



## Refinements to Garden City Provisions of the Territory Plan

This document outlines proposed refinements to the Garden City policy provisions of the Territory Plan. Public comment is sought on these refinements between 17 November 2007 and 14 December 2007.

### Background

The Garden City provisions were introduced into the Territory Plan in August 2003 to maintain Canberra's suburban character and amenity by restricting where redevelopment of single and multiple residential dwellings could occur. The policy created two areas in most suburbs of Canberra – Suburban Areas, in which redevelopment was restricted, and Residential Core Areas (A10 areas) where redevelopment could occur about 200-300m from local shops.

At the time the Garden City provisions were introduced, the Government agreed that the provisions would be evaluated two years after their introduction. The key findings of the evaluation process were included in a Discussion Paper, which was released for public comment between April and May 2007. Issues raised during the public consultation on the discussion paper are responded to in a Consultation Report available on the ACT Planning and Land Authority's website, [www.actpla.act.gov.au](http://www.actpla.act.gov.au).

The issues raised in the public submissions have been taken into account in the final evaluation of the Garden City provisions. The evaluation process has identified that the Garden City provisions are achieving their primary intent to protect the suburbs from residential redevelopment and moderate intensification, by focusing such development into Residential Core Areas. However, the evaluation process also identified key issues in the application of the Garden City provisions including:

- impacts arising from multi-unit developments with narrow street frontages (impacts relate mainly to site design in terms of privacy, overlooking, solar orientation, parking and waste disposal);
- need for clarity as to the scale and form of development intended for Residential Core Areas;
- poor design of vehicular and pedestrian access and internal circulation for multi-unit developments; and
- extent of unusable or unsuitable open space per dwelling in multi-unit developments.



To address these issues and to improve the overall application of the Garden City policy, the Minister for Planning, Andrew Barr, announced in a Statement to the Legislative Assembly that he would be directing the Authority to commence work on refinements to the Garden City provisions. The Minister also stated that when completed, these amendments will be incorporated into the final version of the new Territory Plan that will be presented to the Assembly next year.

### **Relationship with the draft restructured Territory Plan**

This Garden City amendment public consultation process is running in parallel with that being conducted on the draft Restructured Territory Plan. The Territory Plan is being restructured as part of ongoing reforms to the planning system and to ensure operation of the new *Planning and Development Act 2007*. The second round of public consultation on the Plan is occurring from 12 November 2007 to 7 December 2007.

Submissions made in response to the Garden City provision refinements will inform the need for any amendments to the final version of the restructured Territory Plan. In this regard, these proposed amendments will not have interim effect.

### **How to make a submission**

Interested parties may forward written submissions on the Garden City amendments by 4.30pm on Friday 14 December 2007.

- **EMAIL:** [actpla.feedback@act.gov.au](mailto:actpla.feedback@act.gov.au)
- **POST:** Urban Design Team, ACT Planning and Land Authority, GPO Box 1908, Canberra, ACT 2602
- **HAND-DELIVER:** Customer Service Centre, 16 Challis Street, Dickson, ACT.



## Proposed Territory Plan amendments

The Residential Core Areas have now been included in the RZ2 Suburban Core Zone of the new Territory Plan. On this basis, the four proposed amendments listed below relate to the new RZ2 Suburban Core Zone.

### 1. Number of dwellings

Insert a new rule in the Residential Zones – Multi Unit Housing Development Code, Part A(2) RZ2 – Suburban Core Zone, Element 1 - Restrictions on Use

Rules	Criteria
<b>1.1 Number of dwellings per block</b> R1.1.1 On a standard block, the maximum number of dwellings permitted is three, unless the front boundary of the block is greater than 20m wide. Note: In this instance, front boundary does not include a boundary adjacent to a public reserve, public pedestrian way or a public road from which vehicular access is currently not permitted.	This is a mandatory requirement. There is no applicable criterion.

The intent of the proposed amendment is to:

- encourage amalgamation of blocks with narrow frontages for multi-unit development and to promote the development multi-units on blocks that are most suited to such development; and
- minimise impacts and improve design of multi-unit development on blocks with narrow frontages including:
  - access arrangements, waste disposal and internal circulation patterns;
  - protection of privacy for adjoining residences; and
  - ability to design for solar access and orientation.

### 2. Zone Objectives

Amend Objective b) of the RZ2 Suburban Core Zone Objective

from “Ensure development respects and contributes to the neighbourhood and landscape character of residential areas”

to “Ensure that development addresses the street and the existing neighbourhood characteristics in scale, form and site development”.



The intent of the proposed amendment is to ensure the scale and form of development in the RZ2 Suburban Core Zone reflects existing low-density single residential dwellings.

### 3. Function of common areas

Insert in the Residential Zones – Multi Unit Housing Development Code, Part C(1) – Multi Unit Housing, Element 5 – Amenity

Rules	Criteria
<b>5.5 Common areas</b>	
There is no applicable rule.	C5.1.1 Common areas, including driveways, access/internal roads and pedestrian paths, are designed to have clear function, provide equity of access and ensure high levels of residential amenity of all dwellings.

The intent of the proposed amendment is to promote better design of common areas and site access to increase safety and improve on-site circulation with emphasis on clear delineation between vehicular and pedestrian access.

### 4. Private open space

Amend, in part, the Residential Zones – Multi Unit Housing Development Code, Part C(1) – Multi Unit Housing, Element 5 – Amenity

Rules	Criteria
<b>5.3 Open space</b>	
R5.3.3 Private open space is: c) at ground level with direct ground level access from a main daytime living area of the dwelling.	C5.3.3 a) Private open space is capable of enabling an extension of the function of the dwelling for relaxation, dining, entertainment and recreation, with direct ground level access from the dwelling.

The intent of the proposed provision is to ensure that the residents of multi-units in the RZ2 Suburban Core Zone have access to useable private open space that is incorporated into the design of the dwelling and linked to the living spaces of that dwelling.