape Foreground

17. The Committee supports the views of the Heritage Council of the ACT in respect of the importance of retaining landscaped settings for new building in this area. It believes that a 6 metre setback is adequate and that courtyard walls or hedges can be elements of the front landscape zone.

18. In order for plant and tree growth in this area to be luxuriant and achieve a good height, it is important that plants and trees are situated in natural ground and that the area is not subjected to significant basement intrusions. Courtyard walls should be designed and sited to minimise their lateral and vertical prominence and be softened by landscape elements.

Landscape Background

19. The Committee recognises the importance of the scale and intensity of the tree scape in the B1 Area. Street trees make a major contribution but equally important are the trees that have been planted mainly in the back yards of houses in the area.

20. If this landscape character is to be retained, the Committee believes that substantial landscaped areas must be provided behind the building zones that front the street. To achieve the necessary intensity, height and variety of tree growth it is essential that the rear landscaped areas are located in natural ground. While open spaces on car park decks should be required to be landscaped to a high standard, the Committee considers that of themselves they cannot achieve the character and quality of landscaping that is required.

DETAILED COMMENT

Street Trees

21. The Committee is concerned that redevelopment and associated site servicing will involve excavation on street verges that can affect the health of street trees. Because street trees are such an important feature of Inner Canberra, the Committee recommends that prior to carrying out any verge works, developers and service authorities shall be required to seek the advice of the Parks and Conservation Section of the Department of the Environment, Land and Planning to find the most appropriate excavation and service installation methods to minimise impacts on street trees. It also recommends that evidence of compliance with these measures should be a prerequisite for final approvals. The Committee was informed that a Guideline or advice note was being prepared on this issue and calls for its implementation prior to any building approval being given in the B1 Area.

Front Setbacks

22. The Committee recommends observation of a six metre setback behind the front property boundary for buildings. Basement car parks should generally observe a similar setback.

Ground Floor Relationships to Natural Ground Level

23. The Committee supports the view that ground floors of buildings should relate closely to those of adjacent footpaths and roads. However, it considers that on these frontages a ground floor up to one metre above natural ground level can be designed to provide a good visual transition between building and ground. Basement or undercroft car parks should be designed and landscaped to avoid exposure of ventilation apertures to the street and other communal areas.

Attics

24. The Committee appreciates the need to avoid buildings appearing to be four storeyed. It recommends that attic rooms should be permitted for up to 50 per cent of the roof area provided that the attic rooms and fenestrations add to the visual interest of the external structure and facades.

Block Amalgamation and Isolated Blocks

25. The Committee acknowledges the desirability of providing minimum standards of block amalgamation to secure appropriate development scale and streetscape quality. The Committee equally respects the wishes of lessees who do not wish to participate in development projects. In such cases where remaining blocks are incapable of amalgamating to provide sites of sufficient size to meet the requirement for three storey development, the Committee recommends that new units adjacent to such leases should step down to two storeys at the interface; and that the same two storey height limit should apply to development on these remaining blocks.

Sunset Clause

26. The Professional Institutes recommended a one year sunset clause for the Guidelines. The Committee does not support imposition of such a clause but does require that the Guidelines be comprehensively reviewed after one year and that the Institutes, the development industry and the public participate in that review.

Assessment Requirements

27. The Professional Institutes proposed that the assessments that accompany applications must be prepared by professionally qualified persons and that assessment should cover short and long term impacts and the cumulative impacts of future development in the area.

28. The Committee believes that assessments should only be accepted from persons having knowledge and experience of the subjects covered but it is not satisfied that such persons must necessarily have professional qualifications.

29. The Committee recommends that assessments include both short and long term impacts on development in the area.

Social Mix

30. The Committee appreciates the desirability of development meeting market needs for different forms and size of units. It recommends that the requirement to provide three bedroom units in all redevelopment projects be deleted and be replaced by a statement encouraging applicants to consider providing a mix of units. The ACT Planning Authority should monitor the residential mix of redevelopment schemes when the Guidelines are reviewed.

Enclosed Courtyards

31. The Committee was advised by respondents that the 20 metre internal dimension between buildings in enclosed or predominantly enclosed courtyards was excessive.

32. In considering this issue the Committee also considered the minimum interface distances shown in Figure 6 of the Attachment and noted that the 12 metre distance between three storey buildings was the same as that for two storey buildings provided for in the Territory Plan. While acknowledging that 12 metres may be an adequate distance for visual and acoustic privacy, the Committee considers that such a distance does not provide a satisfactory spatial separation between parallel rows of three storey buildings (whether or not they are enclosed at either end).

33. To ensure that three storey buildings do not overwhelm the spaces they frame and to ensure provision of generous landscaped spaces between buildings, the Committee recommends a minimum interface between framing building elements of 15 metres.

ATTACHMENT

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 B1: North Canberra that are set out in the Attachment to this report.

David Lamont
Chairman

25 March 1994

ATTACHMENT

**ATTACHMENT TO THE REPORT OF THE STANDING COMMITTEE
ON PLANNING, DEVELOPMENT AND INFRASTRUCTURE ON
GUIDELINES FOR RESIDENTIAL REDEVELOPMENT IN AREA B1:
NORTH CANBERRA**

Note that the changes made by the Standing Committee on Planning, Development and Infrastructure to the Draft Guidelines prepared by the ACT Planning Authority are shown in underlining within this Attachment.

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1.0 INTRODUCTION

The ACT Planning Authority has prepared guidelines for part of North Canberra. The area concerned is shown on the location plan which is also referred to as 'B1' in the Territory Plan which came into effect on 18 October 1993.

The Territory Plan encourages urban renewal and allows more than one dwelling unit per block subject to extensive public notification and appeal rights.

Two residential codes have been incorporated in the Territory Plan for single unit and multi unit developments. For Area B1 the Territory Plan amends the codes to permit 3 storey buildings to facilitate higher density residential development close to Civic and along the Northbourne Avenue transport corridor.

The aim of the guidelines is to provide a high standard of urban design and to integrate 3 storey development into the existing residential areas in ways which limit the impact on the privacy and amenity of the 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.

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.

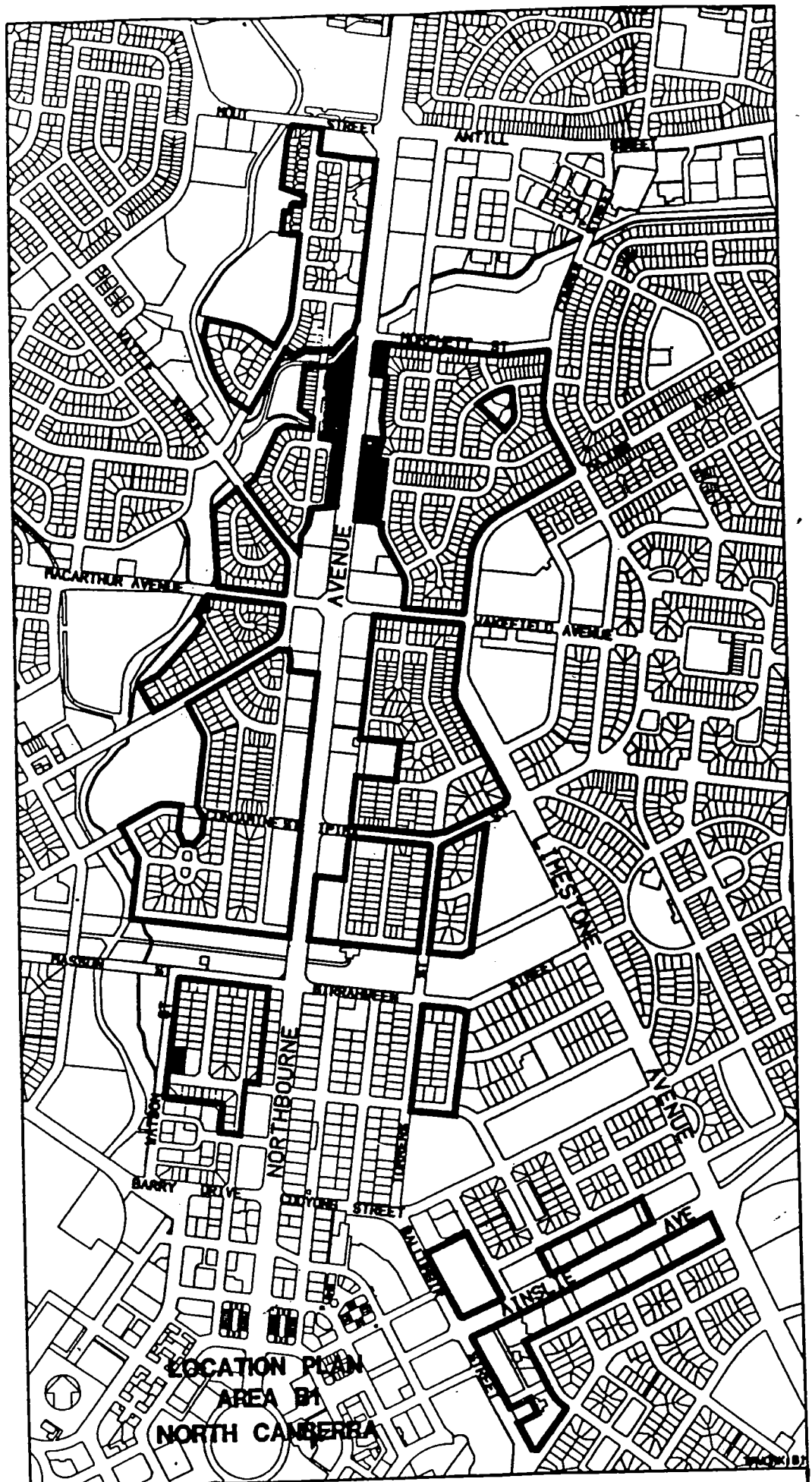
The public interest is safeguarded in this process by the provisions in the Territory Plan for public notification and third party appeals for all development proposals which would increase the number of dwellings on the block.

The Guidelines augment the Multi-Unit Residential Design and Siting Code contained in the Territory Plan.

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
- § 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.



**LOCATION PLAN
AREA B1
NORTH CANBERRA**



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

2.0 URBAN DESIGN AND STREETScape

Inner Canberra has a heritage of high quality urban and landscape design. Large parts of Area B1 are included in the Burley-Griffin Plan. We now enjoy a superb residential environment consisting of spacious streets with wide verges and magnificent street trees. Although most of the older houses are relatively small and well set back from the street so as to be relatively insignificant in the streetscape, there is a significant quality and commonality in their designs and they are constructed in materials of a relatively narrow range of textures and colours. It is considered important to reflect these thematic elements in new developments.

Three storey buildings will have a much more significant impact on the street scene than the existing detached cottages and the following criteria seek to preserve the significant urban design and streetscape character of the area. Without positive design and siting controls there is a danger of prominent ill-coordinated three level structures forming isolated vertical entities that relate badly to their neighbours and do nothing to complement and strengthen the strong avenue character currently formed by the spacious carriageways, verges and mature street trees.

2.1 *Heritage*

The Heritage Council of the ACT has advised that it is considering the areas shown on the location plan for inclusion in the Interim Heritage Places Register. Pending such listing, the Authority will liaise closely with the Heritage Council in considering applications for properties in these areas. The Heritage Council also drew attention to the need to retain a landscaped foreground for new development in this area.

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 Civic, a major transport corridor and to protect isolated blocks.

Performance Measures

- § 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 (see figure 1) Only in exceptional circumstances will three storey redevelopment on smaller sites be permitted.

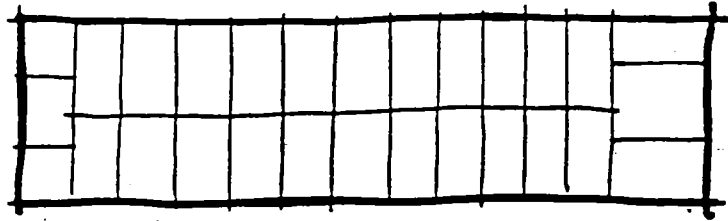
§ **Block amalgamations that do not preclude other blocks from redevelopment:**

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.

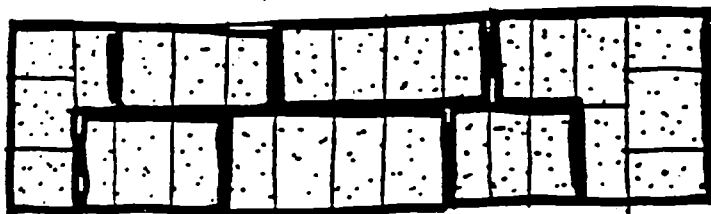
§ Where development involves duplex blocks, both blocks sharing a common party wall are to be incorporated into the development.

§ Specific design criteria will be required for Sections 43 and 44 Lyneham which contain battle axe blocks and atypical block sizes and subdivisions.

EXISTING SUBDIVISION PATTERN

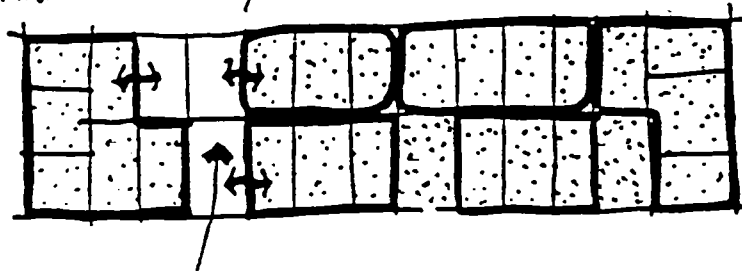


ACCEPTABLE BLOCK AMALGAMATION:



NB: MINIMUM AREA 0.3 HA AND MINIMUM FRONTAGE LENGTH OF 60 METRES.

UNACCEPTABLE BLOCK AMALGAMATION: FOR THREE STOREY DEVELOPMENT.



DEVELOPMENT ON REMNANT BLOCKS INCAPABLE OF AMALGAMATION TO ACHIEVE MINIMUM AREA AND FRONTAGE REQUIREMENTS, WILL BE RESTRICTED IN HEIGHT TO TWO STOREYS AS WILL UNITS IMMEDIATELY ABUTTING THEM.

FIGURE 1: BLOCK AMALGAMATION.

2.3 Streetscape

Objectives

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

To retain the predominant existing landscape elements of the street scene and the overall tree scape of the area.

To provide building setbacks that respect the heritage quality of the established built form relationship with the street including open space foregrounds and landscaping.

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.

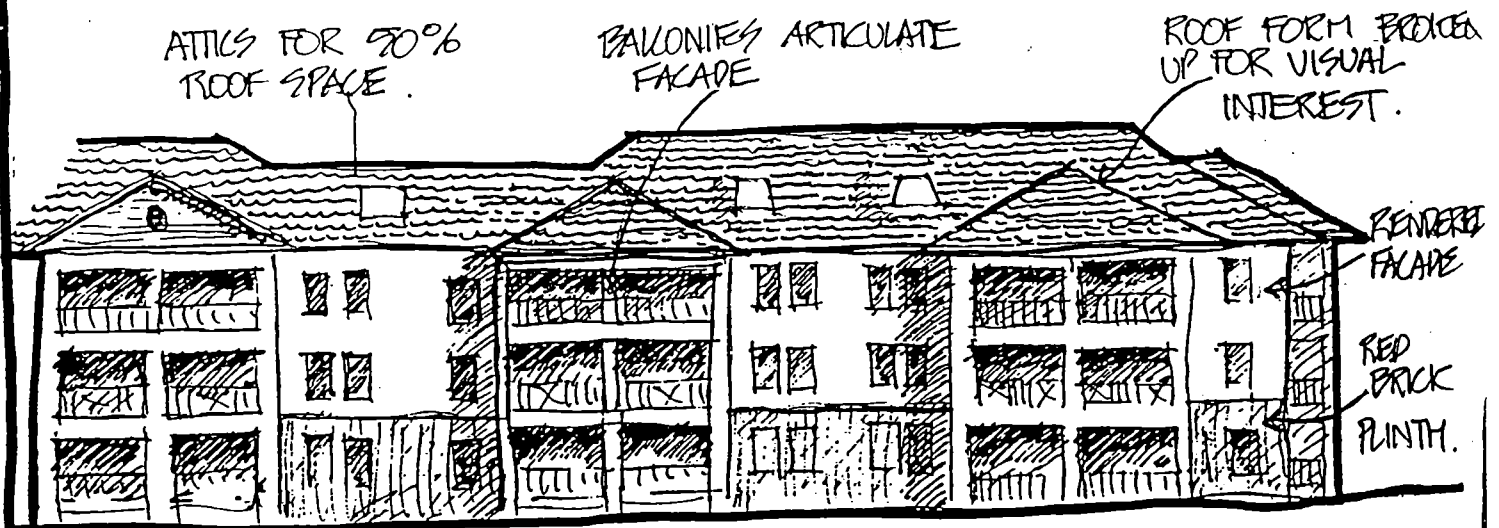
Performance Measures

§ Retain existing verges and conservation of street trees. 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 tree scape of the area is maintained. To secure adequate tree intensity and height these landscaped areas shall be located in natural ground. Should any part of a courtyard be located above a deck, it shall be landscaped to a high standard.

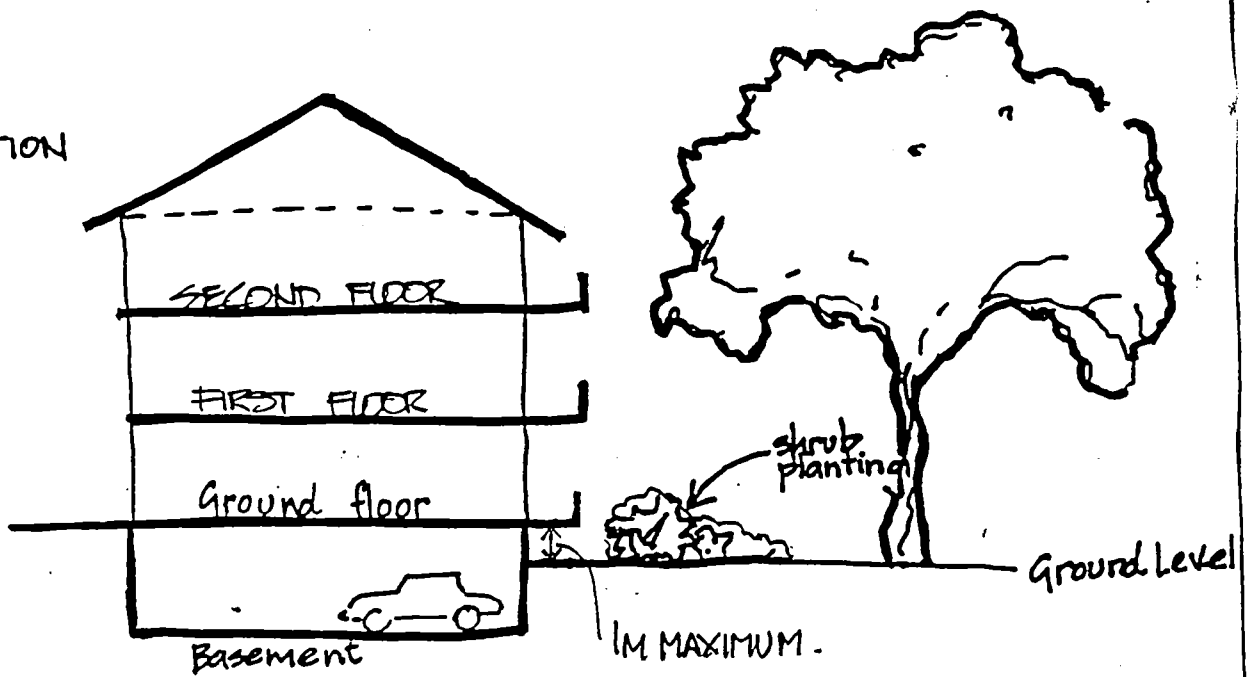
§ New building development which runs predominantly along the street frontage and which addresses the street. Buildings which run down the block at right angles to the street where they include elements that address the street and substantially extend along most of the street frontage.

- § The forward most parts of buildings shall be set back at least 6 metres behind the front property boundaries and the set back area shall be landscaped. Courtyard walls will be considered closer to the front property boundaries provided they are articulated and incorporate landscaping to soften their visual impact. Existing substantial front hedges shall be used instead of courtyard walls.
- § Attic rooms will be permitted for up to 50% of the roof area provided that the attic rooms and fenestrations add to the visual interest of the external structures and facades and do not read as fourth floors.
- § 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 observe 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.
- § Roofs which are pitched and tiled predominantly in red, brown and mid to dark grey colours.
- § 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 exposure of ventilation apertures to streets and other communal areas. Basement/undercroft parking areas shall not intrude materially into the six metre front landscape zone.
- § 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.
- § Where development adjoins major open space corridors such as Sullivans Creek, the new development shall provide a sympathetic landscape integration with the open space frontage.



STREETSCAPE

SECTION



INTEGRATION OF GROUND FLOOR
WITH GROUND LEVEL

FIGURE 2: STREETSCAPE

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.

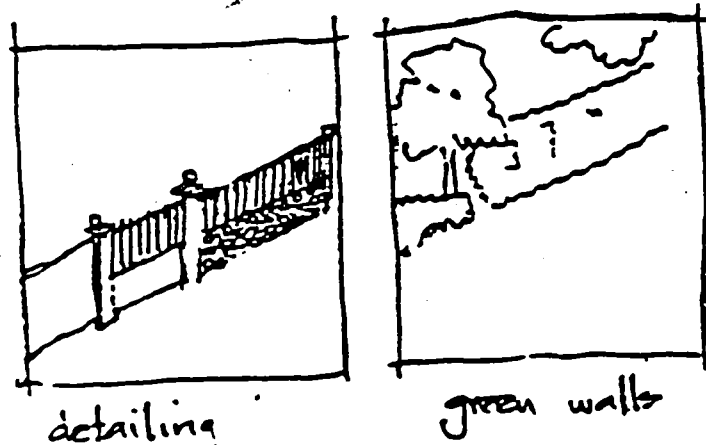
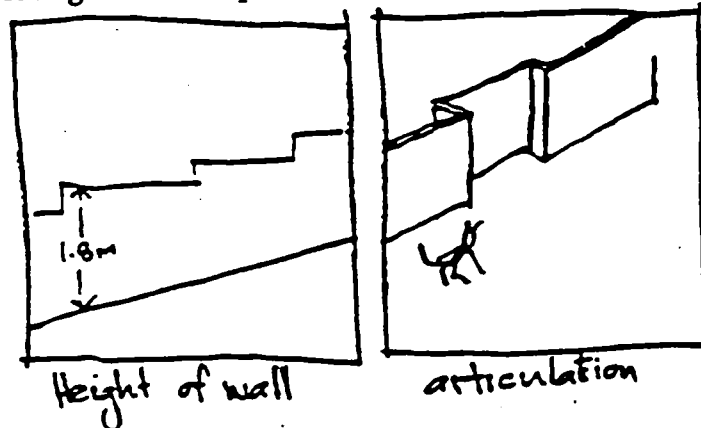


FIGURE 3:
COURTYARD
WALLS.

3.0 PROTECTION OF EXISTING RESIDENTIAL AMENITY

Given that the area is over three times the size of Kingston/Griffith redevelopment area it can be expected that its redevelopment for medium density residential uses will occur over a long time frame. Many lessees will remain in their established detached houses, so the guidelines seek to protect lessees 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.

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.

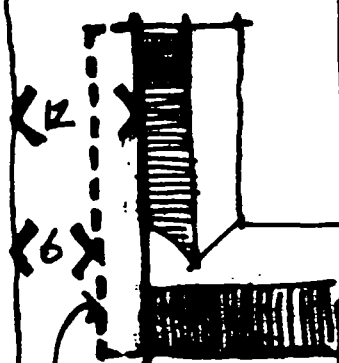
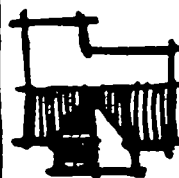
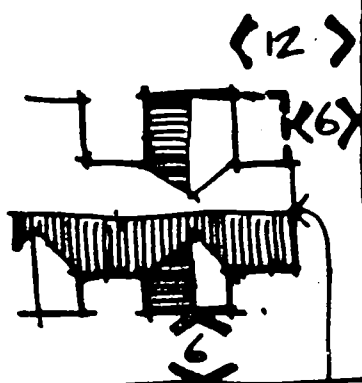
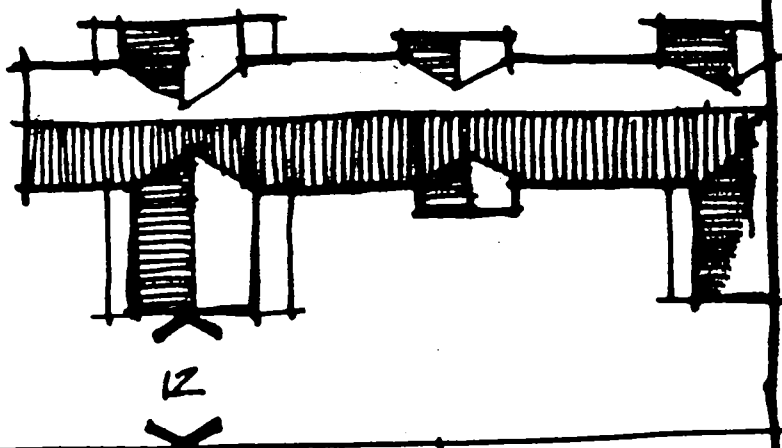
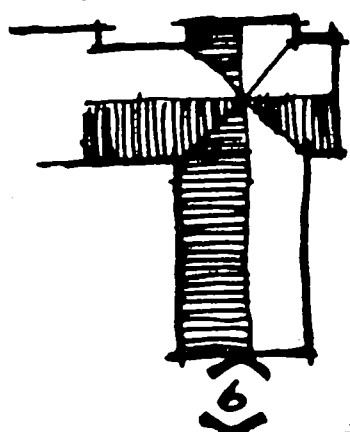
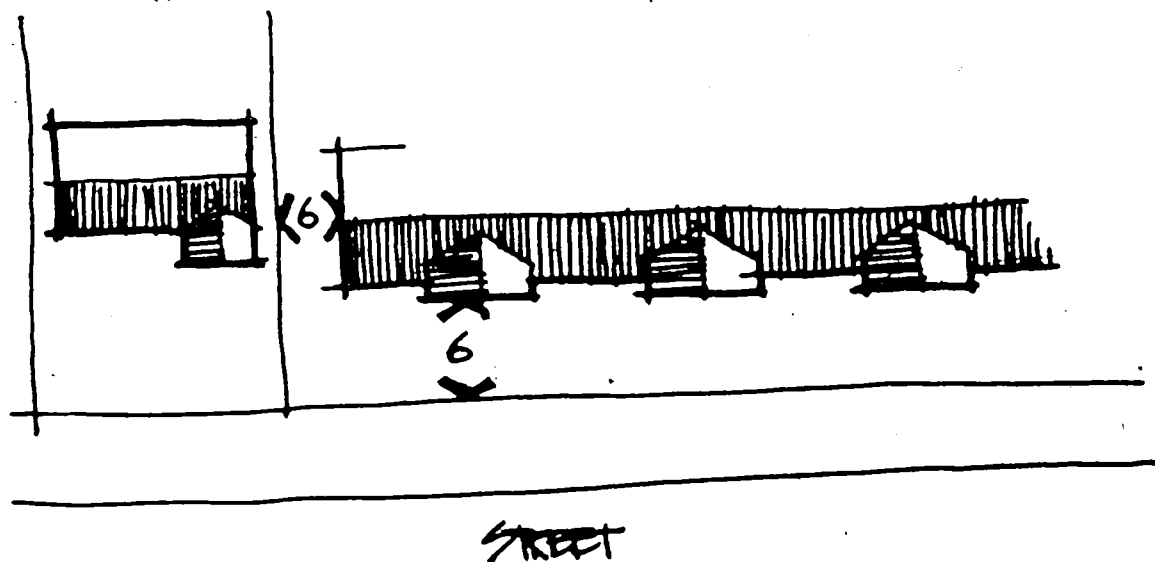
3.2 *Sunlight*

Objective

To minimise overshadowing.

Performance Measure

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



BACK WALL

STREET

BACK WALL

FIGURE 4: SIDE & REAR SETBACKS.

3.3 Building Height

Objectives

To determine standards for three storey buildings that minimise impacts on adjacent lessees.

Performance Measure

Maximum height of 10 metres from natural ground level as measured to the highest point or points of the parapet, eaves or fascia of the building. Roof pitch within the range of 20 - 30 degrees. The maximum height from natural ground level to the highest point of the ridge line of the roof not exceeding 14 metres.

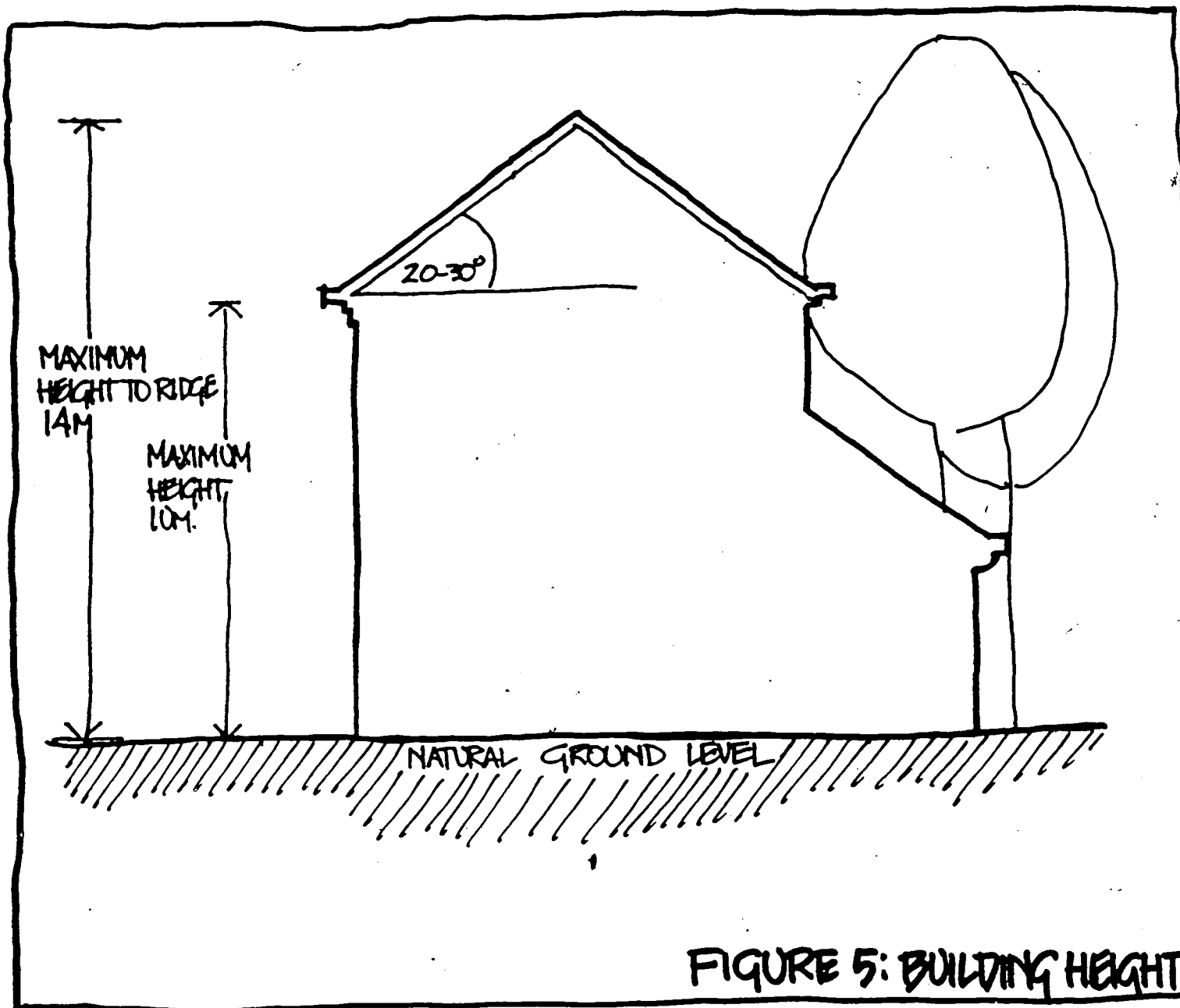


FIGURE 5: BUILDING HEIGHT

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 11m² 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 50% provided in the form of private gardens, courtyards, patios or private balconies. This area includes the whole of the 6 metre landscaped set back to the street.
- § 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.
- § 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 16m² 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 6m² 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

- § Resident and visitor car parking in accordance with current ACTPA standards and taking account of:
 - the safety of pedestrians, cyclists and vehicles;
 - the provision of public car parking easily accessible to visitors;
- § 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 Dwellings*

Objectives

To provide for visual and acoustic privacy for residents

Performance Measures

The minimum interface distances between dwellings shown in figure 6

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 streetscape

Performance Measures

The minimum interface distances shown in figures 7 and 8

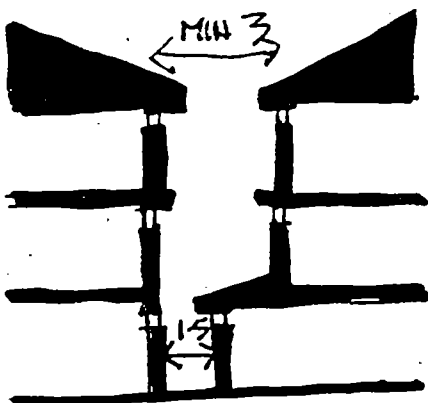
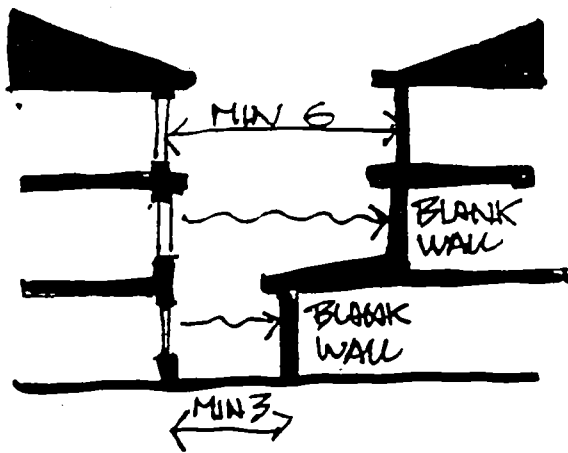
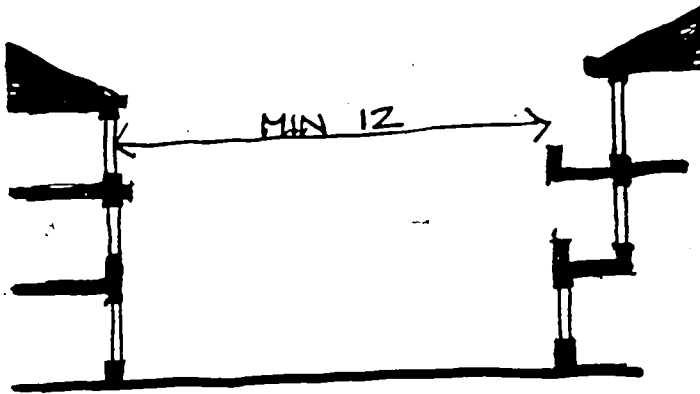
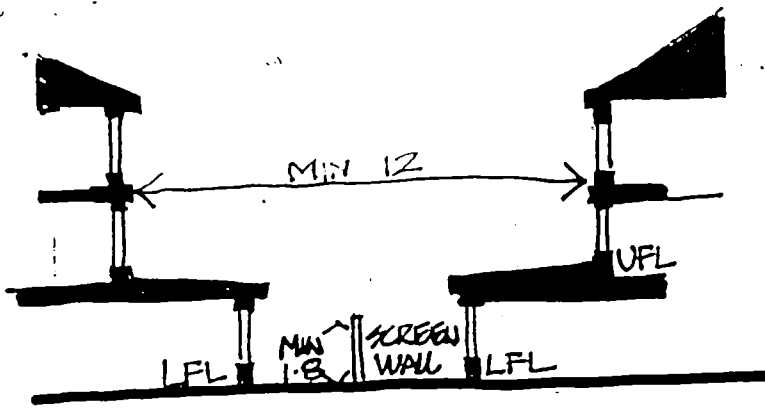
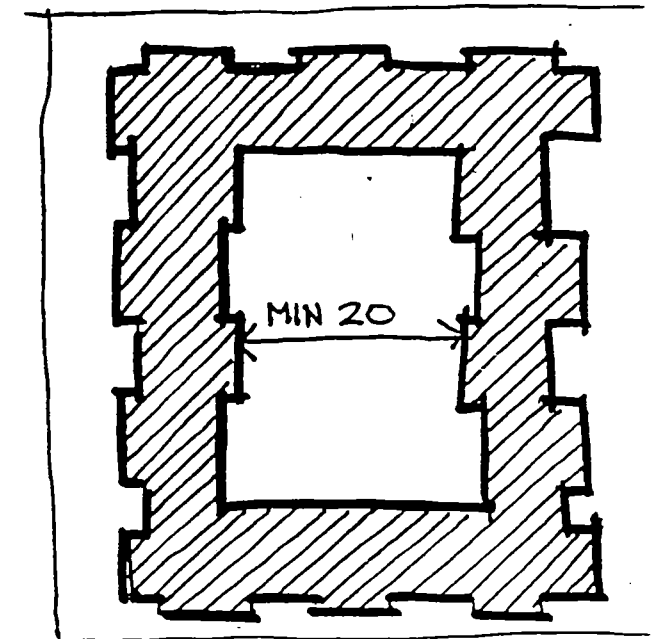


FIGURE 6



MIN INTERFACE 20 M IN
COMPREHENSIVE DEVELOPMENT
BASED AROUND CENTRAL COURT

FIGURE 8.

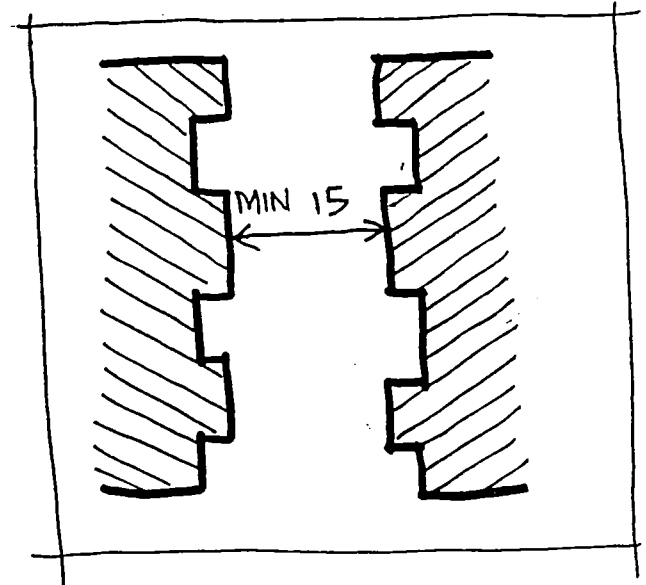


FIGURE 7.

INTERFACE .

5.0 ENERGY EFFICIENCY

The need to minimise energy consumption is increasingly being recognised in Australia and overseas. Three storey 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 Civic, Russell and Braddon 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 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.