

Draft variation 306

**Solar orientation, solar access,
RZ2 redevelopment, and other innovations**



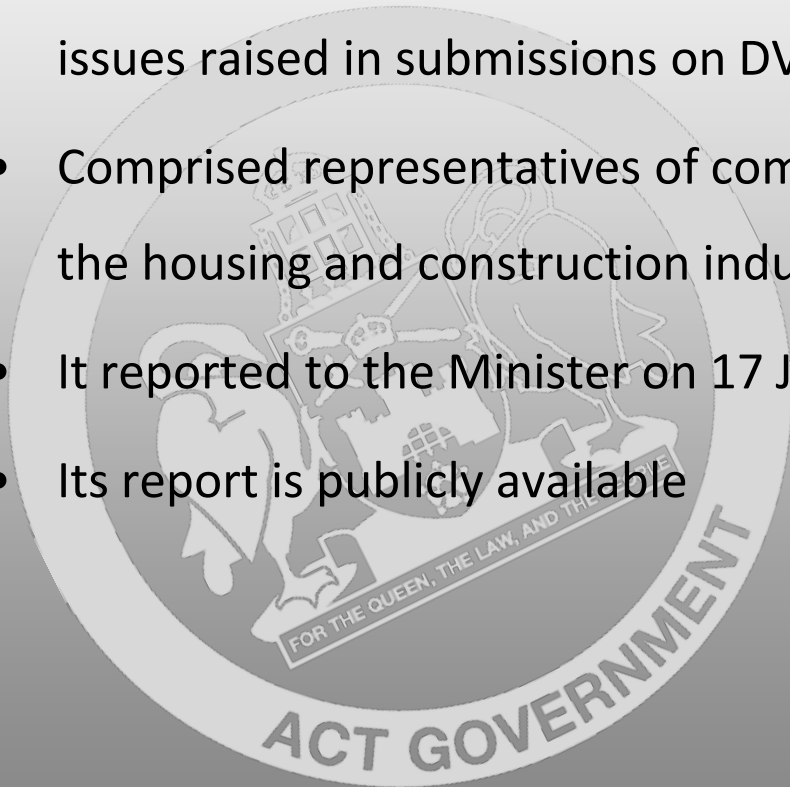
RZ1 Crace



What was the role of the
2010 Territory Plan Code
Review Reference Group?

2010 Territory Plan Code Review Reference Group

- Established by the then Minister for Planning to advise him and ACTPLA on the issues raised in submissions on DV 301 and DV 303
- Comprised representatives of community groups, professional associations and the housing and construction industry
- It reported to the Minister on 17 January 2011
- Its report is publicly available



Its key recommendations were:

Recommendation 1

That DV 301 and DV 303 be withdrawn.

Recommendation 2

That the components of DV 301 and DV 303 be re-released as a new omnibus draft variation.

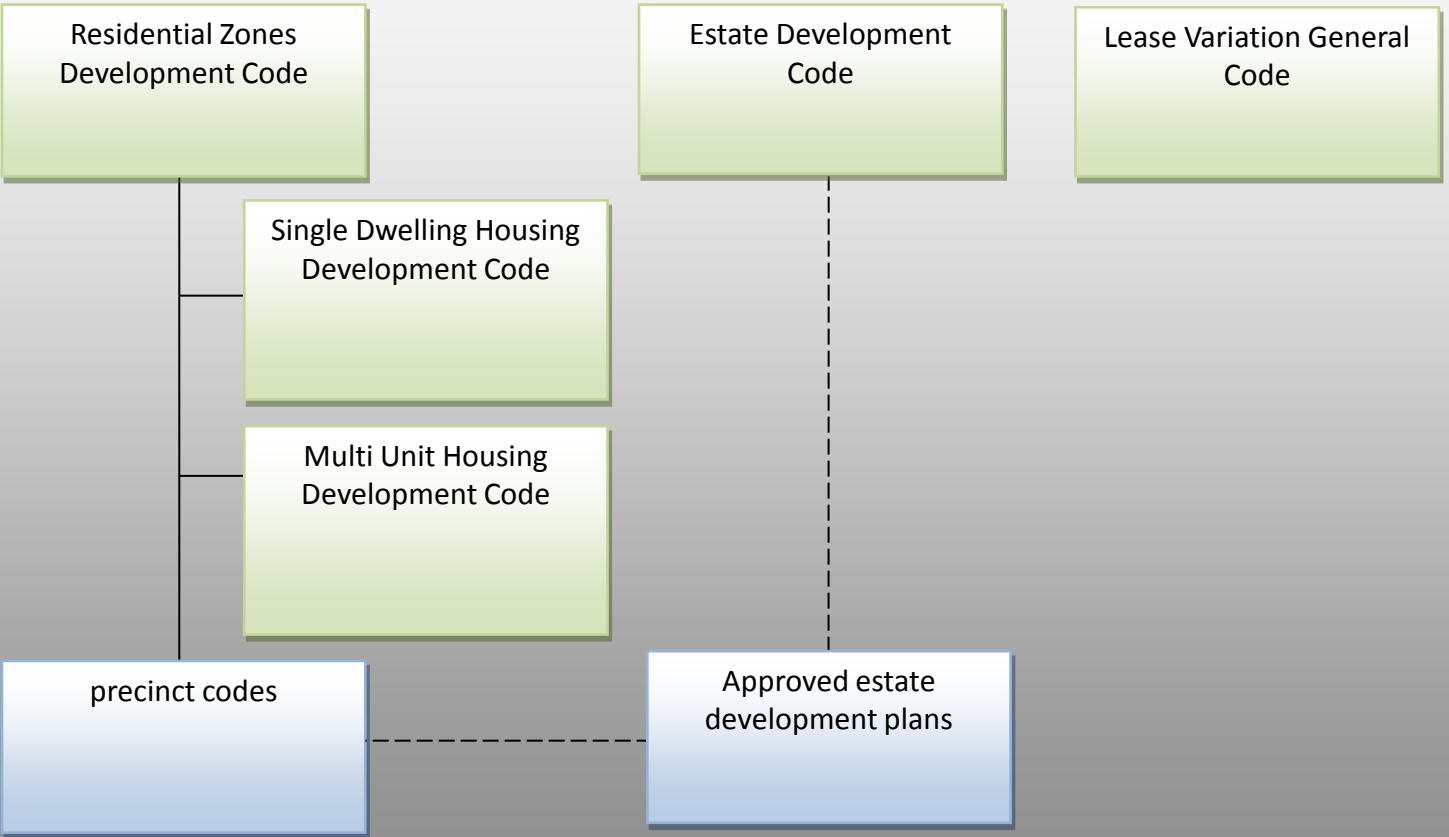
Recommendation 3

That ACTPLA give consideration to a public consultation approach beyond that required under the *Planning and Development Act 2007*.



What is the proposed code structure?

Territory Plan





What are the current rules for dwelling energy ratings under the Building Code of Australia?

The Building Code of Australia currently requires:

- Detached houses, town houses and dual occupancies (class 1 buildings) to achieve at least the equivalent of a 6 star energy rating
- Apartment buildings (class 2 buildings) to achieve, on average, at least the equivalent of a 6 star energy rating, with no dwelling achieving an energy efficiency of less than the equivalent of 5 stars.



How do the proposed residential zone objectives express the differences between the zones?

Objectives common to all residential zones:

- Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- Provide opportunities for home based employment consistent with residential amenity
- Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- Promote good solar access
- Promote energy efficiency and conservation
- Promote sustainable water use

Objectives common to all residential zones:

- Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- Provide opportunities for home based employment consistent with residential amenity
- Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- Promote good solar access
- Promote energy efficiency and conservation
- Promote sustainable water use

RZ1

- Provide for the establishment and maintenance of residential areas where the housing is low rise and predominantly single dwelling and low density in character.

RZ2

- 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.

RZ1

- Protect the character of established single dwelling housing areas by limiting the extent of change that can occur particularly with regard to the **original** pattern of subdivision and the density of dwellings

RZ2

- Provide opportunities for redevelopment by enabling a limited extent of change with regard to the **original** pattern of subdivision and the density of dwellings

RZ1

- Provide for the establishment and maintenance of residential areas where the housing is low rise and predominantly single dwelling and low density in character.

RZ2

- Contribute to the support and efficient use of existing social and physical infrastructure and services in residential areas close to commercial centres
- 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

RZ3

•Provide for the establishment and maintenance of residential areas where the housing is low rise and predominantly medium density in character and particularly in areas that have good access to facilities and services and/ or frequent public transport services.

RZ4

•Provide for the establishment and maintenance of residential areas where the housing is medium rise and predominantly medium density in character and particularly in areas that have very good access to facilities and services and/ or frequent public transport services.

RZ5

•Provide for the establishment and maintenance of residential areas where the housing is generally high density in character particularly in areas that have very good access to facilities and services and/ or frequent public transport services.



What is desired character?

Desired character means the form of development in terms of siting, building bulk and scale, and the nature of the resulting *streetscape* that is consistent with the relevant zone objectives, and any statement of desired character in a relevant precinct code.

3.16 Number of storeys – RZ4

R21

In RZ4 the maximum number of *storeys* is 3.

Rooftop plant that is set back and screened from the street is not included in the number of storeys.

C21

Buildings achieve all of the following:

- a) consistency with the *desired character*
- b) the appearance from the street of not more than three storeys for that part of the building facing the street
- c) reasonable solar access to *dwelling*s on adjoining *residential blocks* and their associated *private open space*.



What sort of development can be expected in residential zones?

All residential zones



Single dwelling and dual occupancy

Residential zones - RZ1, RZ3, RZ4 and RZ5



2 storey apartments

Note: In RZ1 apartments are only permitted on blocks identified for multi unit housing at the subdivision stage

All residential zones



Row housing

Residential zones – RZ4, RZ5



3 storey apartments

Residential zone - RZ5



6 storey apartments



Why does the draft Estate
Development Code contain agency
endorsement provisions?

The draft Estate Development Code has a number of parts:

Part A – estate planning in all zones

Part B – estate planning in residential and CZ5 zones

Part C – estate planning in industrial zones

Part D – endorsement by government agencies (entities)

Part D – endorsement by government agencies (entities)

This part is included to assist the applicant:

- by disclosing and quantifying the requirements of agencies
- by increasing certainty – in many cases agency endorsement is guaranteed if certain clear requirements are met.