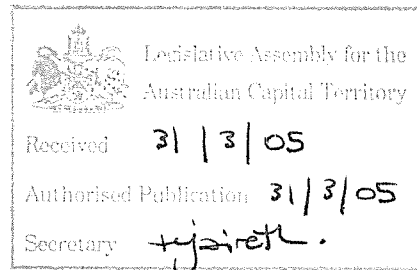


From: Kath Wellman [Kath.Wellman@canberra.edu.au]
Sent: Friday, 11 March 2005 2:20 PM
To: Jaireth, Hanna
Subject: Re: DV244 documents

Dear Hanna,

As promised my comments about the *Variation to the Territory Plan No 244*. Part of my background which may be relevant are that I have a forestry degree and was a forester for six years in WA including a stint in fire research, have lived in a forest settlement for six years, have a masters in landscape architecture, have been an urban designer over the past twenty years (placed in international urban design competitions in Europe, USA and Australia) and urban management for the past eight years. Hope it helps.

Kath



Review of DV 244 Duffy part Block 2 Section 56 Stromlo Settlement

Standing Committee on Planning and the Environment of the ACT Legislative Assembly

Variation to the Territory Plan No 244

Below I offer a few comments in relation to variation of the Territory Plan No 244.

The development of a rural village on the old Stromlo Forest Settlement and the retention of the vegetative screen along the Cotter Road are congruent with the National Capital Plan and the Territory Spatial Plan.

The defined land principles and policies are predominantly performance based and although many of these criteria have loosely defined performance standards, they have an inherent flexibility that will allow some diversity of approach to them. This is appropriate and important where some of the residences will be privately owned. There will be a demand by owners to be able to define how they meet these performance standards and diversity in housing style will reduce an institutional look to the public housing in the village.

One criterion that is not performance based but is prescriptive is the requirement for gravel driveways. I would assume that the intent was to have gravel consistent in colour and texture to the Paddys River Gravel that was characteristic of driveways within the original settlement. I would recommend not to have a prescriptive criteria which would be difficult to police and is not complied with in the two remaining residences that have drives of gravel and concrete slabs. Gravel requires a fall of 3% to drain and without this is difficult to maintain. It would seem appropriate that if there was a standard for driveways it should be the same for all rural villages.

In relation to site planning (Subdivision design and development density) my recommendation is that a lane be required between the NCA required planted buffer and the backs of the residential blocks proximal and backing onto it. This, I believe has been advantageous in managing the housing / open space transition in urban spaces such as Mt Taylor, in that it contains private green waste and composting within property boundaries and allows a firebreak between the vegetation of the buffer zone and the houses.

I hope these comments are of some use to you. If you would like me to appear before the Standing Committee on Planning and Environment I would be happy to.

Yours sincerely



Associate Professor Kath Wellman
Deputy Director, Centre for Developing Cities
University of Canberra