



Proposal to modify restrictions in Canberra's inner north: Draft variation 310

A proposal to modify planning restrictions in O'Connor, Lyneham, Dickson and Turner is contained in draft variation 310 to the Territory Plan.

The draft variation responds to the findings of the Legislative Assembly's Standing Committee on Planning, Public Works and Territory and Municipal Services.

In 2009, Minister for Planning, Mr Andrew Barr MLA asked the committee to consider whether current planning policies affecting Canberra's Inner North remain appropriate in light of issues such as climate change and population growth.

In February 2011 the standing committee recommended the removal of the current additional building height and plot ratio restrictions applying to the RZ4 zones north of Macarthur Avenue and Wakefield Avenue.

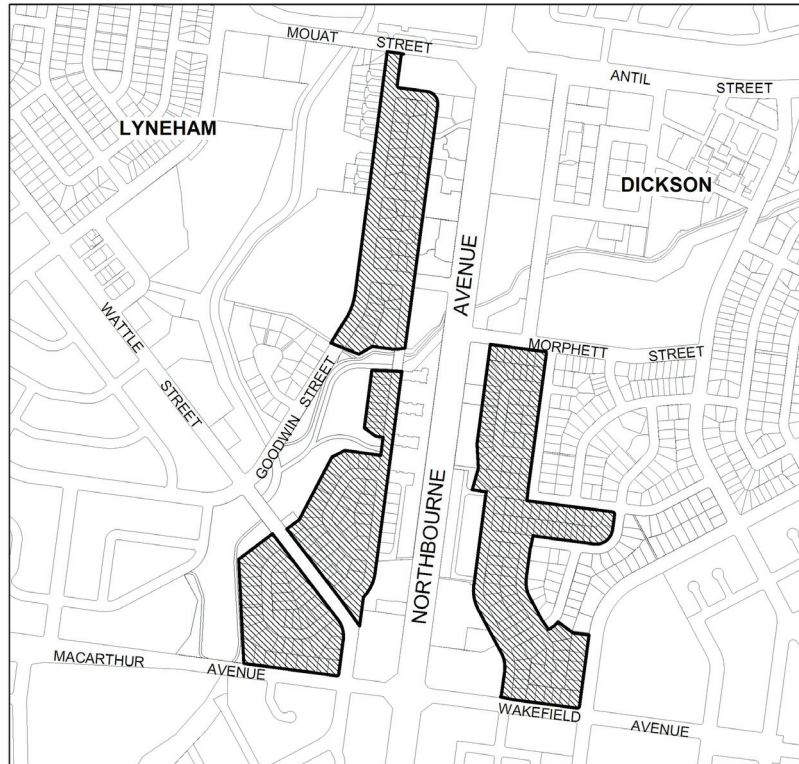
The committee also recommended the lifting of the current prohibition on redevelopment affecting Section 47 and Section 63 Blocks 12-21 in Turner.

The committee report said that by modifying the restrictions housing supply will increase close to the Dickson shops and Northbourne Avenue which should assist in reducing car use.

Draft variation 310 proposes to lift the current additional restrictions, which limit building heights to two storeys and plot ratios to 65% applying to the RZ4 zones north of Wakefield and Macarthur Avenues (see Map 1 over page). These restrictions were originally intended to focus redevelopment in RZ4 zones closer to Canberra City. This means buildings in these areas could be up to 3 storeys and have a plot ratio of 80%, the same as other RZ4 zones. DV 310 also removes prohibitions applying to redevelopment in Turner section 47 and part section 63 (see Map 2 over page).

Draft variation 310 is available for public comment until **COB Tuesday 21 June 2011**.

Map 1, RZ4 North of Macarthur Ave



Map 2, RZ3 Turner (Section 47 and part Section 63)

