

EXTRACTS FROM ACT TERRITORY PLAN 2008 (R198)

3.1 Residential Zones – RZ1 – Suburban Zone

Zone objectives

- a) Provide for the establishment and maintenance of residential areas where the housing is low rise and predominantly single dwelling and low density in character
- b) Protect the character of established single dwelling housing areas by limiting the extent of change that can occur particularly regarding the original pattern of subdivision and the density of dwellings**
- c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- d) Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties**
- e) Provide opportunities for home-based employment consistent with residential amenity
- f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity

g) Promote good solar access

h) Promote energy efficiency and conservation

i) Promote sustainable water use

- j) Promote active living and active travel

3.1 Residential Zones - RZ2 – Suburban Core Zone

Zone objectives

- a) Provide for the establishment and maintenance of residential areas where the housing is low rise and contains a mix of single dwelling and multi-unit development that is low to medium density in character particularly in areas close to facilities and services in commercial centres
- b) Provide opportunities for redevelopment by enabling a limited extent of change regarding the original pattern of subdivision and the density of dwellings**
- c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs**
- d) Contribute to the support and efficient use of existing social and physical infrastructure and services in residential areas close to commercial centres
- e) Ensure redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties**

- f) Provide opportunities for home-based employment consistent with residential amenity
- g) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity

h) Promote good solar access

i) Promote energy efficiency and conservation

j) Promote sustainable water use

- k) Promote active living and active travel

l) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport

11.1 PARKING AND VEHICULAR ACCESS CODE

3.1 Residential zones

The provision for parking in residential areas must be considered in conjunction with the requirements specified in the residential zones development codes. Any specific requirements for the provision of parking and access in areas subject to a precinct code take precedence over the provision rates specified in schedule 1 of this code.

3.1.1 Objectives for residential zones

The objectives for the provision of parking and vehicular access in residential areas are to ensure:

a) Amenity

- i) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access for residential uses generally and for non-residential uses in particular
- ii) meeting the design and siting requirements for provision of vehicle parking and access as set out in residential zones development codes

b) Safety

- i) no traffic hazards are created by the provision of access and parking facilities for a development, especially multi-unit developments
- ii) the safety of all users, especially pedestrians and cyclists, is considered
- iii) the creation of community surveillance of car parking areas by people using neighbouring areas

c) Efficiency

- i) parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas
- ii) adequate supply of parking for the level of demand generated by the development

d) Access

- i) safe and efficient access for all users, with the needs of residents and visitors being catered for by the onsite provision of adequate parking.