



NORTH CANBERRA

RZ3 AND RZ4

RESIDENTIAL REDEVELOPMENT POLICY

MONITORING AND EVALUATION

November 2008

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Summary of major findings

RZ4 Policy

- Of the total of 45.6 hectares RZ4 net block area located in Braddon, Turner, O'Connor, Dickson and Lyneham, 70% has been used for single dwellings, 26% for multi units and the remainder were dual occupancies.
- Of the total 1648 dwellings 72% were multi units either completed, under construction or DA approved.
- The net residential density was 99 units per hectare for multi units and 14 dwellings per hectare for single dwelling developments.
- Of the total 25.9 hectares of RZ4 land to the south of MacArthur and Wakefield Avenues, 11.9 hectares have been developed for multi-units, which constitutes 51% of the required area under the Territory Plan Rule 21.
- 1179 multi units have been built/ approved in RZ4 since the introduction of the policy in 1993 (74 units per year).
- If all the remaining single dwellings were to be redeveloped for multi units, the potential exists for the addition of 3200 units.

RZ3 Policy

- Of the total 37.4 hectares of RZ3 land located in Braddon, Turner, O'Connor, Dickson and Lyneham, 71% has been used for single dwellings and 25% for multi dwellings and 4% for dual occupancies.
- Of the total 960 dwellings 60% were multi units either completed, under construction or DA approved.
- The net residential density was 62 units per hectare for multi units and 13 dwellings per hectare for single dwelling developments.
- 579 multi units have been built/ approved in RZ3 since the introduction of the policy in 1993 (36 units per year).
- If all single dwellings were to be redeveloped for multi units, the potential exists for the addition of about 1640 units replacing 345 houses with a net increase of 1295 dwellings.

RZ3 & RZ4 Combined Area - Outcomes

- Of the total 83 hectares of residential land located within the study area 30% has been used for multi unit developments. This reduces to 26% excluding the dual occupancy dwellings.
- Overall 1758 multi-units have been built/ approved with a net residential density of 82 dwellings per hectare.
- This represents an average of additional 110 multi units per annum since the introduction of the redevelopment policy in 1993.
- There is potential for additional 4700 multi units if all the remaining single dwellings (770) were to be redeveloped for multi units in the study area.

Other Findings and Observations

- Rule 21 of the Multi Unit Housing Development Code states that:
“Development of land in the RZ4 zones of O’Connor, Dickson and Lyneham, north of Macarthur Avenue and Wakefield Avenue, is restricted in height to 2 storeys and a maximum plot ratio of 65%, until 23.5 hectares of residential blocks in the RZ4 zones of O’Connor, Turner and Braddon north of Cooyong & Donaldson Streets has been developed for multi-unit housing”.
- It has been almost ten years since the introduction of Rule 21 and only 51% of the required area has been redeveloped for multi units since the introduction of the policy in 1993. By excluding dual occupancy blocks, this decreases to 48%. If a similar development pace is to occur in the future it would be another ten to fifteen years before RZ4 policy can be implemented in Lyneham, Dickson and O’Connor. The objective of this restriction could be reassessed and consideration given to the implications of the removal of this control.
- If all existing single dwelling land were to be developed achieving the average multi-unit net residential density for combined RZ3 and RZ4 areas (83dwell/ha), there would be about 4700 new multi units replacing 770 single dwellings with a net increase of about 4000 dwellings in the study area. Multi-unit commencements in the ACT were 980 and 1050 over the past two years. The additional capacity is therefore close to four years supply if calculated against the current market share for multi-units.
- Observations and data analysis indicate that there may be options for review of parts of the RZ4 and RZ3 zone policies which would potentially enable higher densities to be achieved and also increase the pace of redevelopment at this strategic location near Civic and along the main transport corridor of Northbourne Avenue.

1 - Background

In 1993 the Territory Plan made provision for higher density redevelopment of some residential areas through the “B1” Area Specific Policy which allowed for three storey development. The “B1” policies aimed to encourage housing diversity, contain urban expansion, conserve energy and resources and provide opportunities for increased dwelling densities to reduce population losses in established areas. The North Canberra area was identified in the metropolitan context as an area suitable for higher density redevelopment because of its central location and good access to facilities and employment. The “B1” area was located between Sullivans Creek and Limestone/Majura Avenues and covered the suburbs of Braddon, Turner and parts of O'Connor, Lyneham and Dickson.

The initial implementation of this strategic decision was slow because a moratorium on redevelopment in the B1 policy areas was instituted in the mid 1990s after the Lansdown Inquiry into residential redevelopment. Subsequently, policy reviews were carried out from 1996 to 1999.

In response to these reviews, Territory Plan Variation No 109 was gazetted in May 1999. This Variation created the Areas “B11” (generally three storeys)” and “B12” Urban Housing (maximum two storeys)” residential policies within the former “B1” policy area. The revised policy also required the preparation of *Section Master Plans* to inform Development Applications.

Following the restructuring of the Territory Plan in 2007 and the commencement of the new Plan on 31 March 2008, the ‘B11’ areas specific policy was named the *RZ4 Medium Density Residential Zone* and the ‘B12’ areas became the ‘*RZ3*’ *Urban Residential Zone*. There was no change to the actual policy context and Section Master Plans were integrated into the Inner North Precinct Code.

The “RZ4” policy provides for a maximum building height of 3 storeys with a maximum plot ratio of 0.8. The “RZ3” policy provides for a maximum building height of 2 storeys, with a maximum plot ratio of 0.65.

The *RZ4 Building and Site Control* policies also provide for the staging of multi-dwelling housing development in the RZ4 areas **north** of Macarthur and Wakefield Avenues. A maximum 2 storey building height limit and a maximum plot ratio of 0.65 applies until 23.5 hectares of residential blocks in the RZ4 areas **south** of Macarthur and Wakefield Avenues and north of Cooyong Street and Donaldson Streets have been developed for multi-dwelling housing.

Some areas in the original “B1” policy were zoned “B13” based on recommendations from the Northbourne Avenue Study (February 2000). Since the introduction of the new Territory Plan in 31 March 2008, these areas, together with other former Commercial ‘E’ areas, have been converted to CZ5 Mixed Use commercial zones.

2 - Previous reports

2.1 - North Canberra B1 Redevelopment Area Analysis, ACT Planning Authority, April 1993

The purpose of the above named report was to understand the available capacity for additional dwellings under the “B1” policy which provided for 3 storey residential development. During the preparation of this report there was only one redevelopment proposal put forward under the new policy (Braddon Section 22 Blocks 6, 7, 8, 9).

The study investigated the condition and nature of existing dwellings and estimated the amount of redevelopable land for 3 storey residential development within the boundaries of the “B1” area. The total area covered by the ‘B1’ policy was about 99 hectares. This is larger than the combined total area of the RZ4 and RZ3 areas as the original “B1” policy included some areas of CZ5 zone along Northbourne Avenue.

The report stated that up to 55 hectares of the total “B1” area could be redeveloped in the long term. The remainder had constraints, such as blocks with existing flats/town houses or new/refurbished single dwellings etc. Given the assumption about the amount of developable land and dwelling densities based on the Kingston/Griffith three storey redevelopment area, the Report estimated the potential for an additional 4,350 dwellings with a population of about 8,250 people. Overall, it was estimated that there would be about 11,000 people living in the “B1” policy areas in the long term. The dwelling types and lease start dates of the “B1” area in March 1993 are shown in Figures 1 & 2. The capacity analysis in this Report is irrelevant today because of the later policy change regarding development densities. Nonetheless the report is valuable as it documents the state of the redevelopment area during the early days of the policy. (see Map – Appendix 1)

2.2 - North Canberra B11 – B12 – B13, Residential Policy Implementation and Capacity Analysis, Planning and Land Management, February 2002

The purpose of this report was to investigate the pace and nature of redevelopment following the policy change in 1999 that reduced the maximum height limit from three to two storeys for the majority of the “B1” policy areas and introduced staged development controls which prohibited three storey development to the north of Wakefield and Macarthur Avenues until 23.5 hectares of “B11” (currently RZ4) areas were developed to the south of those avenues.

According to this report, in 2002 about 8 hectares of the ‘B11’ areas to the south of Macarthur and Wakefield Avenues contained multi unit developments (including dual occupancy, under construction and approved developments). The report found that the net dwelling densities in the redeveloped parts were 100 dwellings per for the ‘B11’ and 55 dwellings for the ‘B12’ policy areas. (see Map -Appendix 2)

3 - Purpose

This background paper reports on the implementation of residential redevelopment policies in North Canberra with a focus on the RZ3 and RZ4 residential zones including:

- the area and number of redeveloped blocks and development densities;
- the pace of redevelopment;
- the requirements of Territory Plan Rule 21 RZ4 Medium Density Residential Zone – Restrictions on use - Staging of development;
- the capacity of remaining undeveloped land; and
- other findings that may inform future policy reviews and service provision.

This paper will assist in the evaluation of the intensification policies and contribute to the development of sustainable long-term settlement strategies. The information will also be useful to service provision agencies and for transport planning purposes.

4 - Data and study area

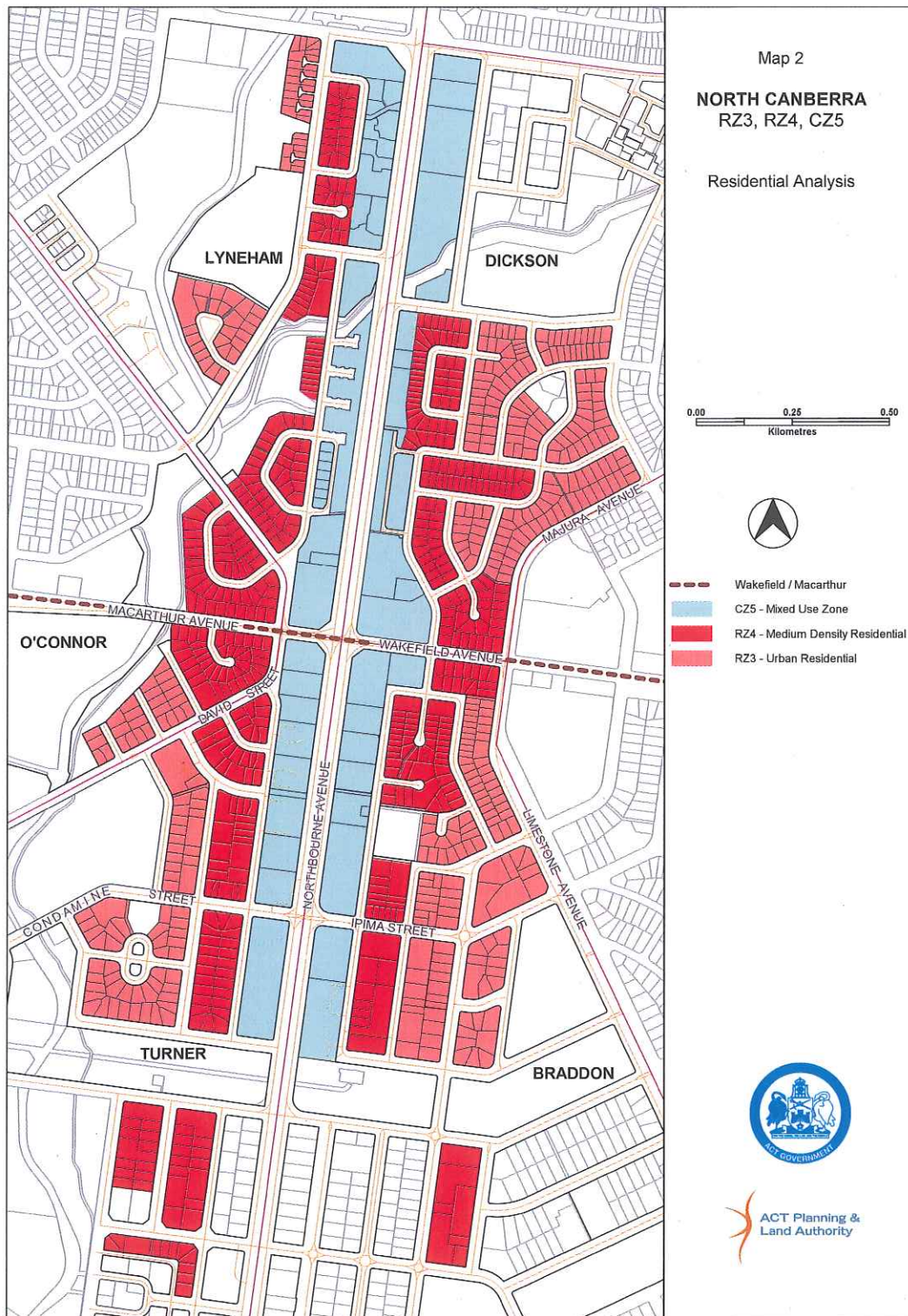
The data used in this paper was obtained from the Information Services Section and verified through site inspections and satellite imagery between July and October 2008. Dwelling types are categorised in accordance with the ACTPLA system: “single dwellings” (includes semi detached housing); multi-unit dwellings (includes apartments and town/row houses) and dual occupancy. It was difficult to verify some data especially for dual occupancies. Where there were not two separate mail boxes or street numbers or two separate dwellings were not visible from aerial photos, blocks were recorded as “single dwellings”.

The status of developments is grouped as:

- 1 -Completed/occupied
- 2- Approved Development Application (DA)
- 3- Under Construction
- 4- Applied

The blocks categorised as “occupied” or “under construction” were verified through site inspections and aerial photos. The “approved” and “applied” blocks were identified and confirmed through the DARTS/PALM and Objective systems. The “Applied” category includes both refused and currently processed DAs.

Map 1 – Study Area – RZ3 – RZ4



5 - RZ4 – Medium density residential zone

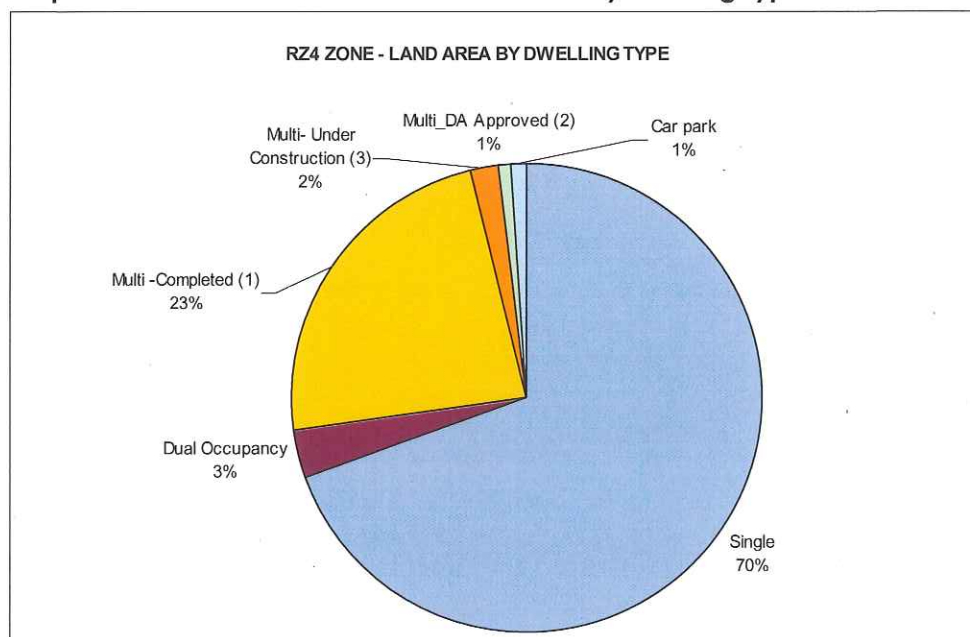
The study area includes RZ4 zoned blocks in Turner, Braddon, O'Connor, Dickson and Lyneham but does not include:

- (i) RZ4 zones located along Ainslie Avenue and Cooyong Street in Reid and Braddon, as these sections had already been developed for apartments before the introduction of the original 'B1' policy; and
- (ii) The RZ4 zone adjacent to the O'Connor shops because the policy on this block was introduced specifically so ACT Housing could redevelop its existing multi unit site at a higher density after the introduction of the staging policy in the Territory plan.

5.1 Land area

There is a total of 45.6 hectares RZ4 net block area in Braddon, Turner, Dickson, Lyneham and O'Connor located within the study area. Of this total, 70% has been used for single dwellings and 26% for multi units. There is also a surface car park with an area of about 5000 m² in Braddon zoned RZ4. (Map 2)

Graph 1 – RZ4 Zone – Distribution of Land Area by Dwelling Type



5.2 Housing development

Multi Unit developments

The total net area of redeveloped RZ4 land for multi units is 119,531 m², a total of 1179 units. These units were developed (includes status 1, 2, 3) on 53 blocks with an average of 22 units per development/block (Map 2). The average block size is 2255 m² and the net residential density achieved was 99 units per hectare. For Section 22 Braddon, where redevelopment is predominantly three stories consistent with the maximum provision of the policy, net residential density has reached 130 dwellings per hectare. The maximum block size is 6271 m² and the minimum, 613 m². In Lyneham there are two redevelopments for multi units. These are 2 storeys with 43 units on 5342 m² land.

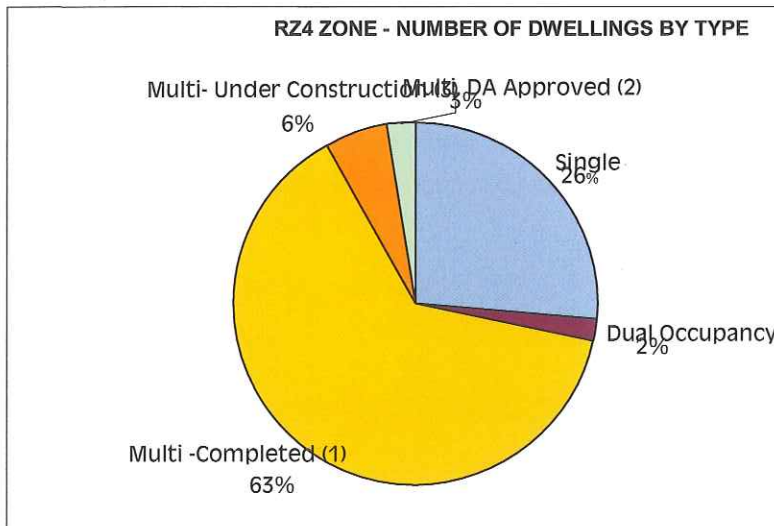
Single Dwellings & Dual Occupancy

There are 17 dual occupancies and 435 single dwellings within the RZ4 zone. The net residential densities are 23 dwellings and 14 dwellings per hectare respectively.

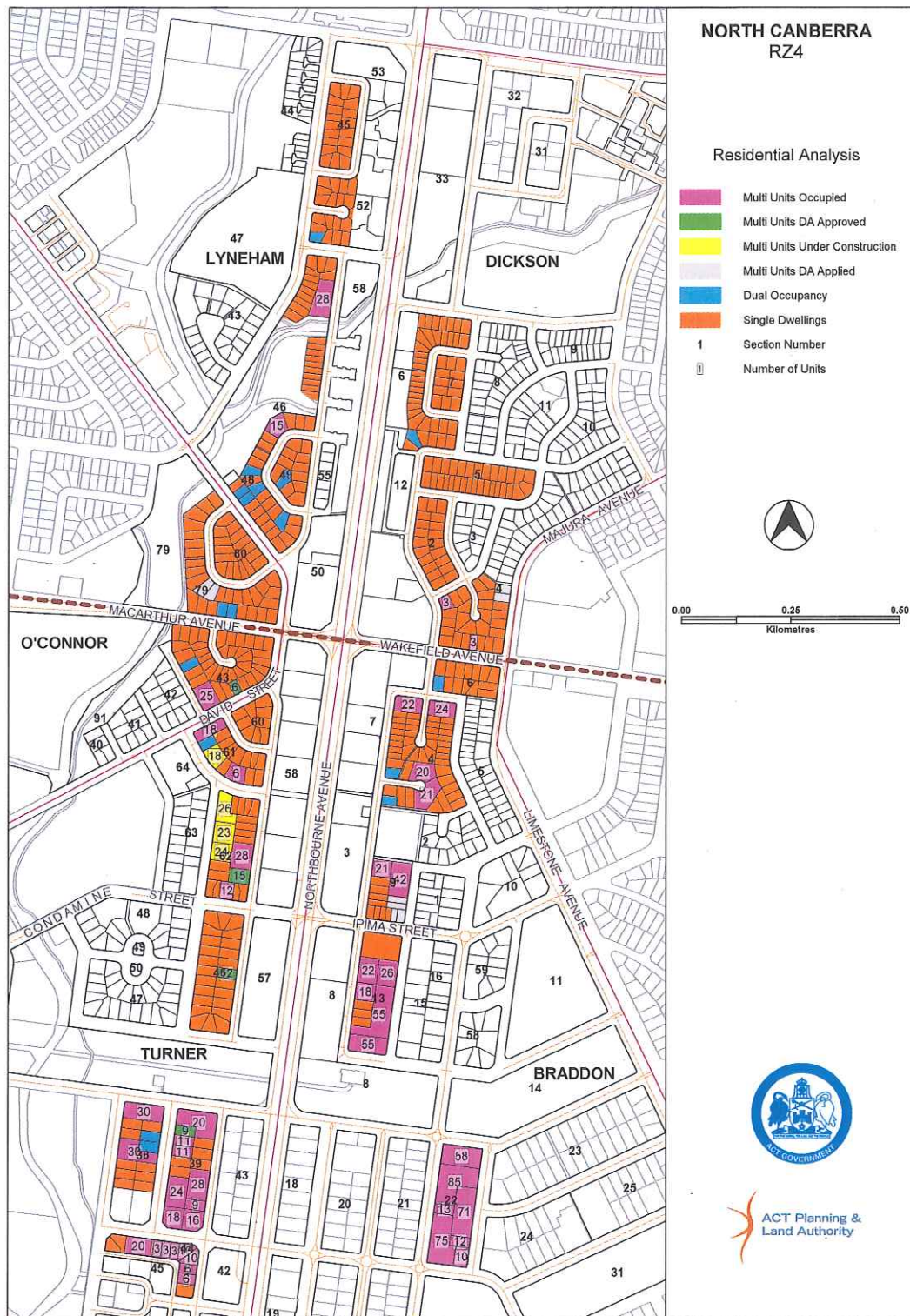
Table 1 – RZ4 Zone – Number of Dwellings and Block Areas

Dwelling Type	Number of Blocks	Total Area of Blocks (sqm)	Number of dwellings
Single*	435	317068	435
Dual Occupancy	17	14534	34
Multi -Completed (1)	45	106659	1046
Multi- Under Construction (3)	4	8543	91
Multi-DA Approved (2)	4	4329	42
Car park (Braddon Sec 13 Bl 1)	0	5110	0
Total	505	456243	1648

Graph 2 – RZ4 Zone –Distribution of Dwellings by Type



Map 2 – RZ4 Development Status



5.3 RZ4 – South of Wakefield and MacArthur Avenues

The Territory Plan **Rule 21 (R21), Multi Unit Housing Development Code** states that:

“Development of land in the RZ4 zones of O’Connor, Dickson and Lyneham, north of Macarthur Avenue and Wakefield Avenue, is restricted in height to 2 storeys and a maximum plot ratio of 65%, until 23.5 hectares of residential blocks in the RZ4 zones of O’Connor, Turner and Braddon north of Cooyong & Donaldson Streets has been developed for multi-unit housing”.

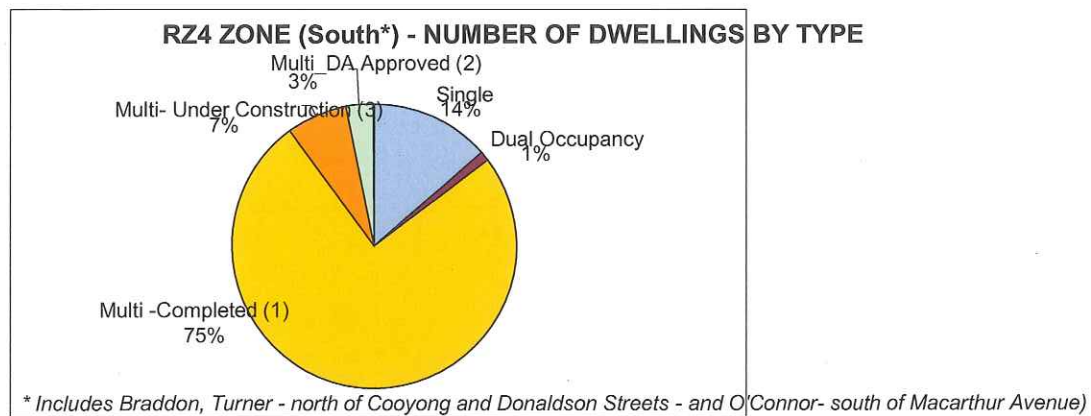
There is 25.9 hectares of RZ4 zoned land to the south of Wakefield and MacArthur Avenues and north of Cooyong & Donaldson Streets, constituting 57% of the total RZ4 land in the study area. Data analysis indicates that in October 2008, 11.9 hectares had been redeveloped or is in the process of being developed as multi unit housing (status 1, 2, 3 including dual occupancy). This is equal to 44% of total RZ4 zoned land in the south. (Map 3)

Under the TP, R21 requires the development of 23.5 hectares for multi unit housing before a higher density development is permissible in the northern part. As of October 2008 only 51% of this required amount had been developed for multi-unit housing (status 1, 2, 3 including dual occupancy). By excluding dual occupancy dwellings, this proportion decreases to 48%.

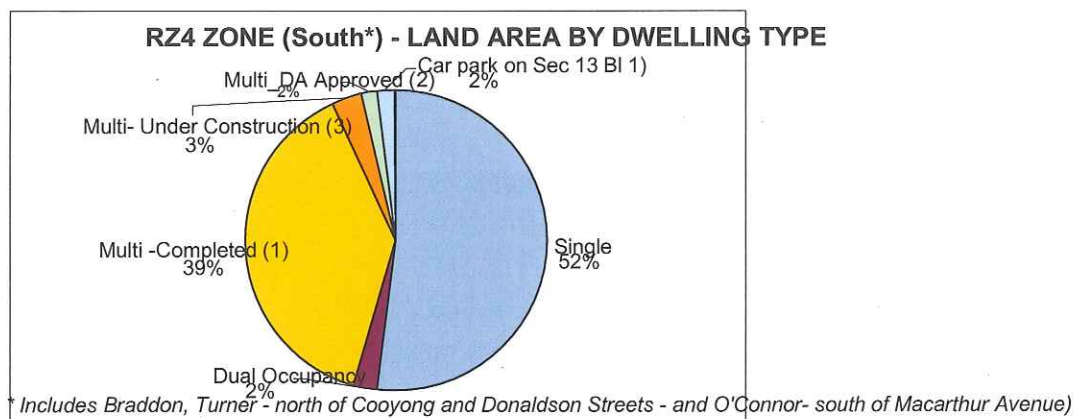
Table 2 – RZ4 Zone –South – Number of Dwellings and Block Areas

RZ4 Zone - South (Braddon, Turner, part O'Connor)			
Dwelling Type	Number of Blocks	Area of Blocks	Number of dwellings
Single	179	134917	179
Dual Occupancy	7	6422	14
Multi -Completed (1)	41	99898	997
Multi- Under Construction (3)	4	8543	91
Multi-DA Approved (2)	4	4329	42
Car park (Braddon Sec 13 BI 1)	0	5110	0
Total	235	259219	1323

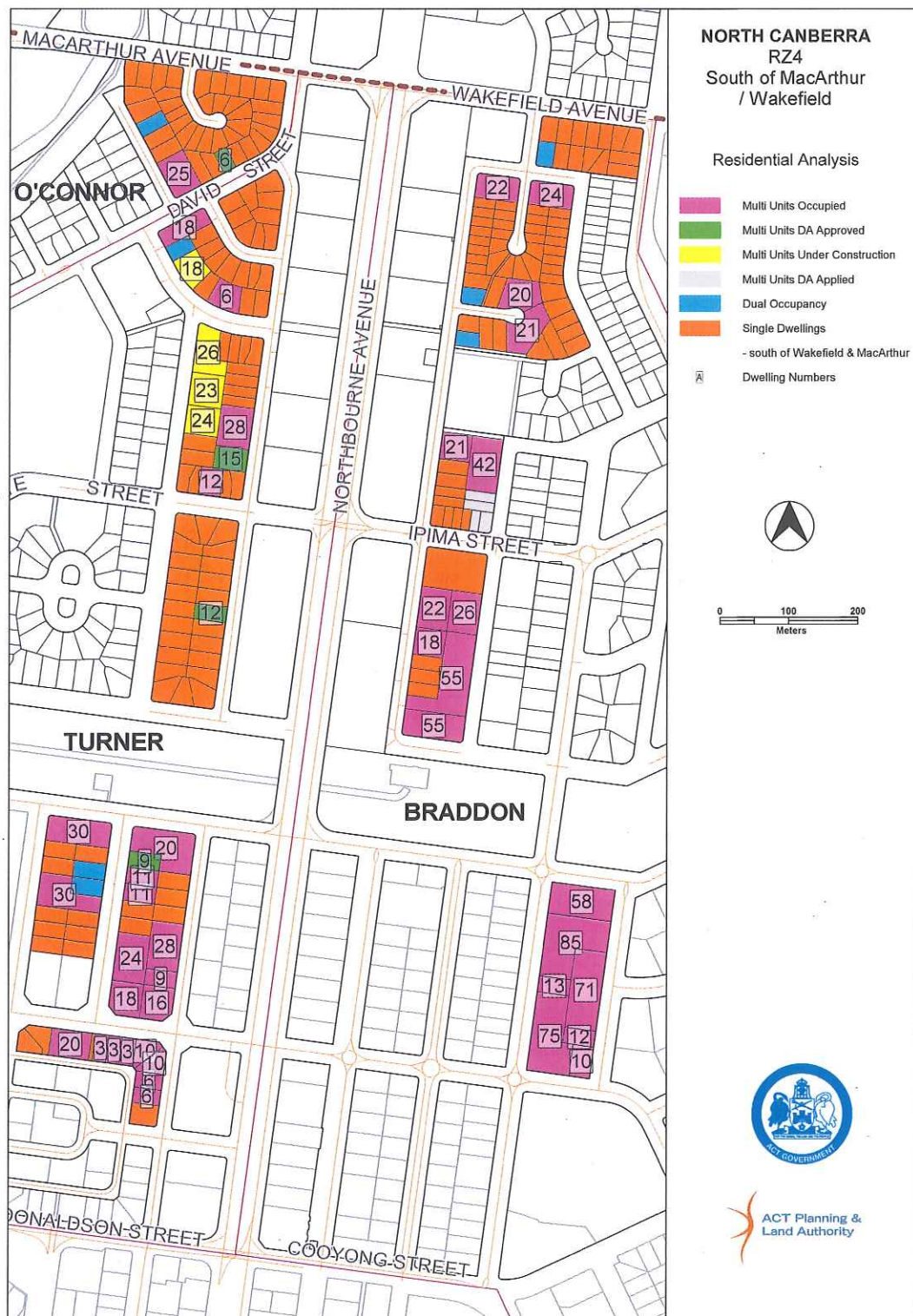
Graph 3 – RZ4 Zone –South - Distribution of Dwellings by Type



Graph 4 – RZ4 Zone –South - Distribution of Land Area by Dwelling Type



Map 3 – RZ4 – South - Development Status



5.4 - Pace of redevelopment

It has been 15 years since the introduction of the redevelopment policy in the North Canberra study area. During this time 1179 units have been built/approved which equates to an additional 74 multi unit dwellings per year.

Previous research in 2002 reported a total of 676 multi units (Status 1, 2, 3). Since then another 503 units have been developed or are in the process of development. This corresponds to additional multi-unit dwellings of 84 units per annum over recent years.

The majority of redevelopment occurred in the south taking advantage of close proximity to the City and the condition of the housing stock. Many were developed as three storey apartments. Nonetheless there are town house developments (2 storey) in the RZ4 zone such as the 55 town house “Davenport” on Ijong Street (Sec 13) in Braddon.

5.5 – Distribution of RZ4 zoned land by suburb and the remaining capacity

Braddon is the only suburb where the majority of RZ4 land has been used for multi-unit purposes. Braddon has the highest number of multi units (650), followed by Turner (449). Overall, about 32 hectares of land throughout the suburbs is being used currently for single dwelling purposes, with Dickson having the largest component (26%). If one applies current RZ4 net residential densities of about 100 dwellings/ha., the potential exists for the addition of 3200 units, if all single dwellings are redeveloped under the RZ4 policy in the future.

Graph 5 – RZ4 Zone -- Distribution of Land Area by Suburb

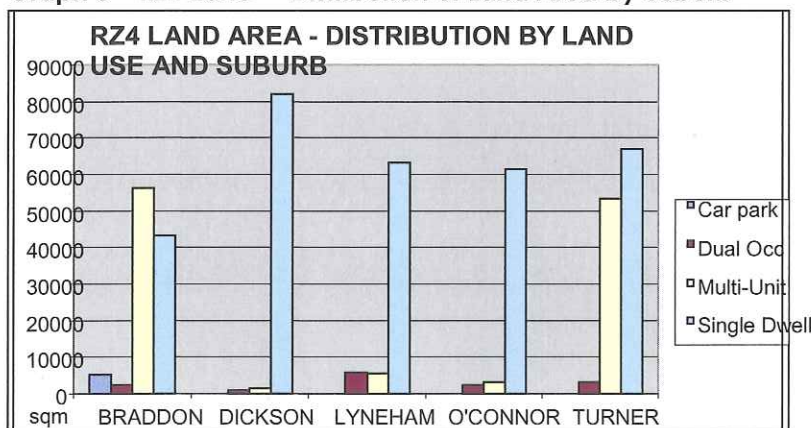


Table 3 – RZ4 Zone – Land Area by dwelling type and suburb

RZ4	Land Area (SQM)				Total
	Car Park	Dual Occ	Multi-Unit	Single Dwell	
BRADDON	5110	2439	56245	43374	107168
DICKSON		863	1419	82042	84324

LYNEHAM	5715	5342	63232	74289
O'CONNOR	2444	3098	61558	67100
TURNER	3073	53427	66862	123362
TOTAL	5110	14534	119531	317068

Table 4 – RZ4 Zone –Number of Dwellings by dwelling type and suburb

RZ4	Number of Dwellings			
	Dual Occ	Multi-Unit	Single Dwell	Total
BRADDON	6	650	70	726
DICKSON	2	6	124	132
LYNEHAM	14	43	89	146
O'CONNOR	6	31	79	116
TURNER	6	449	73	528
TOTAL	34	1179	435	1648

6 – RZ3 – Urban residential zone

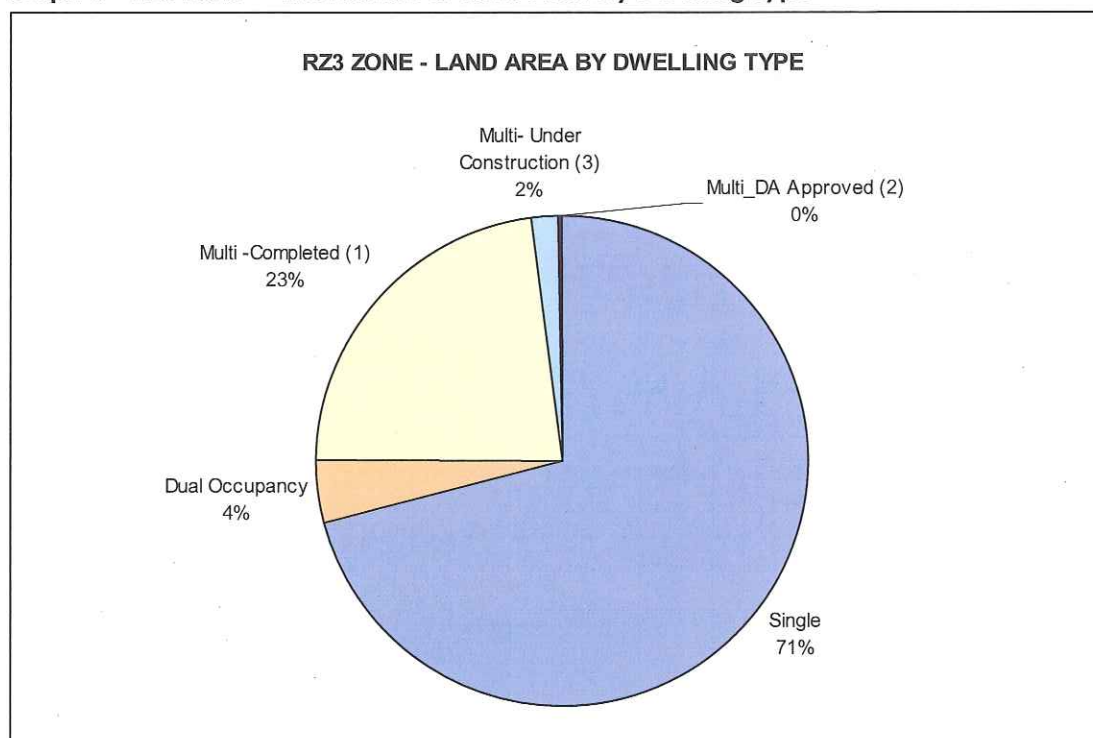
The study area covers RZ3 zoned blocks in Turner, Braddon, O'Connor, Lyneham and Dickson (Map 4).

The RZ3, formerly "B12", policy allows for a maximum height of 2 storeys and a 0.65 plot ratio. There is only one three storey development in this zone and this was developed before the review of the "B1" policy which permitted three storey developments.

6.1 - Land Area

Within the study area, RZ3 net block area totals about 37.4 hectares, located in Braddon, Turner, Dickson, Lyneham and O'Connor. Of this total 71% has been used for single dwellings and 25% for multi units.

Graph 6 – RZ3 Zone -- Distribution of Land Area by Dwelling Type



6.2 - Housing Development

Multi Unit developments

The total net area of redeveloped RZ3 land for multi units is 92,946 m², totalling 579 units. These units were developed (includes status 1, 2, 3) on 48 blocks with an average of 12 units per development/block.

The average block size is 1936 m² and the net residential density achieved is 62 units per hectare. For sections that were developed predominantly for town houses, such as Section 10 Braddon, the net residential density is as low as 50 dwell/ha. (Map 2).

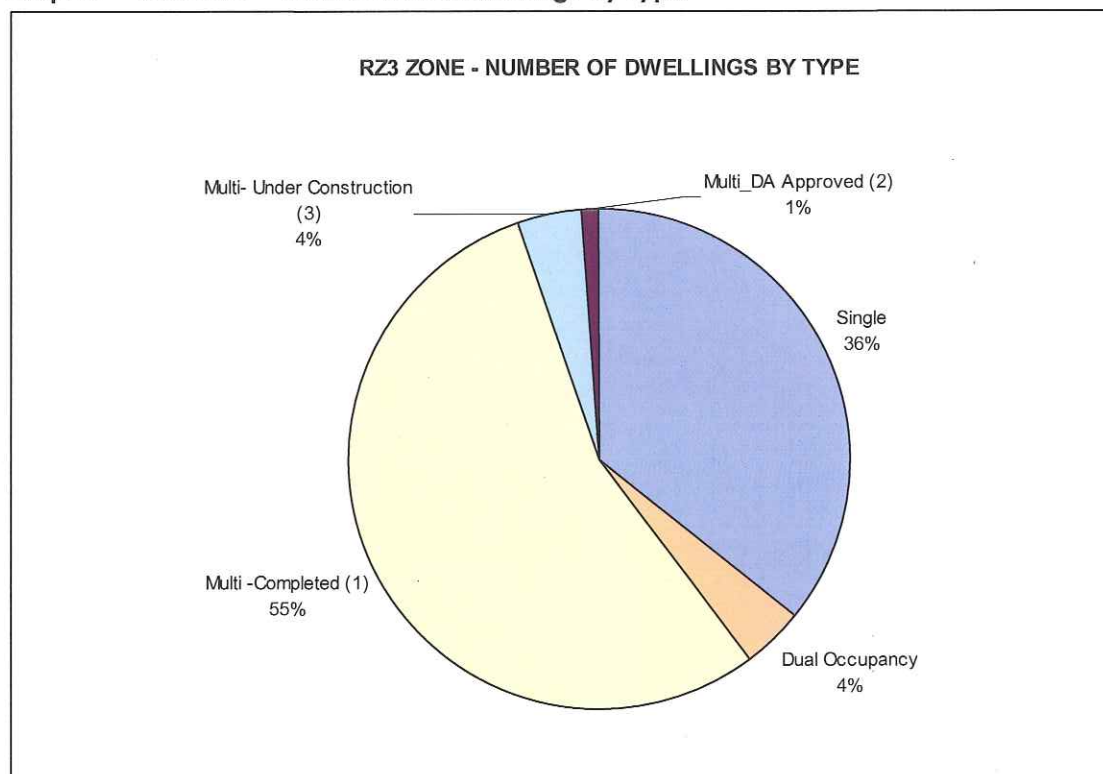
Single Dwellings & Dual Occupancy

There are 18 dual occupancies and 345 single dwellings within the RZ3 zone. The net residential densities are 22 dwellings and 13 dwellings per hectare respectively.

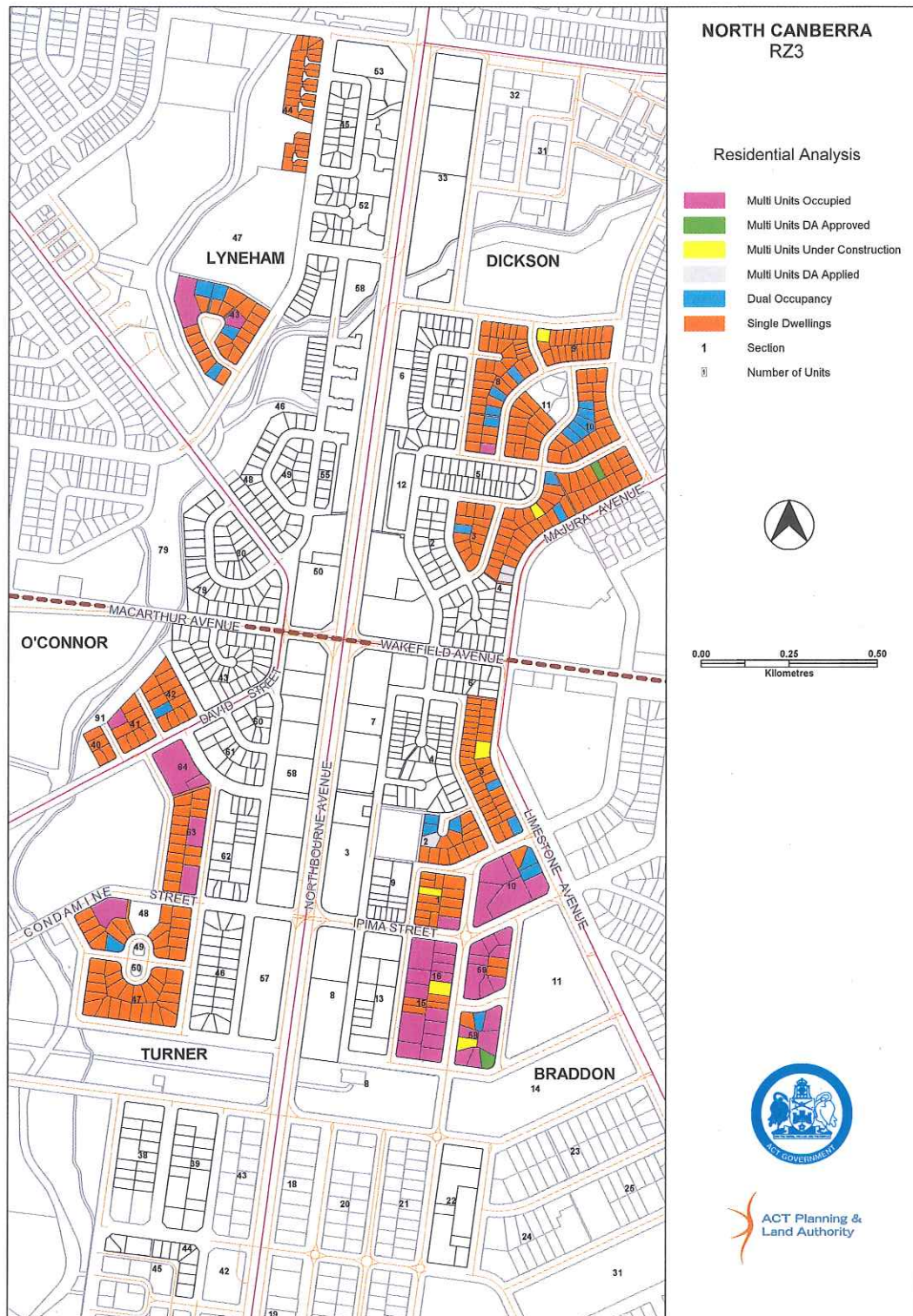
Table 5 – RZ3 Zone – Number of Dwellings and Block Areas

RZ3 Zone - - (Braddon, Turner, O'Connor, Lyneham, Dickson)			
Dwelling Type	Number of Blocks	Area of Blocks	Number of dwellings
Single	345	264552	345
Dual Occupancy	18	16335	36
Multi -Completed (1)	41	85172	529
Multi- Under Construction (3)	6	6570	40
Multi_DA Approved (2)	1	1204	10
Total	411	373833	960

Graph 7 – RZ3 Zone -- Distribution of Dwellings by Type



Map 4 – RZ4 – South - Development Status



6.3 – RZ3 Pace of redevelopment

The RZ3 area was subject to a policy change which reduced development rights from a maximum of three to two storeys and a plot ratio to 0.65. Before the introduction of the new policy a few developments in the RZ3 zones (such as Section 59 Braddon) were developed as three storeys. Since the introduction of the redevelopment policies a total of 579 units have been built/approved, which equates to an additional 39 multi unit dwellings per year.

Previous research in 2002 reported a total of 293 multi units (Status 1, 2, 3) in the RZ3 zones (former B 12). Since then, another 286 units have been developed or are in the process of development. This corresponds to additional multi-unit dwellings of 36 units per annum over recent years.

6.4 – Distribution of RZ3 land by suburb and the remaining dwelling capacity

As is the case in the RZ4 zoned areas, Braddon is the only suburb where the majority of land is currently being used for multi unit dwellings. Of a total of about 25.5 hectares currently being used for single dwelling purposes, the majority (40%) is located in Dickson. If all single dwellings were to be redeveloped for 50dwell/ha, there is potential for an additional 1275 units within the RZ3 areas.

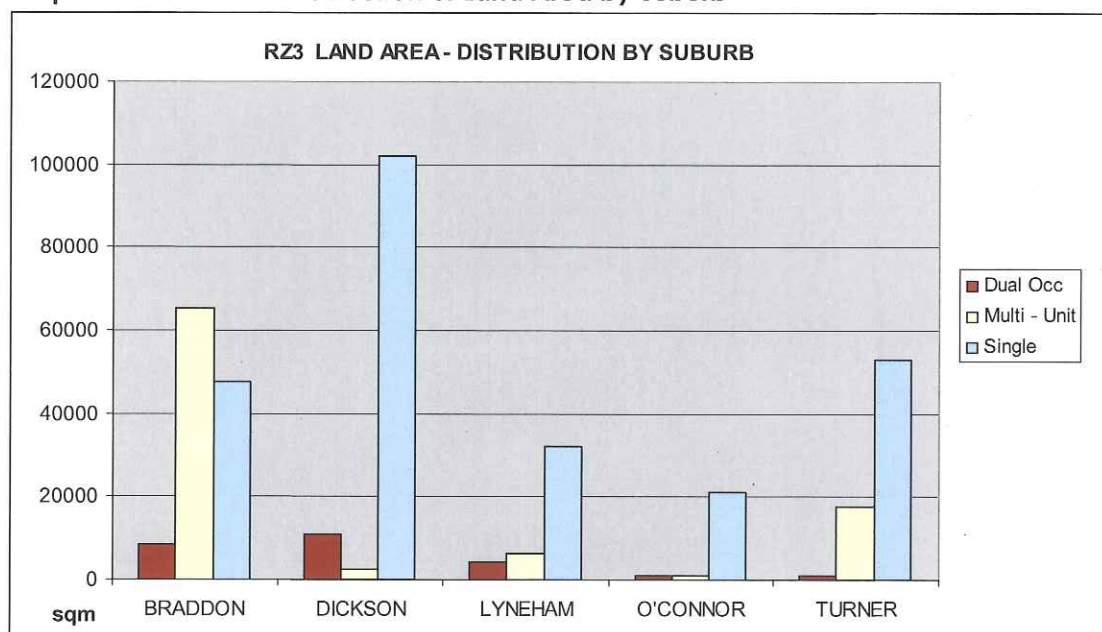
Table 6 – RZ3 Zone – Land Area by dwelling type and suburb

RZ3	LAND AREA (SQM)			Total
	Dual Occ	Multi - Unit	Single	
BRADDON	8330	65317	47540	121187
DICKSON	10806	2400	101837	115043
LYNEHAM	4391	6418	31982	42791
O'CONNOR	910	1220	21006	23136
TURNER	1136	17591	52949	71676
TOTAL	25573	92946	255314	373833

Table 7 – RZ3 Zone –Number of Dwellings by dwelling type and suburb

RZ3	NUMBER OF DWELLINGS			Total
	Dual Occ	Multi - Unit	Single	
BRADDON	18	401	67	486
DICKSON	26	16	141	183
LYNEHAM	8	44	49	101
O'CONNOR	2	8	24	34
TURNER	2	110	54	166
TOTAL	56	579	335	970

Graph 8 – RZ3 Zone -- Distribution of Land Area by Suburb



7 – RZ3 and RZ4 – combined area

In the whole study area, covering RZ4 and RZ3, a total of 1758 multi-unit dwellings have been developed or are in the process of development on about 21.3 hectares of land with an average net residential density of 83 units per hectare. Overall about 30% of the total area has been developed. By excluding dual occupancy dwelling blocks this decreases to 26%.

Table 8 – RZ3 & RZ4 Zone – Number of Dwellings and Block Areas

RZ3 & RZ4 Zone(Braddon, Turner, O'Connor, Lyneham, Dickson)			
Dwelling Type	# of Blocks	Area of Blocks (sqm)	# of dwellings
Single	770	572382	770
Dual Occupancy	45	40107	90
Multi -Completed (1)	86	191831	1575
Multi- Under Construction (3)	10	15113	131
Multi-DA Approved (2)	5	5533	52
Car park (Braddon Sec 13 Bl 1)	1	5110	0
Total	917	830076	2618

The ABS 2006 Census indicated a total of 4,259 occupied *Flats, Units and Apartments* and 2570 occupied *Semidetached, Row/terrace and Town Houses* in North Canberra. These dwelling type definitions do not directly correspond with the “single dwelling”, “multi unit” and “dual occupancy” dwelling types used by ACTPLA.

However, a comparison of ABS data with the number of multi-unit dwellings developed within the RZ4 and RZ3 zones provides some insights into the role of intensification policies within the study area.

More than half of the land area has been redeveloped for multi-units in the Braddon RZ4&RZ3 areas followed by 36.4% in Turner. Dickson has the lowest level of redevelopment with only 2% of its land used for multi-units.

Table 9 – RZ3 & RZ4 Zone – Land Area by dwelling type and suburb

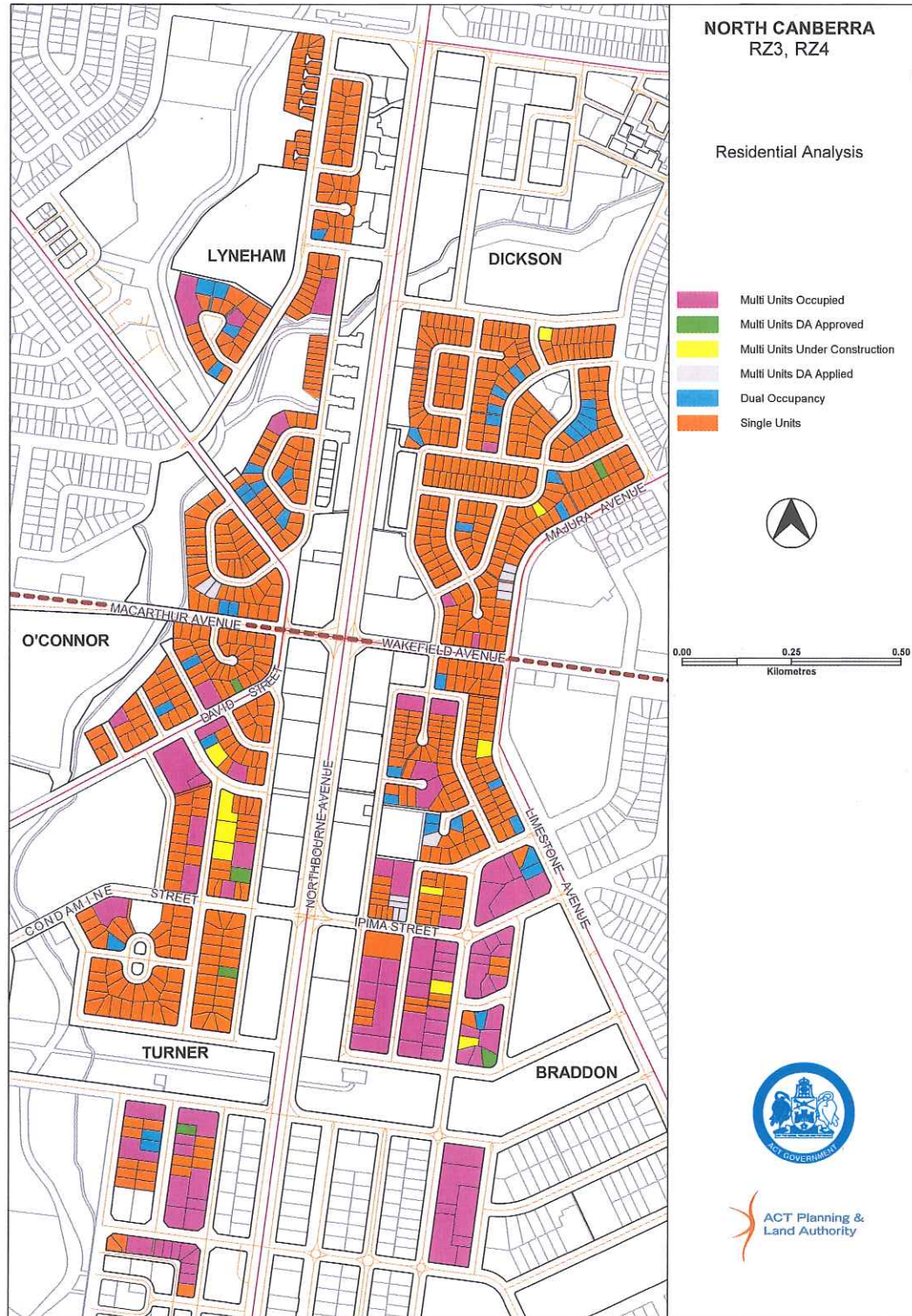
RZ3 & RZ4 Land Area by Suburb (sqm)						
	Dual Occ	Multi - Unit	Single	Car park	Total Area	% of Multi-Unit Land
BRADDON	10769	121562	90914	5110	228355	53.23
DICKSON	11669	3819	183879		199367	1.92
LYNEHAM	10106	11760	95214		117080	10.04
O'CONNOR	3354	4318	82564		90236	4.79
TURNER	4209	71018	119811		195038	36.41
TOTAL	40107	212477	572382	5110	830076	25.60

Of the total number of dwellings in the study area 67% are multi units. Braddon has the highest percentage with 87% followed by Turner at 81%.

Table 10 – RZ3 & RZ4 Zone –Number of Dwellings by dwelling type and suburb

RZ3 & RZ4 Dwellings by Suburb (sqm)					
	Dual Occ	Multi-Unit	Single Dwell	Total	% of Multi-Unit Dwell
BRADDON	24	1051	137	1212	86.72
DICKSON	28	22	265	315	6.98
LYNEHAM	22	87	138	247	35.22
O'CONNOR	8	39	103	150	26.00
TURNER	8	559	127	694	80.55
TOTAL	90	1758	770	2618	67.15

Map 5 – RZ3 & RZ4 – Development Status



8 - Conclusions and directions for future

This is a quantitative evaluation of the impact of RZ4 and RZ3 residential redevelopment policies. The RZ4 and RZ3 policies could be reviewed in terms of:

- (i) *Development densities and potential for higher densities* – there may be opportunities for higher densities (either through increased height or plot ratio) in some parts of RZ3 zoned areas. Compared with the prevailing view ten years ago, when the policy was revised, there seems to be a better community understanding of the need for intensification near transit routes and centres for sustainable development.
- (ii) *Housing preferences, Dwelling types and mixes* – Since the early 2000's there has been acceleration in the development of high rise apartments within commercial areas at central locations and along the major avenues. The RZ4 and RZ3 zones provide opportunities both for apartment and terrace /town house dwelling types. Parts of RZ4 have been developed for two storey town houses rather than the permissible 3 storey apartments indicating a market demand for dwellings that provide higher levels of privacy. For example, Davenport in Braddon (Section 13 Block 25) includes 55 town houses on a 6000 m2 block (amalgamation of 7 single dwelling blocks) in the RZ4 zone. It has a net residential density of 90 dwellings per hectare which is a much higher density than the town house development densities achieved under the RZ3 policies. Should a higher plot ratio in RZ3, perhaps on larger blocks, be considered by encouraging amalgamation and achieving efficiencies through the reduction of common areas?
- (iii) *Rule 21 - RZ4 zone* (Multi Unit Housing Development Code)– The analysis indicates that only 51% of the required 23.5 hectares of RZ4 land located to the south of Wakefield and MacArthur Avenues has been developed or is in the process of development. Excluding dual occupancy blocks, this decreases to 48%. It has been almost ten years since the introduction of **Rule 21** and only half of the required area has been redeveloped for multi units since the introduction of the policy in 1993. If a similar development pace is to occur in the future it would be another ten to fifteen years before RZ4 policy can be implemented in Lyneham, Dickson and O'Connor.

There are two multi-unit redevelopments in Lyneham with a total of 43 units (Sec 46, Bl 38 and Sec 48, Bl 31). These were developed under the RZ3 policy provisions, not waiting for the staging conditions to be applied to higher density development under the current RZ4 zoning provisions. If this trend continues opportunities for higher density development in these strategically targeted areas may be missed.

The objective of this restriction needs to be re assessed and consideration given to the implications of the removal of this control.

- (iv) **Rule 44 – RZ3 zone** (Inner North Canberra Precinct Code) – Redevelopment is not permitted on Section 47 and Section 63 Blocks 12 – 21. This rule reflects the strategies P4-11 and P4-12 included in the Turner Neighbourhood Plan, ‘no redevelopment ... for seven years following the endorsement of the Neighbourhood Plan by the Minister for Planning’ (2003, p.39). As the end of the time period referred to in the restriction is approaching, it will soon be appropriate to review Rule 44 in the Territory Plan.

Other observations

Pace of redevelopment – In recent years several opportunities have been generated through land releases and policy changes for high and medium density residential development in the City and town centres, along Northbourne Avenue and the release of significant medium density housing in Gungahlin. All of these have provided wider locational options for multi-unit developments with possible slowing impact on the study area. There are some other factors affecting the pace of redevelopment which also play a role in shaping the housing market (demand/supply) discussed above, such as: condition of the existing single dwellings and other surrounding houses; potential returns to the owner and developer and the nature and circumstances and choices of the lessees. Further research using ABS data could provide some insights regarding the demographics and household structure of the undeveloped parts as well as the tenure compared with the redeveloped parts.

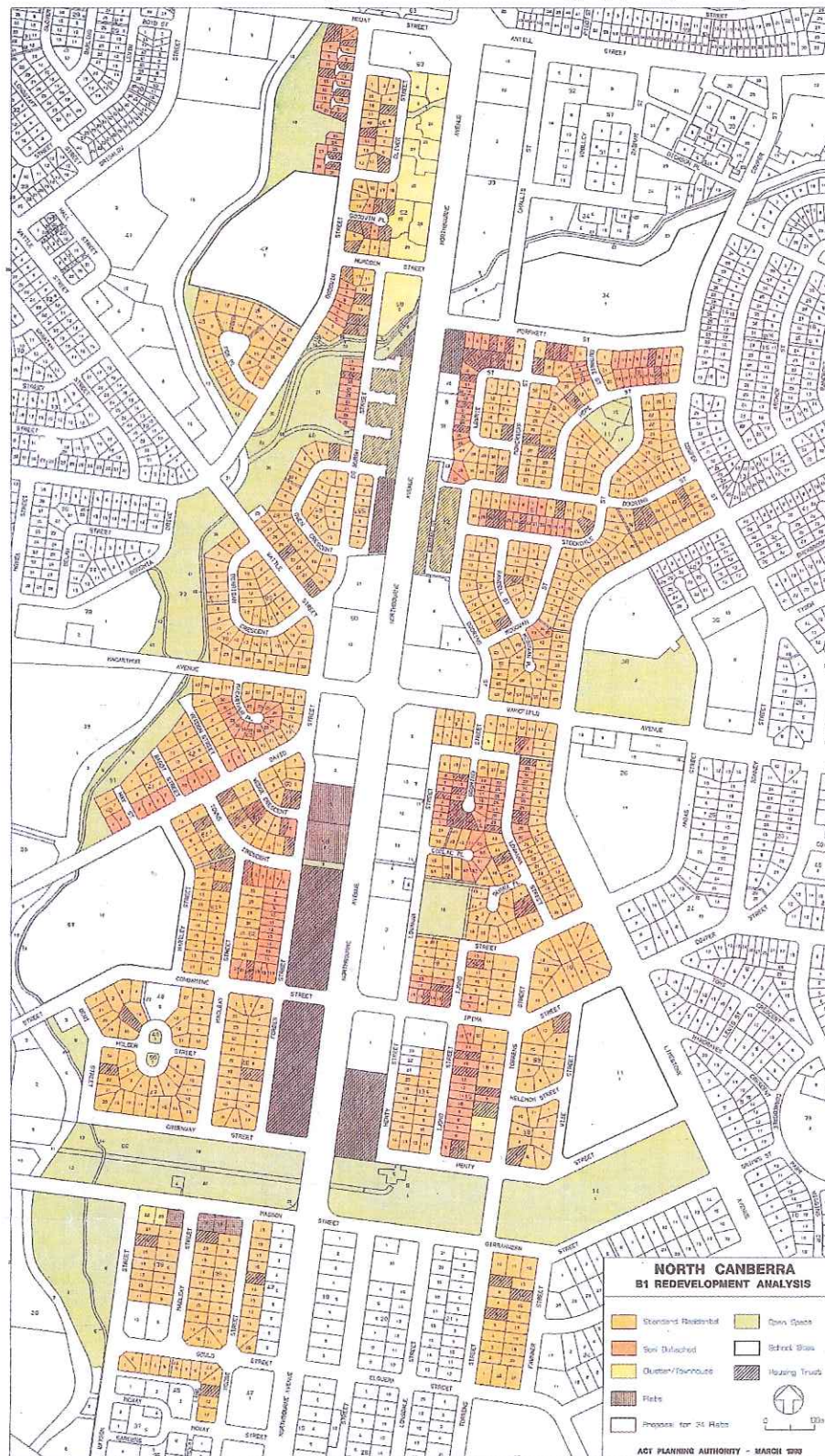
The analysis in this report indicates that 1758 multi-unit dwellings have been developed through redevelopment within the combined RZ4 and RZ3 zones in the study area since 1993. The redevelopment of about 280 single dwellings would translate into an additional 1475 dwellings and constitute 26% of total RZ4 and RZ3 land.

Remaining capacity in the Study Area – There is a total of about 57 hectares of land with 770 single blocks (average block size of 740 m²). If all of this land were to be developed achieving a multi net residential density of 83 dwellings per hectare, there would be 4,731 new multi units replacing 770 single dwellings with a net increase of about 4000 dwellings in the study area. Multi-unit commencements in the ACT were 980 and 1050 over the past two years respectively. The additional capacity is therefore close to four years supply if calculated against the current market share for multi-units.

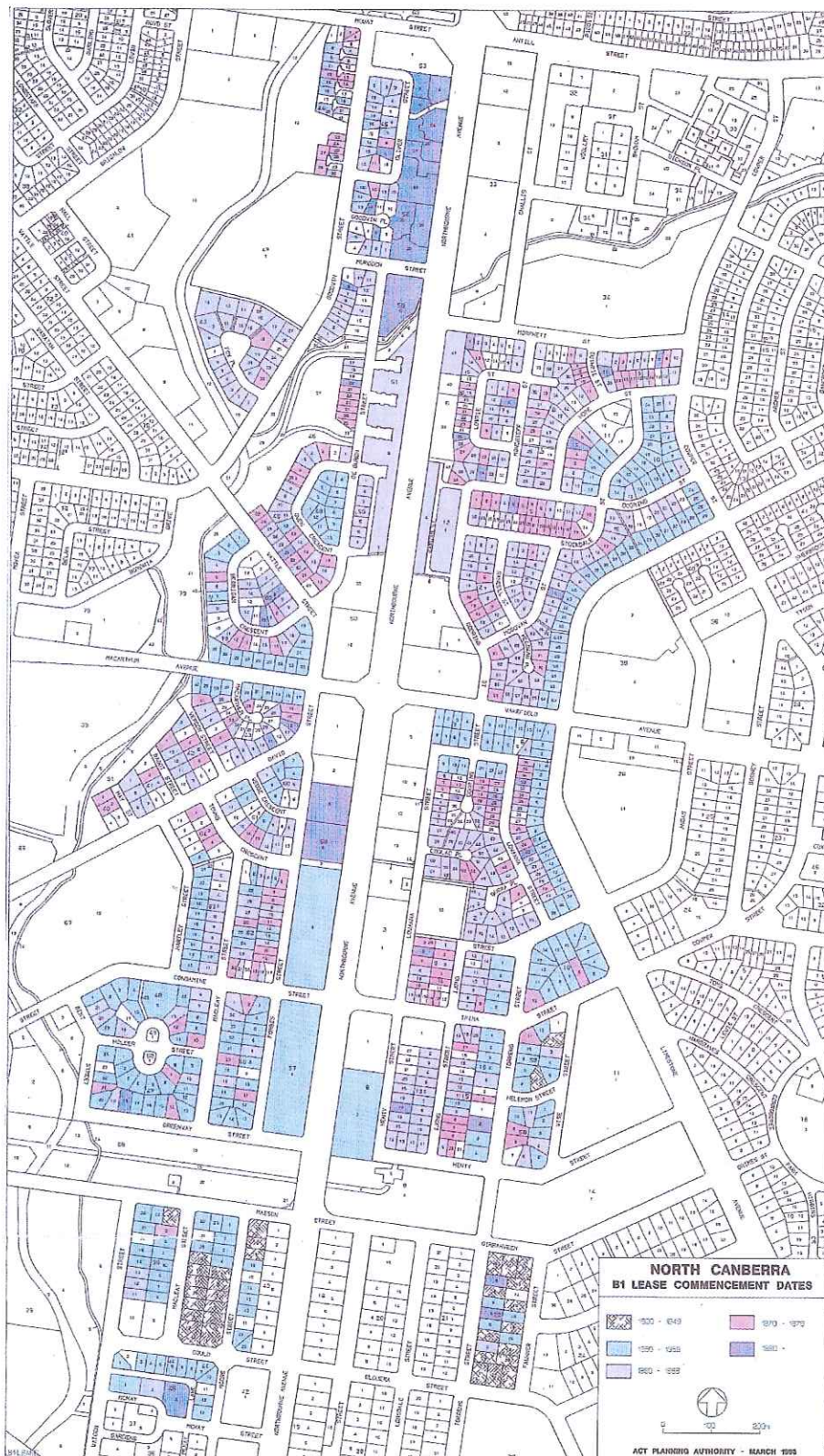
References

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- PALM 2002, 'North Canberra B11-B12-B13 Residential Policy Implementation and Capacity Analysis' Working Paper No.1 – 2002, Planning Policy Section,
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http://www.actpla.act.gov.au/__data/assets/pdf_file/0010/2521/turner-anp.pdf
- ACTPLA 2008, 'Inner North Development Code', Territory Plan, Section 3.4, p. 21'
- ACTPLA 2009, 'Multi Unit Housing Development Code' Territory Plan Section 3.3, p.15'
- ACTPLA 2009, 'Employment Location in Canberra 2006'

APPENDIX – 1 “B1” Study area by dwelling type (1993)



"B1" Study Area by Lease Commencement Date (1993)



APPENDIX 2 – North Canberra B11 – B12 – B13 (2002)

