

Draft variation 306

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



RZ1 Crace

Draft variation 301 (DV 301)

Released for public comment in June 2010



Planning & Development Act 2007

Draft Variation to the Territory Plan Number 301

Estate Development Code:
Replacement of existing
Residential Subdivision Development Code,
incorporating limited provisions
for subdivision in commercial and industrial areas
and minor change to Crime Prevention through
Environmental Design General Code

June 2010

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

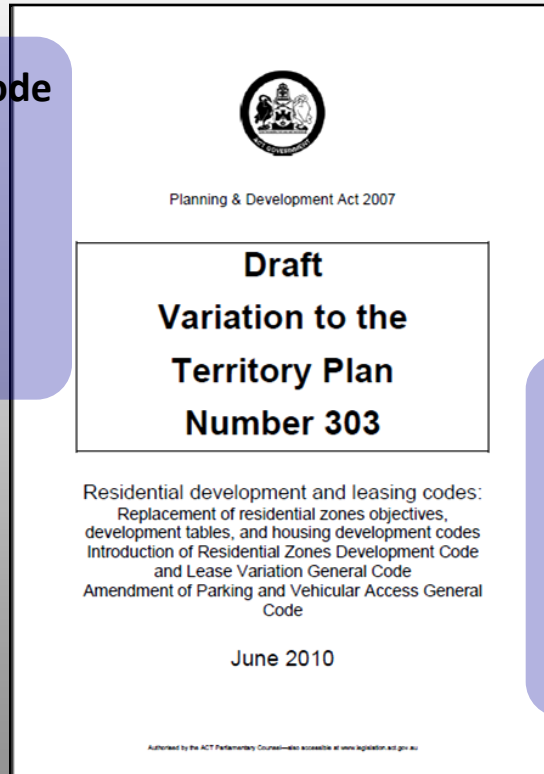
Estate Development Code

Draft variation 303 (DV 303)

Released for public comment in June 2010

Residential Zones Development Code

- Single Dwelling Housing Development Code
- Multi Unit Housing Development Code.



DV 303 also contained:

- Revised residential zone objectives
- Revised development tables
- A new Lease Variation General Code
- New and revised definitions

- Public consultation- June to September 2010

DV 303: 97 submissions

DV 301: 30 submissions



DV 301 and DV 303 were withdrawn on 3 June 2011
upon the release of DV306

Draft variation 306 (DV 306) replaced DV301 and DV303.





RZ2 Downer

DV 306 incorporates:

- Residential Zones Development Code
- Single Dwelling Housing Development Code
- Multi Unit Housing Development Code
- Estate Development Code
- Lease Variation General Code
- revised residential zone objectives
- revised residential zones development tables
- revised definitions



What was carried over from
DV301 and DV303 into DV306?

Almost everything, including:

- Improved **solar orientation** for residential blocks in new estates
- Improved **solar access** to residential blocks by limiting overshadowing
- **Secondary residences** (a second dwelling on a >500m² block)
- Revised residential **zone objectives** and development tables
- A limit on **plot ratio** for multi unit housing in RZ1

Solar block orientation – **key principle**

Under the new rules there is a bias against blocks in new estates with more than one of the following characteristics:

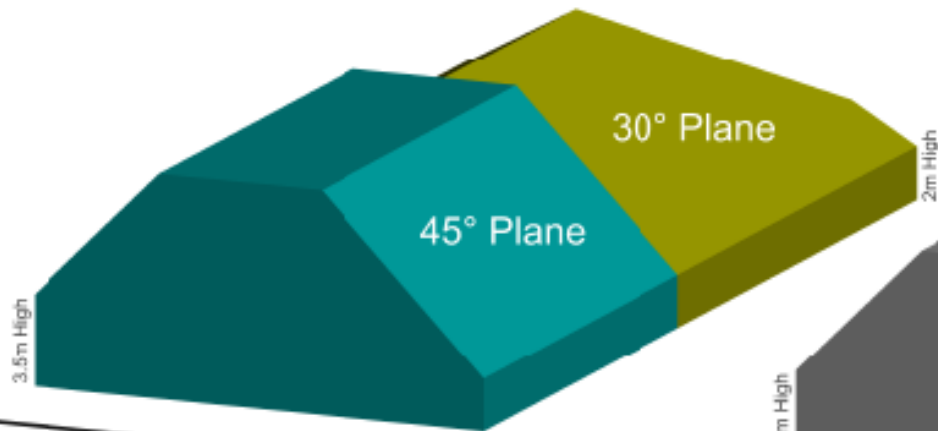
- Narrow
- Oriented at 45 degrees to north/south
- Slope to the south

Block compliance tables – ensuring proper solar orientation

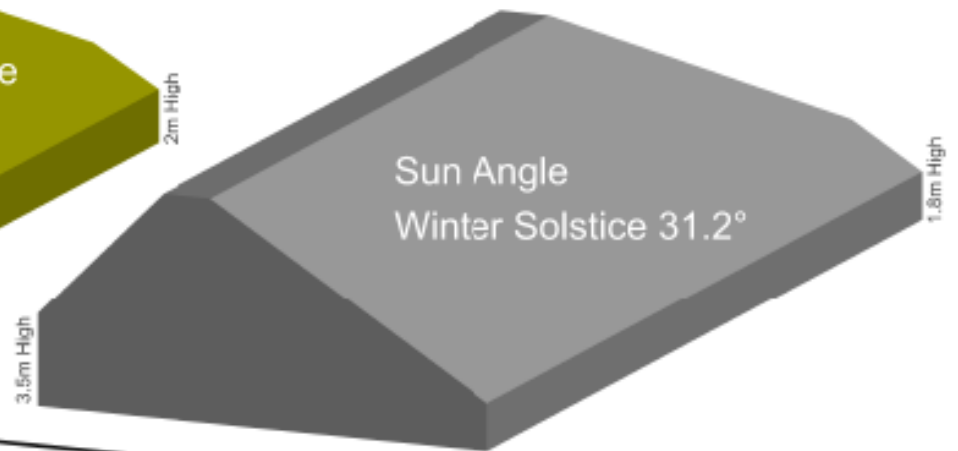
Single Residential Block Compliance Table A2.2 Mid-sized Blocks (>250 - 500m ²) in New Estates Detached Dwelling Block Width ^: 12m - < 14m Minimum Block depth ^^: 26m			Slope (S)						
			Fall to South			Flat	Fall to North		
			> -15%	-15% to < -10%	-10% to < -5%	-5% to < +5%	+5% to < +10%	+10% to < 15%	> +15%
Bearing of Address Street Boundary ^^	Street to North	70° - <90°	✓	✓	✓	✓	✓	✓	✓
		90° - <120°	✓	✓	✓	✓	✓	✓	✓
		120° - <160°	✗	✗	✗	✗	✗	✗	✓
	Street to East	160° - <180°	✗	✗	✗	✗	✓	✓	✓
		180° - <210°	✗	✗	✗	✗	✓	✓	✓
		210° - <250°	✗	✗	✗	✗	✗	✗	✗
	Street to South	250° - <270°	✓	✓	✓	✓	✓	✓	✓
		270° - <300°	✓	✓	✓	✓	✓	✓	✓
		300° - <340°	✗	✗	✗	✗	✗	✗	✓
	Street to West	340° - <360°	✗	✗	✗	✗	✓	✓	✓
		0° - <30°	✗	✗	✗	✗	✓	✓	✓
		30° - <70°	✗	✗	✗	✗	✗	✗	✓

Solar access - key principle

No building will overshadow a neighbouring residential block by more than the shadow cast by a 1.8m fence on the boundary.



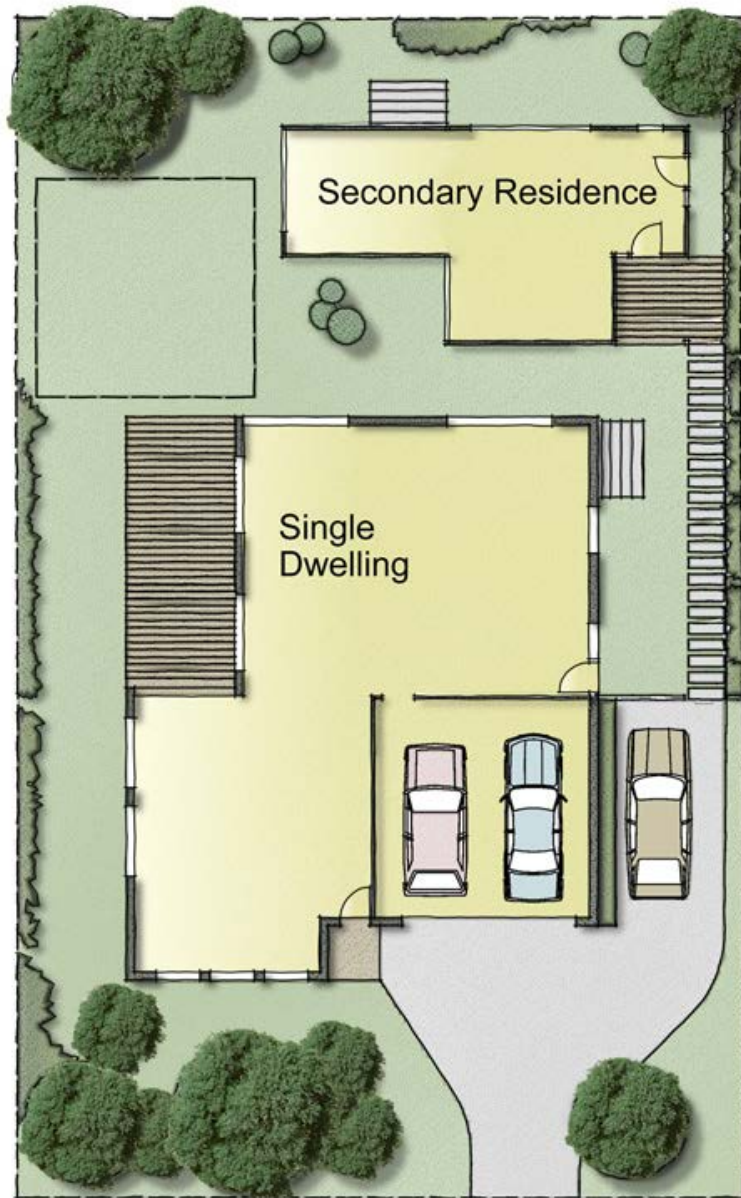
Current building
envelope



DV306 building
envelope with solar
plane

Secondary residences

- Single dwelling
- > 500m²
- 40-75m² floor area
- Total maximum plot ratio 50%
- Must be adaptable
- No restriction on occupants
- Cannot be subdivided





What was new in the exhibited version of DV306?

- 
- New policies affecting multi unit residential **redevelopment in RZ2** suburban core zones
 - New policies for **integrated housing development**
 - A new **dwelling replacement policy**
 - Refinements to **building height limits** in RZ3, RZ4 and RZ5
 - A reformatted estate development code – to more clearly differentiate between planning matters and agency endorsements

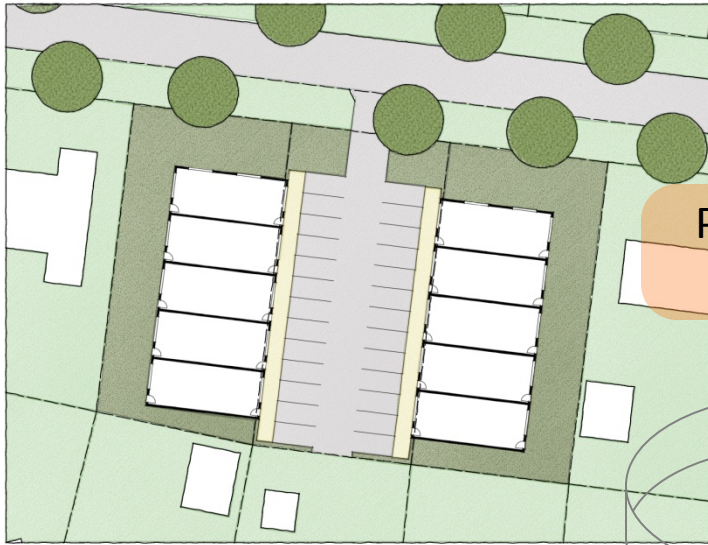


Residential redevelopment in Suburban Core Zone (RZ2)

Key Changes

- Density controls – site area per dwelling
- No building can contain more than four dwellings
- Buildings containing two or more dwellings must be separated from other buildings on the same block by at least 4m.
- Dwellings adjacent to the street must address the street
- Limiting consolidation to blocks with adjoining street frontages
- No more than four car parking spaces can be located together and groups of parking spaces must be separated by at least 4m.

Residential redevelopment in RZ2



Possible layout under **current** rules:
no longer allowed

Possible layout under **new** rules



Residential redevelopment in RZ2

Consolidation can only occur where the resulting block has a continuous street frontage

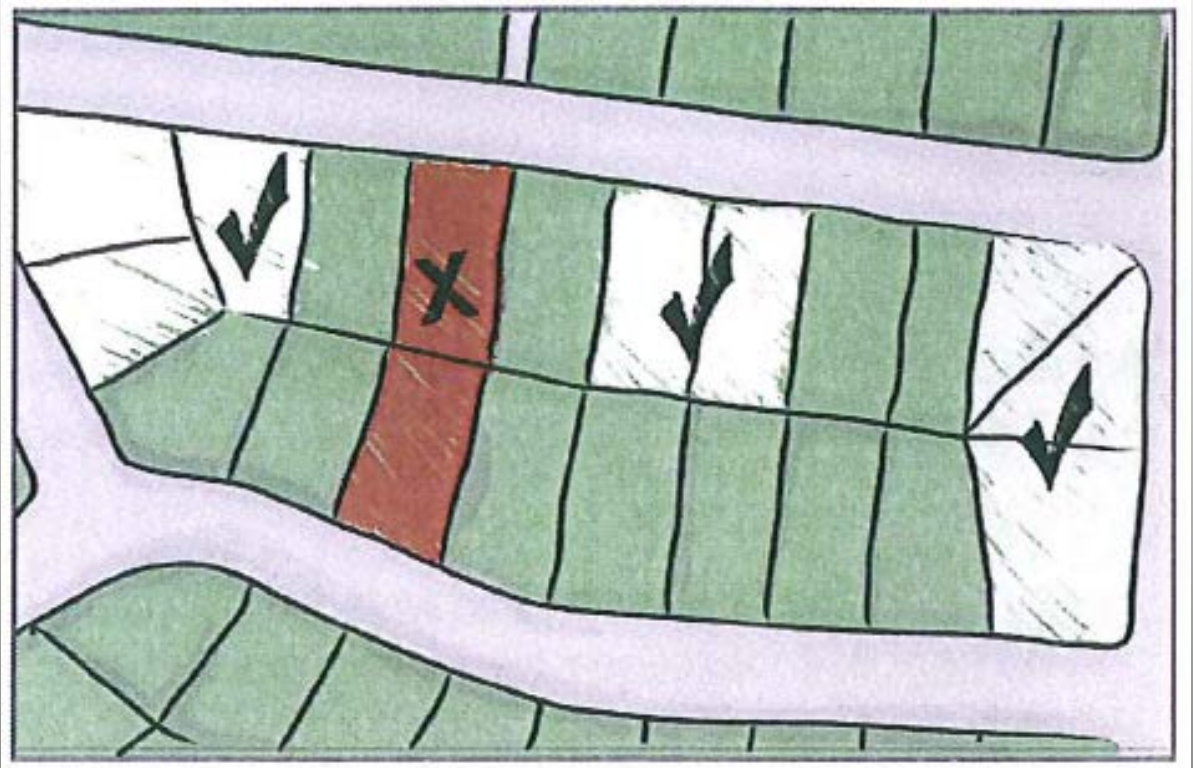


Table A2 – maximum number of dwellings allowable on single dwelling blocks in RZ2.

block size (m ²)	maximum number of dwellings
<700	1*
700 to <1050	2
1050 to <1400	3
1400 to <1750	4
1750 to <2100	5
2100 to <2350	6
over 2350	6 + 1 for every 250m ^{2**} of site area over 2350m ²

* not including a secondary residence

** not less than 250m² is required for every additional dwelling

Table A3 – maximum number of dwellings for supportive or adaptable housing allowable on single dwelling blocks in RZ2.

block size (m ²)	maximum number of dwellings***
<600	1*
600 to <850	2
850 to <1100	3
1100 to <1350	4
over 1350	4 + 1 for every 250m ² of site area over 1350m ^{2**}

* not including a secondary residence

** not less than 250m² is required for every additional dwelling

*** all dwellings must be supportive or adaptable housing.

These provisions were given have **interim effect** from 3 June 2011
(except minimum 700m² for dual occupancy)



Building height – proposed controls

zone	number of storeys		height of building	
	limit in rule	criterion	limit in rule	criterion
RZ1	2	no	8.5m	yes
RZ2	2	no	8.5m	yes
RZ3	2	yes	9.5m	no
RZ4	3	yes	12.5m	no
RZ5*	3#, 4# or 6	yes	21.5m	no

*Precinct codes may specify building height requirements for certain blocks

determined by adjoining land.



Expected outcome of RZ5 (CZ5 Kingston)

Integrated housing development

Currently there are two types of land parcels:

- single dwelling blocks
- multi unit blocks.

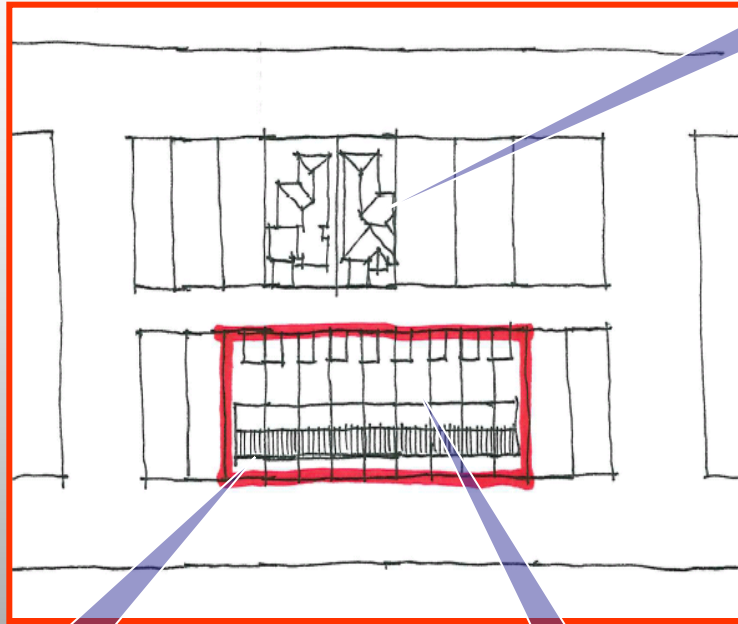
A third category of land parcel is proposed:

- integrated housing development parcel.



RZ1 Casey (Integrated housing)

Integrated housing development



Single
dwelling
block

Integrated housing
development
parcel

Integrated
housing
design



RZ1 Crace (Integrated housing)

• Dwelling replacement policy

- The draft multi unit code contains a new **dwelling replacement policy** for redevelopment in RZ2, RZ3, RZ4 and RZ5.
- A multi unit redevelopment must contain as many three or more bedroom dwellings as the number of blocks consolidated.
- This policy seeks to retain accommodation suitable for families with children in redevelopment areas.

Public consultation on DV306

June to September 2011



ACT
Government
Environment and
Sustainable Development

ACT Planning and
Land Authority

Draft Variation to the Territory Plan 306

Residential development, estate development
and leasing codes:
Replacement of residential zones objectives, development
tables, and housing development codes
Introduction of Residential Zones Development Code and
Lease Variation General Code
Replacement of
Residential Subdivision Development Code with
Estate Development Code.

March 2012

Draft plan variation submitted to the Minister for Planning under section 69 of the Planning
and Development Act 2007

Public consultation on DV306

June to September 2011

76 submissions



Report on public consultation – DV306



ACT Planning &
Land Authority

Planning and Development Act 2007

REPORT ON CONSULTATION DRAFT VARIATION TO THE TERRITORY PLAN 306

Residential development, estate development and leasing codes:

Replacement of residential zones objectives, development
tables and housing development codes
Introduction of Residential Zones Development Code and
Lease Variation General Code
Replacement of Residential Subdivision Development
Code with Estate Development Code

March 2012

This document, which is publicly available, summarises the issues raised in submissions



In response to submissions, what changes were made to the recommended final version of DV306?

Minimum sunlight penetration

- The requirement for dwellings to receive a minimum of 3 hours sunlight between the hours of 9am and 3pm on the winter solstice has been reintroduced.
- This applies to all single and multi unit dwellings with the exemption of apartment developments where at least 70% of units are required to comply.



Sun angles

- The apparent sun angles contained in the relevant tables have been revised in response to submissions. The changes are minor, but more accurately specify the sun angle in Canberra at noon on the winter solstice.



Desired character

- The definition of *desired character* was amended to take account of relevant statements in precinct codes, in addition to zone objectives.
- Current neighbourhood plans often contain such statements. These could be used as a basis for statements of desired character in precinct codes.
- The concept of *Desired character* is used in the draft codes to test departures from rules.



What other changes were made to the recommended final version of DV306?

Block compliance

- A notional “test block” has been defined for the purpose of testing proposed blocks in an estate development plan against the compliance tables.
- This means that, irrespective of its shape and orientation, a proposed block will comply if a complying “test block” of the same type fits entirely within its boundaries.



Formatting and editorial changes

- A number of minor editorial and formatting changes were made, mostly in response to submissions. These are detailed in the explanatory statement accompanying DV306.