



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), TARA CHEYNE MLA,
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Inquiry into DV344
ANSWER TO QUESTION ON NOTICE
18 October 2017



Asked by MS LE COUTEUR:

In relation to solar access to the Town Square:

1. Proposed Rule 16 includes the retention of "a minimum of 3 hours solar access to at least 1,000m² of the town square".
 - a. How much of the Town Square currently receives at least 3 hours solar access between the hours of 9am and 3pm on the winter solstice (21 June)?
 - b. What is the size of the decrease proposed, as a percentage of the Square and in square metres?
2. Proposed Rule 16 refers to "development adjoining the town square", but Criteria 16 refers to "development" generally:
 - a. Is Criteria 16 intended to apply to all development covered by the Precinct Code, or just development to which Rule 16 applies?
 - b. Why is development further north of the Town Square, for example on Block 52, Section 8 or Block 80, Section 8 not covered by Rule 16?

MINISTER GENTLEMAN The answer to the Member's question is as follows:—

1a.

The town square is 3877m² when measured from the front block boundaries of the buildings that face on to the square.

The area of the town square that currently receives sunlight varies through the day. The table below summarises the area of the town square that receives sunlight on the winter solstice:

Time of the day	Area (m ²)	Percentage of the square
9am	0m ²	0%
10:30am	805m ²	21%
11am	1400m ²	36%
12pm	2165m ²	56%
1:30pm	2565m ²	66%
3pm	2089m ²	54%

1b.

Assuming that the minimum of 1000m², as defined by Rule 16, of the town square retained sunlight through the day, the following percentage of reduced sunlight would be:

Time of the day	Percentage of the square	Reduced Area (m ²)
11am	10%	400m ²
12pm	30%	1165m ²
1:30pm	40%	1565m ²
3pm	28%	1089m ²

Note that Rule 16 sets out the minimum area for which overshadowing can't occur. Depending on the actual development proposals received this area may then be greater.

2a. The criteria is associated with the rule, so it applies to the area defined by the rule.

2b. Development closest to the Town Square is considered most likely to impact on the town square for a greater proportion of the day. The town centre core area is intended to contain higher levels of development as per the recommendations of the Master Plan. The Master Plan looked at how the square is being used and found that it was predominantly a thoroughfare. The recommendations of the Master Plan included enhancing the square to encourage people to use it while also allowing for increased development around it. The 1000m² minimum set out in Rule 16 is equivalent to approximately one quarter the total area of the square and is considered an adequate amount of unshadowed area without overly restricting development and needed rejuvenation of the area. Applying Rule 16 to development further north of the Town Square (e.g. block 52, section 8 and block 80, section 8) would restrict the development potential within that area. Redevelopment is considered desirable in this area because the current building stock is nearing or already at the end of its serviceable life.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature:



Date:

17/10/15

By the Minister for Planning and Land Management, Mick Gentleman