



Residential redevelopment

Garden City provisions of the Territory Plan

Before reading

Information in this fact sheet was accurate at the time of publication. It is advisable to discuss any inquiry with the ACT Planning and Land Authority's Customer Service Centre on (02) 6207 1923 as requirements may have changed.

The Garden City provisions of the Territory Plan create two distinct residential zones in most suburbs of Canberra:

- RZ1 Suburban Zone, the majority of Canberra's residential suburbs in which redevelopment is restricted; and
- RZ2 Suburban Core Zone, usually within 200-300m of local shops in which moderate levels of redevelopment can occur.

Why the provisions exist

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 can occur.

The Garden City provisions are also consistent with the overarching policy framework of the Canberra Spatial Plan to create a more compact city with a focus on a more sustainable settlement pattern and increased housing choice as well as greater access to local commercial centres, services and facilities.

Since their introduction, several amendments have been made to the extent and area of the provisions as a result of the neighbourhood planning processes. A technical evaluation of the provisions also resulted in refinements in 2008.

The Garden City provisions are now contained within the Residential Codes of the Territory Plan. These are expressed as rules and criteria, providing both quantifiable and qualitative planning controls for development in these areas. The following sections of this Fact Sheet provide a summary of the rules that are applicable in the RZ1 and RZ2 zones. Details of criteria can be found in the relevant Residential Codes of the Territory Plan.

The RZ1 Suburban Zone Rules

In this zone:

- single detached dwelling are permitted up to two storeys in height;
- dual occupancy housing is permitted on existing blocks greater than 800m², however unit-titling or subdivision is not permitted (ie. additional dwellings on a block cannot be separately sold unless it is for supportive housing);
- On a standard block, multi-unit housing, consisting of three dwellings or more, are permitted but must be for supportive housing (housing provided by an organisation for people requiring care);
- dwellings have a maximum height of 8.5m with additional limits on the height of a rear dual occupancy;



- development must be within a building envelope regulating height, bulk and scale of buildings;
- plot ratios and boundary setbacks are specific to single dwellings and dual occupancy; and
- the amount of private open space is a percentage of block area.

Remember to check the relevant Residential Codes of the Territory Plan for details of criteria.

The RZ2 Suburban Core Zone Rules

In this zone:

- development must address the street and the existing neighbourhood characteristics in scale, form and site development;
- single detached dwellings are permitted up to two storeys (attics and basements may also be permitted);
- dual occupancies are allowed on blocks greater than 800m² in area.
- three or more dwellings (or multi-unit housing) are permitted on blocks over 1400m², except where the frontage of the block is less than 20m wide – on these blocks, there is a limit of three dwellings;
- block consolidation is permitted as is unit-titling and subdivision of dwellings;
- there is a maximum building height of 8.5m with additional limits of dual and triple occupancy;
- development must be within a building envelope regulating height, bulk and scale of buildings;
- plot ratios and boundary setbacks are specific to single dwellings, dual occupancy and multi units;
- all dwellings must have direct ground level access from a main daytime living area of the dwelling to private open space; and
- common areas must be designed to have clear function, provide equity of access and ensure high levels of residential amenity.

Remember to check the relevant Residential Codes of the Territory Plan for details of criteria.

Design advice

The ACT Planning and Land Authority's publication *Garden City Values and Principles – Design Consideration for Residential Development in Inner North and South Canberra* provides information about how redevelopment, particularly in the Suburban Core Zone areas of Canberra's older suburbs, can be designed to be complementary to the residential character and amenity of these suburbs. It is available from the ACT Planning and Land Authority's web site.

For more information

For information please view the ACT Planning and Land Authority's website www.actpla.act.gov.au where you can access the Territory Plan that contains provisions relating to Garden City including:

- RZ1 Suburban Zone development table;
- RZ2 Suburban Core Zone development table;
- Residential Zones – Single Dwelling Housing Development Code; or
- Residential Zones – Multi Unit Housing Development Code.

For any additional information, the ACT Planning and Land Authority can be contacted at Dame Pattie Menzies House, 16 Challis Street, Dickson, ACT, or by calling (02) 6207 1923.