

Land (Planning and Environment) Act – Draft Section Master Plans 2002*

Notifiable instrument NI2002—309

made under the

Land (Planning and Environment) Act 1991, s37 (1) (Executive policy direction)

In accordance with Section 37(1) of the *Land (Planning and Environment) Act 1991*, the Planning and Land Management Group of the Urban Services is making available for public comment a number of draft Section Master Plans which have been prepared for the suburbs of Turner, O'Connor, Lyneham and Braddon.

Section Master Plans provide section specific planning and design guidance supplementary to the controls contained in the Territory Plan for the B11 and B12 area specific (Urban Housing) policies and the Urban Housing Code at Appendix III.3 of the Plan. The scope and preparation of Section Master Plans is also affected by draft Variation Number 200 to the Territory Plan, which was released for comment in May 2002.

The draft Section Master Plans now being made available for comment include those for:

Turner Sections 46, 47, 48, 62 and an amended Section Master Plan for
Section 63.

O'Connor Sections 40, 42, 43, 79 and 80.

Lyneham Sections 43, 44, 45, 48, 49, 52 and 55.

Braddon Sections 1, 2, 4, 5, 6 and 9.

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Copies of the draft Section Master Plans are available at:

- **Planning and Land Management, Dame Pattie Menzies House, 16 Challis Street, Dickson; and**

- on our website:

www.palm.act.gov.au/planning_and_development/neighbourhood_plans/index.htm

Have your say on the future of these suburbs by commenting on the draft Section Master Plans by **close of business 4 November 2002**. Comments can be submitted by:

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Or Hand Delivering to:

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Ground Floor South

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10 October 2002

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Turner Section Master Plan

Sections 46, 47, 48, 62 and 63 (Amended)

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1. Introduction

1.1 Purpose

The Territory Plan requires that multi-unit development consisting of more than two dwellings be in accordance with an approved Section Master Plan.

Section Master Plans provide section specific planning and design guidance supplementary to the controls contained in the Territory Plan for the B11 and B12 area specific (Urban Housing) policies and the Urban Housing Code at Appendix III.3 of the Plan.

Master plans for Turner Sections 38, 39, 44, 60, 61, 63 and 64 have been completed. (It should be noted that Section 63 has been subject to amendment as set out in this document in Part D: Control Plans).

Combined and simplified Turner master plans for Sections 46, 47, 48, 62 and 63 (as amended) are the subjects of this document.

1.2 The Scope of Section Master Plans

The Section Master Plans:

- explain and illustrate how Territory Plan policies will be applied in the sections identified that are subject to B11 and B12 area specific policies;
- set out design objectives and principles for the identified B11 and B12 areas in the neighbourhood that,
- document and demonstrate the relationship to the community's value statement as contained in the Turner Neighbourhood Plan (relevant precincts);

- identify elements of existing urban fabric, streetscape or landscape which warrant protection or consideration including specific character of the sections and surrounding streets and impacts on parking;
- contain specific master plan requirements and control plans for identified sections indicating the preferred pattern of any redevelopment in terms the form of resubdivision, arrangements for vehicular access and parking, landscaping and building siting and development staging.

In addition Section Master Plans may identify off-site works that proponents may be required to undertake or contribute to as part of obtaining development approval.

1.3 Revised Format

The format of Section Master Plans has been simplified from those approved before, and including February 2000. The document now:

- 1 identifies the Purpose, Scope, Location and relationship of this document to Neighbourhood Planning;
- 2 sets out the existing policy framework, the rationale and the urban design aims for these areas;
- 3 develops these aims into specific principles and development controls;
- 4 contains specific control plans for each section; and
- 5 explains the statutory basis and legislative background to the Section Master Plan.

1.4 Location

The sections covered by this document are located north of Haig Park, east of the Sullivans Creek Open Space Corridor and west of Northbourne Avenue. Sections 46 and 62 (residential areas B11) are 200m from Northbourne Avenue and Sections 47, 48 and 63 (residential areas B12) are within 500m of Northbourne Avenue.

Section 46, 62 and 63 are rectilinear sections, typical of inner Canberra suburbs, that are orientated east-west parallel to Northbourne Avenue. Section 48 and 47 are regular sections orientated north

south but for internal garden islands in Holder street establishing a distinctive radial internal block layout.

Buildings within the four sections are predominantly detached single dwelling residential houses. The exceptions are:

- A multi-unit residential site containing 38 units;
- three dual occupancy developments; and
- duplex units: two-storey semi-detached houses (duplexes) on Forbes Street, single storey duplexes exist on the northern and southern most blocks of Section 62.

Turner Context

1.5 Relationship to Turner Neighbourhood Plan

The Turner Neighbourhood Plan has been developed in collaboration with those who live, work, learn, play and invest in the neighbourhood. The Neighbourhood Plan describes the character of Turner, identifies the different precincts and establishes a 'vision'. This vision is based on the fulfilment of three inter-related goals:

- **Setting**

Turner's distinctive setting and Garden City Qualities provide a strong link with the past

- **Livability**

Turner as a livable, sustainable neighbourhood adjacent the city centre

- **Community Spirit**

Turner has a strong community spirit

The adopted Turner Neighbourhood Plan will be the Community's Value Statement as identified in the Territory Plan.

The plan also contains objectives, principles and recommendations that set out how to achieve the vision at both the 'neighbourhood wide' and local 'precinct' level.

Neighbourhood planning will be ongoing and the recommendations and actions contained in the Plans themselves will be reviewed and revised in response to plans and works completed, partnerships developed and to account for other changes in their context.

Section Master Plans are components of the Neighbourhood Plan and are contained in Part 6 – Additional Resources of the Neighbourhood Plan.

The Turner Neighbourhood Plan identifies the area north east of Haig Park, covered by the B11 and B12 area specific policies, as a distinct precinct. The Section Master Plan for the sections in this precinct, 46, 47, 48, 62 and 63 has been prepared in the context of the neighbourhood planning process and addresses particular issues of concern with regard to urban redevelopment.

1.6 Response to Neighbourhood Concerns

The issue of urban redevelopment and the type and form of urban housing is highly significant to the Turner Neighbourhood. The layout and character of Turner have been influenced by Garden City design principles and it is important that redevelopment of B11 and B12 areas respond to the Garden city philosophy. This is especially in regard to the siting of buildings on blocks, the address to the street and landscape.

More specifically, the neighbourhood's key concerns included the:

- reduction of opportunities for substantial tree planting;
- loss of existent substantial trees;
- reduced privacy and sun access along the sides of blocks;
- long, uninterrupted and unbroken building frontages produced by redevelopments, and
- visual impact of the increased car access and storage within redevelopments.

The Section Master Plan responds to these concerns by requiring:

- setbacks on new developments to respond to adjacent development;
- identification of visually important trees on leased land;
- articulation of the front building line to prevent continuous 'walls of development';
- rear setback and rear block site coverage limits to accommodate deep root rear garden planting and ensure privacy;
- building envelope limits to allow solar access and privacy to neighbouring dwellings.

2. Planning Context

2.1 Policy Framework

Inner North Urban Housing Areas

The Inner North Urban Housing Areas are located along the Northbourne Avenue corridor. They are referred to as B11 and B12 areas within the Residential Land Use Policy in the Territory Plan.

The intent of these policies is to create a variety of housing opportunities that benefit from being in the immediate proximity to a key transport corridor and to the commercial areas of Civic and Dickson. This is considered important to improving the overall sustainability of the neighbourhood and Canberra.

Providing a wider range of housing types, close to services and where people can walk, cycle or use public transport to easily access those services, will encourage greater diversity in the community. Residential development that fulfils the needs and expectations of families, older and younger people, can afford members of the established community, whose needs or aspirations may have changed the opportunity to remain in the area. Similarly new residents will be attracted to housing and opportunities that suit their specific needs and lifestyle.

Planning Controls

The controls in part B1 – Residential Land Use Policies of The Territory Plan include building heights and plot ratios for B11 and B12. These are

B11	12.0m building height and a maximum of 3 storeys with a plot ratio of 0.80
B12	8.5m building height and a maximum of 2 storeys with a plot ratio of 0.65

It should be noted, that to control the staging of development in the B11 areas, for those sections north of Wakefield and Macarthur Avenue.....

*.....buildings shall be 2 storeys and the maximum plot ratio shall be 0.65, until
23.5 hectares of residential blocks in the B11 areas south of Macarthur and*

Wakefield Avenues have been developed for multi-unit housing, including dual occupancy.

Subject to restrictions, other permitted land uses in the B11 areas include *Business agency, Office, Restaurant, Shops*. These have been included so as to add to the level of amenity and vibrancy of these areas.

High Quality Sustainable Design

In July 2001 Planning and Land Management (PALM) introduced new measures and processes in the assessment of development applications that are intended.....

.....to ensure that as Canberra develops its unique character is preserved and enhanced. At the same time, a small step will have been taken towards making our city sustainable.

A significant aim of the new process is that proponents consult with PALM, the community and neighbours at an initial, conceptual stage of the design process. These preliminary discussions help to identify all the relevant concerns and for them to be addressed as the design work is progressed.

More specifically applicants in the B11 and B12 areas can be required to:

- undertake a site analysis;
- submit development and landscape design concept plans;
- present and discuss the proposal with the neighbours and local community;
- submit the work to the Design Review Panel; and
- prepare a Design Response Report.

Throughout this work, applicants must address the Quality Design Indicators and Residential Sustainability Index identified by PALM in *Designing for High Quality and Sustainability, June 2001*.

However, as part of achieving *High Quality Sustainable Design*, proponents will also need to demonstrate how proposed developments accord with, and respond to, the approved Neighbourhood Plan and the controls and principles outlined in this Section Master Plan.

Effect of the Garden City Variation

In May 2002 PALM released The Garden City Variation. This draft Variation proposes policies that aim to:

- protect the residential amenity and character of Canberra;
- direct residential redevelopment to strategic locations;
- promote sustainability; and
- encourage housing choice.

The draft Variation would introduce several new provisions and controls aimed at ameliorating and managing the impacts of residential redevelopment on the overall amenity and landscape character of Canberra. Chief among these, is defining 'Suburban Areas', in which multi unit and triple occupancy redevelopment and unit titling for dual occupancies are not permitted.

The draft Variation will also make key changes in regard to Section Master Plans, namely:

- replacing the current provisions of the B11 and B12 Area Specific Policies which require multi-unit development to be in accordance with an approved Section Master Plan, with a provision that Section Master Plans *may be prepared from time to time and that they have no effect to the extent of any inconsistency with the Territory Plan*;
- removing any provision *in the Urban Housing code that enables a Section Master Plan to specify less onerous standards than the Code itself*;

However, there are other changes proposed to the residential codes in regard to Building Envelope Controls, to which this Section Master Plan responds.

Building Envelope Controls

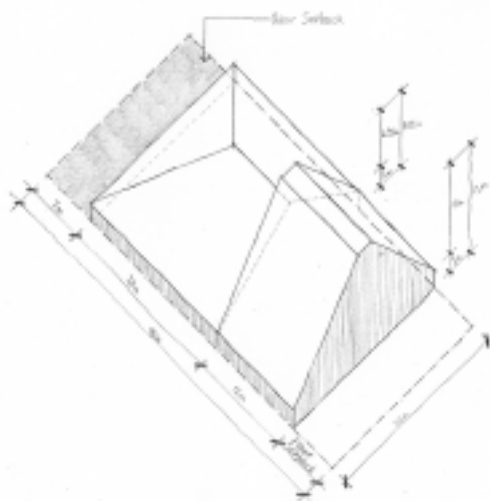
The draft variation introduces a common set of building envelope controls for residential redevelopment to ensure the residential amenity of adjacent lessees is protected regardless of location.

Developments in the B11 and B12 urban housing areas must account for building envelope requirements. The requirement creates a maximum notional building envelope over the site that limits

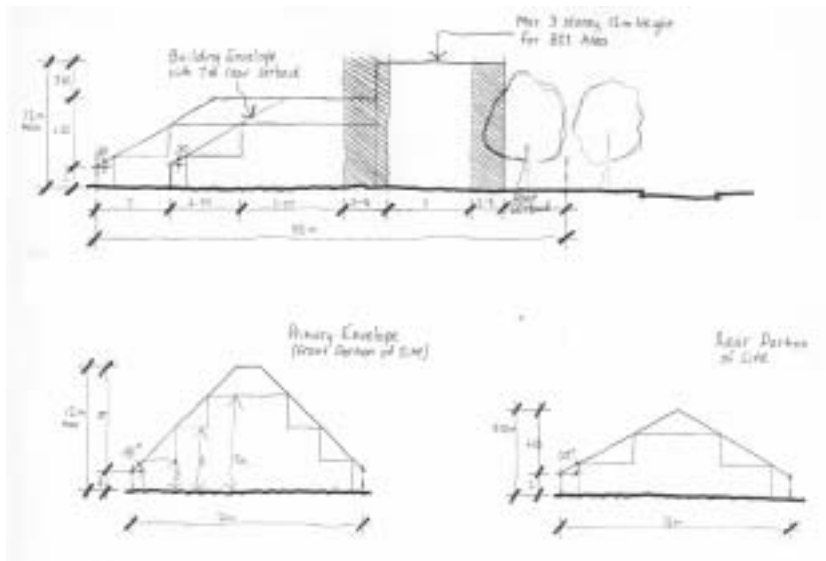
the setback height in respect to side and rear boundaries ie. setbacks are progressively increased as height of walls increase.

Section Master Plan requirements do allow 100% site coverage in the primary building envelope, that is, building to side boundaries. This can only be achieved however, with the agreement of neighbouring lessees and an integrated plan. Where such an integrated development is not agreed or amalgamation has not taken place the building envelope requirements must be accounted for.

As an example of the effect of building envelope requirements it is unlikely that in B11 areas three storeys can be developed to the rear of the primary building envelope on a typical single block. Block amalgamation to form a site at least 30-35m wide can achieve this. The 30° envelope requirements to the rear of blocks produce a setback of 12.13m for three storey built form from both side setbacks and if it is assumed a minimum width of 6-9m is required for a building the minimum block width necessary is 30-35m.



Building Envelope Requirements



2.2 Urban Design Issues

Garden City Character

Open Space

The Inner Canberra suburbs are generally well endowed with urban open space in addition to the hill and ridge reserves enclosing the inner north. Urban open spaces are valued for their contribution to the garden city character of Canberra, as well as being activity areas, planted buffer areas and as corridors supporting wildlife.

An average of 70 m² of urban open space exists per person in north Canberra. Some areas of urban open space in the Inner North are under utilised as recreation space due to poor access and/or safety. Urban housing adjoining urban open space should enhance the use and character of the open space by achieving a more appropriate balance between human access, activity and wildlife. More importantly, locating urban housing in proximity to open space will provide greater overlooking and passive surveillance.

Streets

Wide tree lined streets are major elements of the public realm that contribute to image, identity and character of residential areas in Central Canberra. The qualities of the streets can be attributed to:

- Formal geometry
- Spatial continuity
- Boldness and simplicity

The established elements and components that make up the typical old Canberra street are to be protected and maintained. Where opportunities exist to replace lost elements or supplement existing elements or patterns, these shall be taken.

Culs-de-sac

Culs-de-sac are common in the urban housing areas. Many have an established urban character due to the duplex housing on smaller, narrower blocks. Where such culs-de-sac exist in B11 areas it may

be desirable to limit redevelopment to two storey, with a corresponding reduction in plot ratio, in order to maintain the character of these particular streets.

Public Fronts, Private Rear Yards

The clear definition of public fronts and private rear yards is significant to retaining continuity in the existing streetscape. To achieve this continuity, consideration must be given, not just to the building frontage but also side fences, gates, garages, and landscape features.

Encouraging building toward the front portion of blocks establishes a positive garden city form. This allows for space at the rear of blocks to retain or introduce large canopy trees. In turn this adds to the privacy of blocks and creates a treed backdrop to development.

Sustainability

Optimising residential land use development

Future development of individual sections in the urban housing areas is based on a concept of developing the perimeter of sections or building primarily to the front portion of blocks.

Walter Burley Griffin recognised the efficiency and advantages of perimeter development when conceiving the subdivision pattern of residential areas and is particularly evident in the 1911 plan.

'The desirability of rectangular blocks and parallel-set buildings, in the interest of economy of construction and restfulness and simplicity in architectural treatment, ...a system of rectangular blocks is preferable ...'

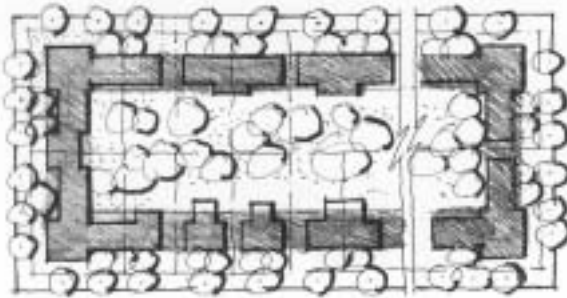
Walter Burley Griffin, Report Explanatory of the Preliminary General Plan, 1913

Similarly the Federal Capital Advisory Committee recognised that development would be progressive and due to economic conditions the aims of the first phase of development would be;

utilitarian development and economy.... leaving to future decades – perhaps generations – the evolution of the national city....'

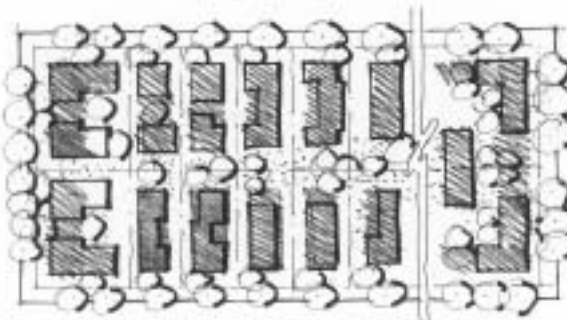
Lining the perimeter of sections and blocks to accommodate increased densities in the urban housing areas has a number of advantages with regard to maintaining the garden city characteristics of the established areas. It maximises the creation of open space and encourages the establishment of positive relationships between private and public realms.

Further, perimeter development allows for increased density to be achieved through low to medium height buildings and for incremental development to occur with the least impact on the established development.



Lining the Perimeter

- Maximises street and rear garden address
- Minimises privacy impacts between adjacent sites
- Optimises possibilities for private and communal open spaces to the rear of blocks that can accommodate soft landscape and large tree planting
- Accommodates a greater diversity of dwelling types
- Enables a variety of treatments to the interior



Building Along the Site

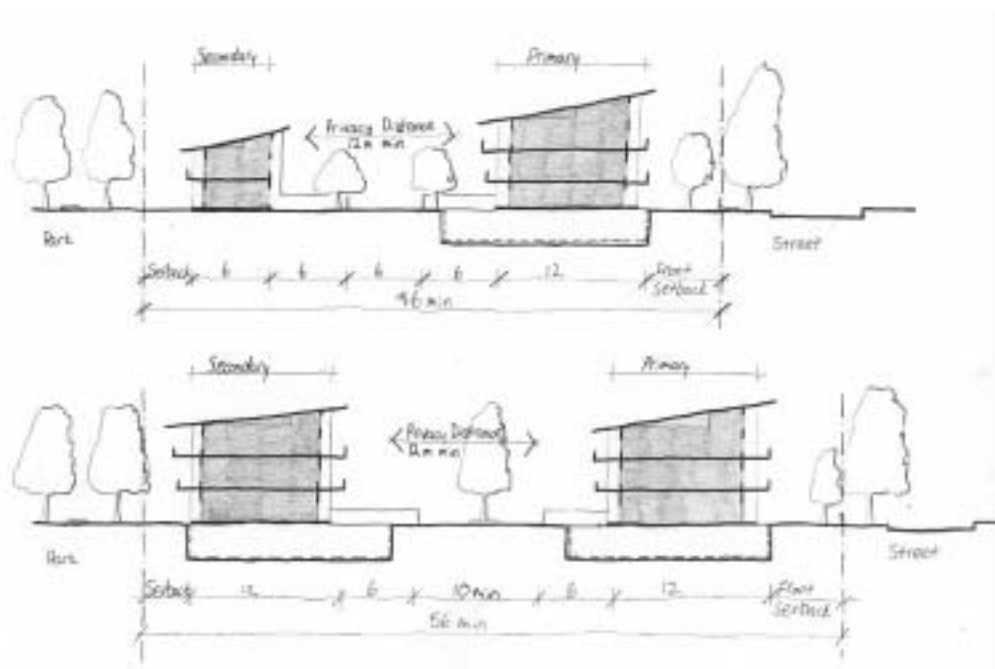
- Privacy impacts to side and rear of site
- Narrow street address
- Entrances to dwellings from side boundary
- Narrow long building footprint inhibits large rear open space
- Poor planting potential to centre of section

Optimisation of residential development can also be achieved where blocks face a street and have a rear boundary to a park or open space. In these circumstances developing a dual frontage will achieve a beneficial outcome both to the street and to the surveillance of the open space.



Dual Frontage Design

- Maximises building address to both the street and public space
- Provides overlooking and casual surveillance of open space
- Utilises an amenable prospect into open space from within developments
- Promotes increased use of open spaces
- Encourages walking and cycling opportunities for residents within developments



Building Design

Orientation

Buildings should be designed for passive solar gain, without compromising the perimeter development concept. The orientation of most sections within the Northbourne Avenue corridor is east-west and this creates ambiguity between building design in regard to maximising solar access and street frontage.

Building Depth and Width

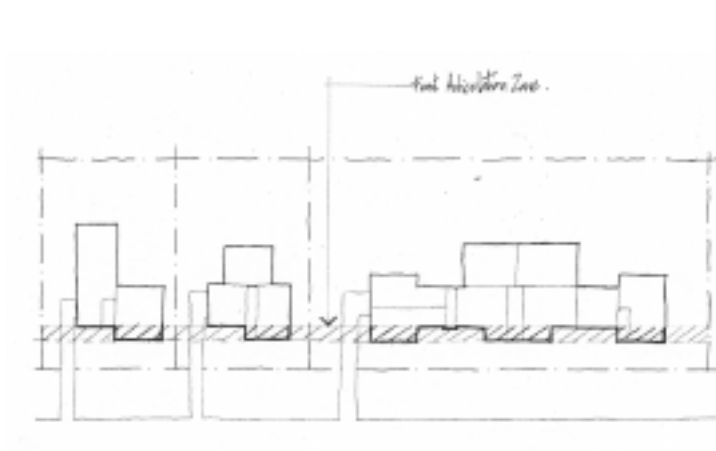
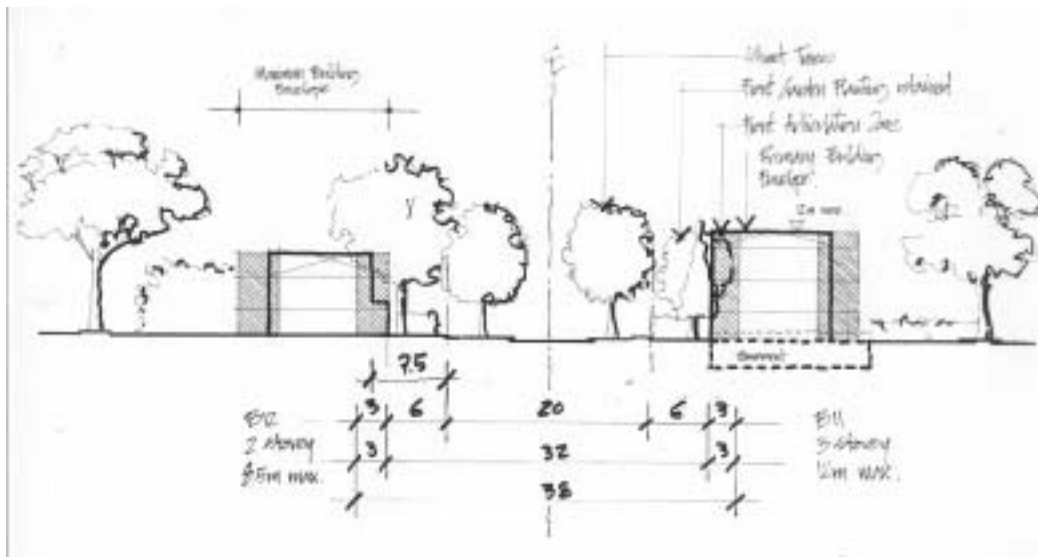
Building depth has a critical impact on the need for artificial lighting and ventilation. The optimum depth of double aspect buildings to allow naturally lit and ventilated spaces is 9-13m. This depth takes account of flexible plan arrangements for house or apartment dwelling types. Single aspect dwellings

must be designed to allow daylit rooms and include innovative natural ventilation methods. Building width has an impact on the flexibility of use and the ability to organise space relationships.

Articulation

The primary building envelope is based on a depth of 12m. In order to avoid the appearance of a continuous wall of development in the street, articulation zones supplementary to the primary building envelope are included in the master plan requirements.

The articulation zones require modelling of faces of buildings in response to architectural design, local character, access, environmental conditions, and landscape features. As a guide the articulation of the front face of a building must exceed 40% of the articulation zone area of a building at every storey level. A maximum building depth of 18m allows articulation and modulation of the front and rear faces of primary buildings.



Articulation Zones

- Prevent continuous walls of development
- Allow architectural detailing to faces of buildings
- Provide visual interest to developments
- Create a variety of spaces in both outside and indoor areas
- Provide opportunities to retain or establish mature trees at the front of the block
- Allow opportunities for solar access into dwellings

Building Address

Buildings with an address frontage to the street are considered beneficial to promoting street security, streetscape character, address and activity. Residential buildings do have a public front that should contribute life and activity to the street. Situations where the main entrance to residential buildings is from the rear or sides of blocks reduces the significance of streets and are out of character.

Transport

Access to public transport is fundamental to the design intentions for the urban housing areas. A philosophy of encouraging more sustainable modes of travel (walking, cycling and public transport) and discouraging car use, means that parking levels are to be kept as low as possible in urban housing areas.

Orderly Redevelopment

Generally, the Section Master Plans allow any block in a section to be redeveloped at any time. A number of exceptions to this exist that aim to achieve orderly redevelopment over time.

Corner Sites

Corner sites are visually prominent. The importance of corner blocks in consolidating the urban form in urban housing areas is recognised by requiring corner buildings to have substantial returns on both faces, allowing additional uses, and requiring maximum height and minimum setback at corners. In order to achieve positive development of corner sites block amalgamations or integrated developments are often required.

Integrated Plans / Block Amalgamations

In order to achieve orderly development and to prevent residual single block sites being created, a requirement exists to include these single sites in any amalgamation. Alternatively they be developed at the same time as part of an integrated plan. An integrated plan will show how the layout will connect and relate to the planned and committed development on the adjacent site(s).

Integrated developments are also necessary where there are:

- shared walls separate existing dwellings eg. duplexes;
- narrow sites (less than 16m width); and
- corner sites are too small to provide satisfactory open space.

Urban Design Aims

In response to the current policy framework, the urban design issues, and with reference to the Goals and Objectives identified in the Neighbourhood Plan, the following aims have been defined.

To:

1. Conserve the garden city character of the area;
2. Optimise residential land use adjacent to the Northbourne Avenue corridor, the Sullivans Creek open space corridor and the commercial centre of Civic;
3. Retain and enhance a healthy and attractive residential environment for existing and new residents to the area;
4. Create a safer, more secure environment;
5. Promote non car based movement;
6. Promote streets and open space as places for people; and
7. Ensure the orderly redevelopment of blocks within sections.

3. Urban Design Principles and Controls

The following urban design principles and controls have been formulated to achieve the aims. The controls are specific to the Section Master Plan and also come from the Urban Housing Code and Residential Land Use Policies of the Territory Plan.

1. Maintaining the garden city character of the area

This Section Master Plan will achieve this aim through the following:

Principles

- Development is to respond to the topography of the site
- Maintain grassed nature strips and protect, replace and supplement street trees
- Protect visually important trees that contribute to the canopy cover of the area on leased blocks
- Allow sufficient space for existing and future tree planting at the front of blocks and to the rear of development blocks
- Model building faces to add variation to building alignment
- Maximise permeable surfaces

Controls

Section Master Plan Requirements

Visually Important Trees

Retention or otherwise of visually important trees as identified on the Control Plan, will be determined at the HQSD pre-application stage

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Articulation Zone

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Urban Housing Code

Element 1 Streetscape and Landscape

Provide attractive streetscapes including appropriate street tree planting

Element 4 Site Planning

Site planning that responds to the environment

Element 5 Street Setbacks

Street setback controls for resident amenity and attractive streetscape

Element 6 Building Envelope and Siting Controls

Building envelopes for sloping sites (as varied by the Garden City Variation)

Element 10 Communal Open Space and Landscaping

Communal open space and landscaping to create a pleasant, safe and attractive environment and streetscape

Tree Protection (Interim Scheme) Act 2001

2. Optimise residential land use adjacent to Northbourne Avenue and areas of urban open space

This Section Master Plan will achieve this aim through the following:

Principles

- Allow increased density development in the vicinity of Northbourne Avenue
- Encourage a variety of residential dwellings in the sections and individual developments and improve choice for smaller households, aged and families
- Take advantage of frontages and prospects into public parks and open spaces and increase the active use of existing public open spaces in close proximity to the sections
- Consolidate the urban composition by developing corner sites to maximum height and minimum set back requirements
- Provide private open space as part of urban dwellings that is useable, compliments the desired urban characteristics of the area as well as the garden city character
- Building height reflects proximity to Northbourne Avenue
- Dual occupancy developments must conform with the concept of building primarily to the front portion of blocks

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily on front portion of blocks.

Variety of Dwelling Sizes

Redevelopment sites greater than 3000m² shall provide a variety of dwelling sizes within the development. 1, 2 and 3 bedroom dwellings are required.

Dwellings of 3 bedrooms or more shall have direct access to ground floor open space.

Building Height and Setback to Corners

Building height controls shall be treated as minimum on specified corner sites.

Setback controls shall be treated as maximum on specified corner sites.

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Dual Occupancy Development

No additional dwelling is permitted in B11 and B12 areas where the additional dwelling is located to the rear of the block behind the original dwelling or where the additional dwelling is located to the rear of a new dwelling

Territory Plan Residential Land Use Policies

Plot Ratio Controls

Plot ratio controls for B11 and B12 areas

Height Controls

Building height controls for B11 and B12 areas

Urban Housing Code

Element 6 Building Envelope and Siting

Building height controls

Element 9 Private Open Space

Provision of private open space to meet user requirements and residential amenity

Element 11 Security

Designing for casual surveillance and overlooking

3. Create and maintain a healthy residential environment for incoming and existing residents

This Section Master Plan will achieve this aim through the following:

Principles

- Safeguard privacy and maximise and maintain light and sun access to dwellings
- Buildings shall primarily be sited across the frontage of the site (not down the length of the site) to optimise street address and physical and visual access to the rear garden, while maximising privacy distances and allowing rear garden planting opportunities
- Restrict plan depths to allow good sun and daylight penetration as well as opportunities for natural ventilation
- Require side and rear setbacks of new developments to account for existing residential amenity of neighbours

Controls

Section Master Plan Requirements

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character
Building height to maintain compatible scale

Element 6 Building Envelope and Siting
Building envelope requirements (as varied by the Garden City Variation)

Element 12 Design for Reduced Resource and Energy Consumption
Design to reduce resource and energy consumption including heating, cooling and air movement

4. Create a safer and more secure and attractive environment

The Section Master Plan will achieve this aim through the following:

Principles

- Provide overlooking opportunities within developments ensuring passive surveillance of public and communal areas
- Ensure clear definition between private and public space
- Require building face articulation zones supplementary to the primary building envelope

Controls

Section Master Plan Requirement

Articulation Zone

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Attractive developments that are compatible with surrounds

Element 5 Street Setbacks

Contributing to the safety of public areas.

Element 11 Security

Designing for casual surveillance and overlooking

Providing a clear definition of ownership of spaces

5. Promote non-car based movement

The Section Master Plan will achieve this aim through the following:

Principles

- Restrict parking provision
- Maintain street parking restrictions in the area to discourage commuter parking

Controls

Section Master Plan Requirement

Parking

Parking provision rates in the ACT Parking and Vehicular Access Guidelines shall be treated as maximum for all dwellings in Urban Housing areas. Restrict visitor parking and allow visitor parking on street where capacity allows.

Urban Housing Code

Element 8 On-site Carparking and Access

Carparking is provided according to projected need

Roads ACT to administer

6. Promote streets and open spaces as places for people

The Section Master Plan will achieve this aim through the following:

Principles

- Face the street
- Line the perimeter of sections
- Parking facilities are to be designed to reduce visual impact
- Limited on-street parking within a well designed environment is encouraged

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily to front portion of blocks

On Street Parking

On street parking is limited to visitor parking requirements accounting for progressive capacity, suitable short stay parking controls and necessary safety guidelines

Urban Housing Code

Element 4 Site Planning

Dwellings sited to face streets and public open spaces

Element 8 On-site Carparking and Access

Restricts at-grade parking within the front setback (in the front garden)

Element 13 Dwelling Entry and Interior

Dwelling entries to be clearly visible from the street

7. Ensure the orderly redevelopment of blocks within sections

The Section Master Plan will achieve this aim through the following:

Principles

- Ensure development sites can accommodate urban housing based on perimeter block development
- Ensure compatibility of scale between new and existing developments
- Ensure existing single storey dwellings on single blocks are not isolated by adjacent redevelopment and site amalgamations in B11 areas

Controls

Section Master Plan Requirement

Minimum Block Amalgamation or Integrated Development

Block amalgamations or agreed consolidations of blocks are required where existing block configurations do not allow effective redevelopment.

Primary Building Envelope

Section Master Plan controls allow 100% site coverage in the primary envelope ie, building to side boundaries. This can only be achieved with the agreement of neighbouring lessees and an integrated plan.

Amenity of Single Storey Dwellings

Where a redevelopment in a B11 area is proposed adjacent (on one side boundary) to an existing single storey dwelling that has an existing or approved redevelopment on the other side, the proposed redevelopment will not be permitted unless the single dwelling site is included in the amalgamation or is developed at the same time as part of an integrated plan.

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Regulates height differences between development on adjacent blocks moderating the impact of new developments by stepping down in height towards neighbours

Element 6 Building Envelope and Siting

Increases side and rear setbacks as wall heights increase to minimise overshadowing

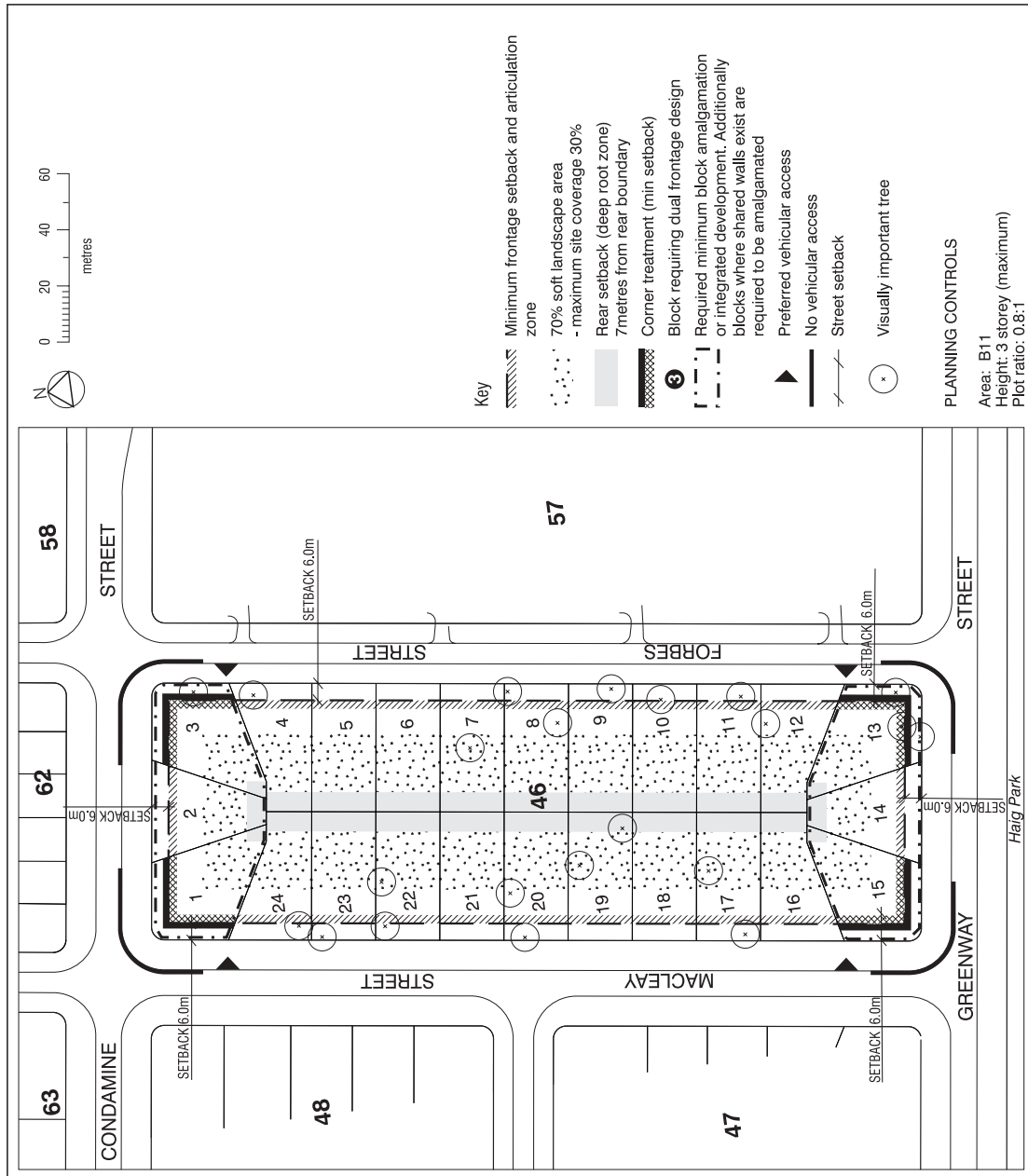
GLOSSARY

The following is a glossary of Section Master Plan terms including requirements under the section master plan.

TERM	DEFINITION
Articulation Zone	Area in which additions or subtractions to the primary building envelope of a building must occur. Articulation Zones allow architectural elements and façade detailing to be incorporated into the building face as well as allow some variation in building alignment. The zones also allow buildings to respond to existing landscape features.
Block Amalgamation	Means amalgamating two or more blocks into a single block.
Deep Root Planting Zone	Refers to an area of the block that is not to be built within. It reserves an area of the block for deep soil planting, vegetation and is water permeable.
Dual Frontage Development	Development that address two frontages, generally, a frontage to two streets on both front and rear boundaries or a boundary to street and to open space. The building development may be separate or unified.
Dual Occupancy Development	Development of an additional dwelling of similar scale on a block formerly occupied by one single detached dwelling. Dual occupancy development in this context may refer to building an additional dwelling in the rear portion of existing blocks retaining the original detached dwelling, or demolishing the existing house and replacing with two new dwellings on the block.
Dual Occupancy Housing	Means the use of land that was originally used or leased for the purpose of single dwelling housing for two dwellings.
Integrated Development	Means lodging concurrent development applications for neighbouring blocks where the sites are planned in an integrated manner with the consent of the affected lessees.
Maximum Building Site Coverage	The maximum site coverage of a building in the rear block area (behind the <i>primary building envelope</i>) expressed as a percentage of building footprint area to rear block area (including any nominated rear setback).
Primary Building Envelope	A three dimensional shape within which the primary or main building must be contained. It defines the limits for the siting including setbacks and height of building.
Rear Setback	Means the minimum horizontal distance between the rear boundary of a site and the external wall of a building.
Section	Means an area of land comprising of a logical grouping of individual blocks identified as a Section pursuant to the Districts Act 1966.
Section Master Plan	Means a plan of a section and surrounds indicating a development context for individual development proposals and providing guidance on how sites in the section may logically be developed.
Setback	The minimum horizontal distance between a building wall or the outside face of a balcony, deck or supporting posts of a carport or verandah roof and the relevant block boundary
Street Trees	Street trees are trees that are located in nature strips and are the responsibility of Canberra Urban Parks and Places.
Visually Important Trees	Visually important trees are trees that are deemed to contribute to landscape character of an area due to the size, species and form. Retention of these trees is to be determined at pre-application stage and, where appropriate, under the <i>Tree Protection (Interim Scheme) Act 2001</i> . The health and location of trees should be considered.

4. Control Plans

4.1 Section 46



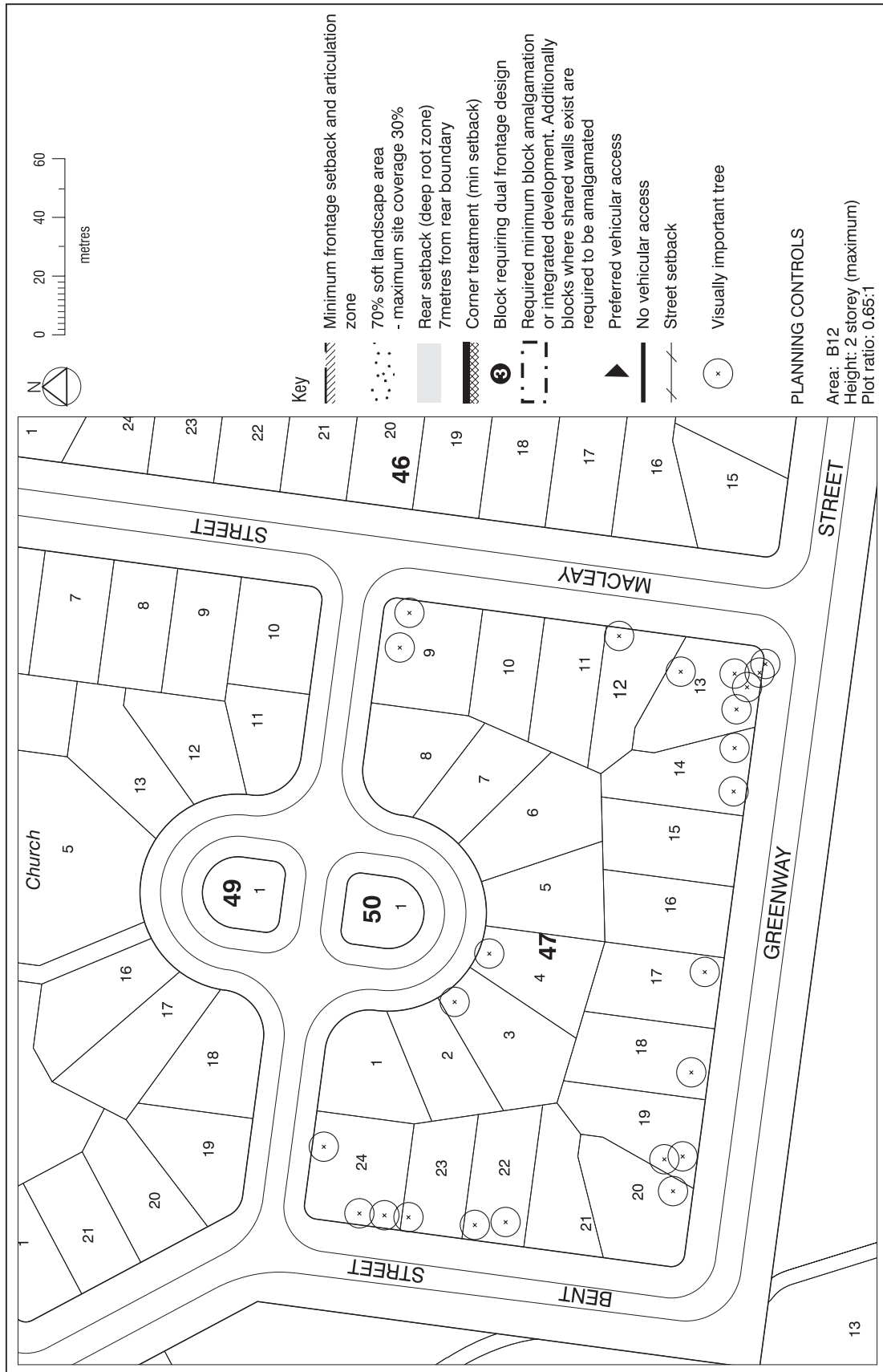
4.2 Section 47

The Government accepted recommendation 2 contained in Report 75 of the Standing Committee on Planning and Urban Services that the Section Master Plan prepared for Section 47 as part of the Turner Neighbourhood Plan show *no redevelopment* for this section. This will remain until the master plan is reviewed in seven years. The B12 area specific policy remains appropriate for the section.

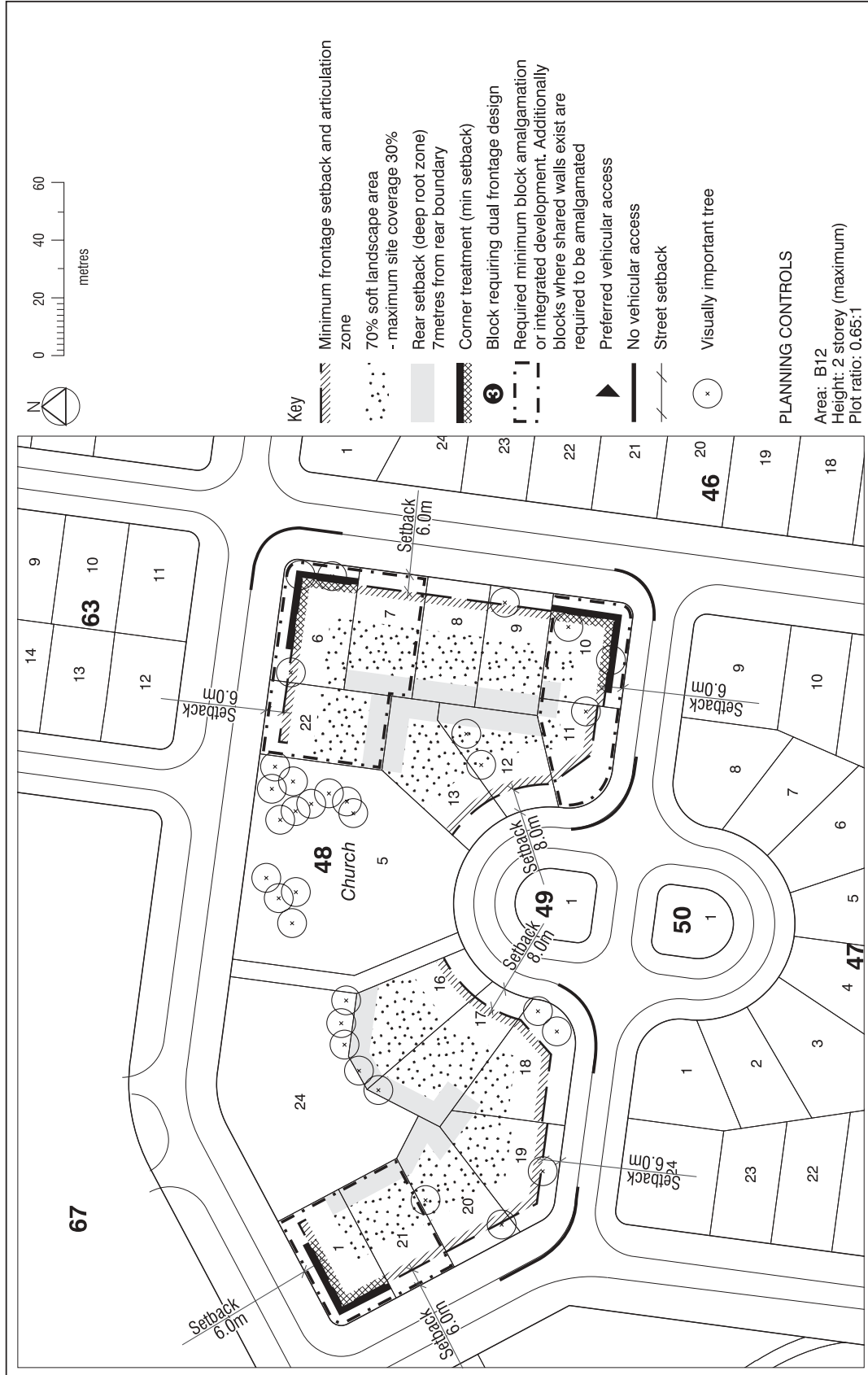
The no redevelopment definition refers to residential development that involves:

- a) substantial or total demolition of an existing dwelling on land previously used for residential purposes and replacement with one or more new dwellings;
- b) establishment of one or more new dwellings on land previously used for residential purposes in addition to an existing dwelling; or
- c) substantial alterations to an existing dwelling that would result in a significant change to the scale and/ or character of the dwelling.

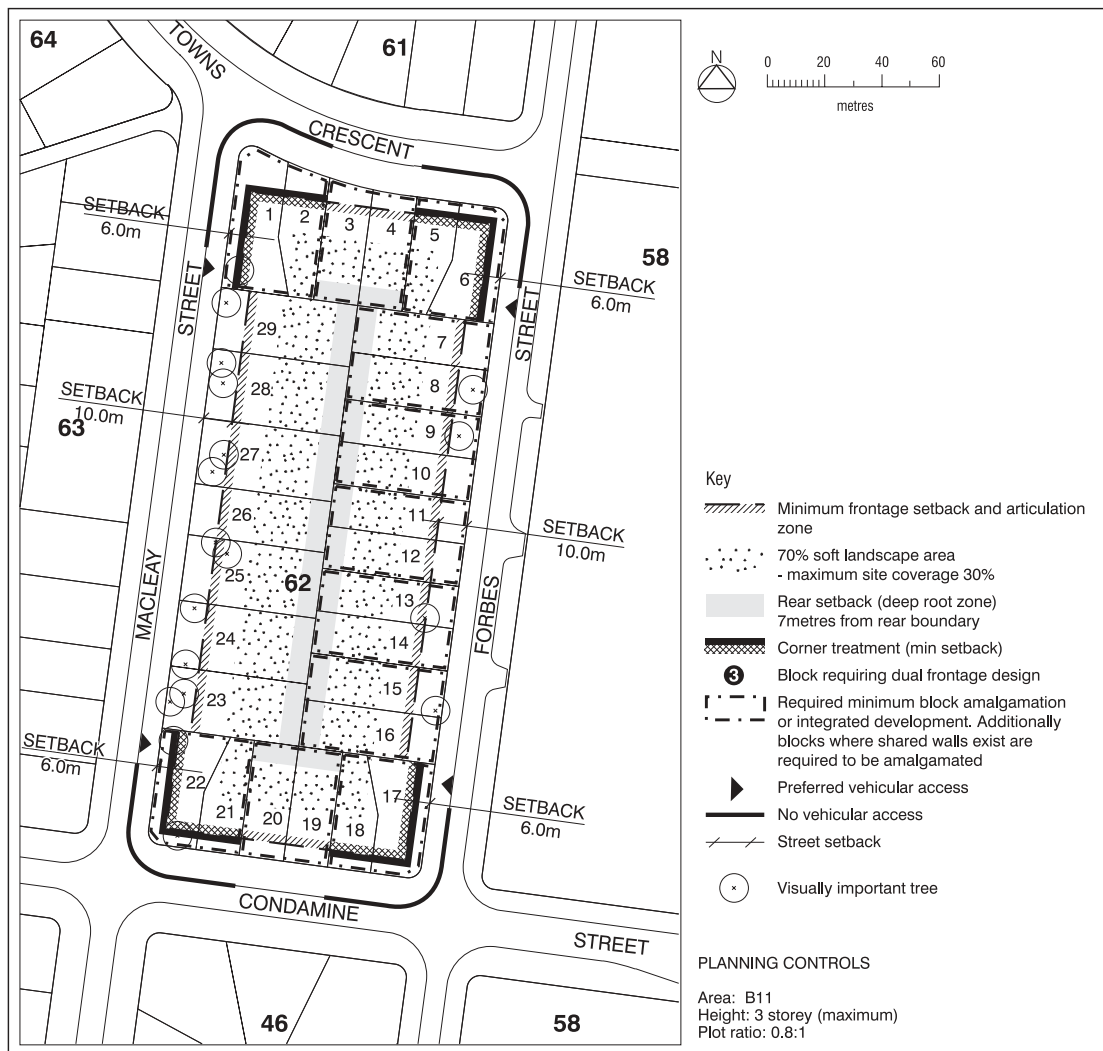
The control plan for Section 47 is included. No Section Master Plan requirements are included on the plan on the basis of the *no redevelopment* recommendation.



4.3 Section 48



Section 62



4.4 Section 63 (Amended)

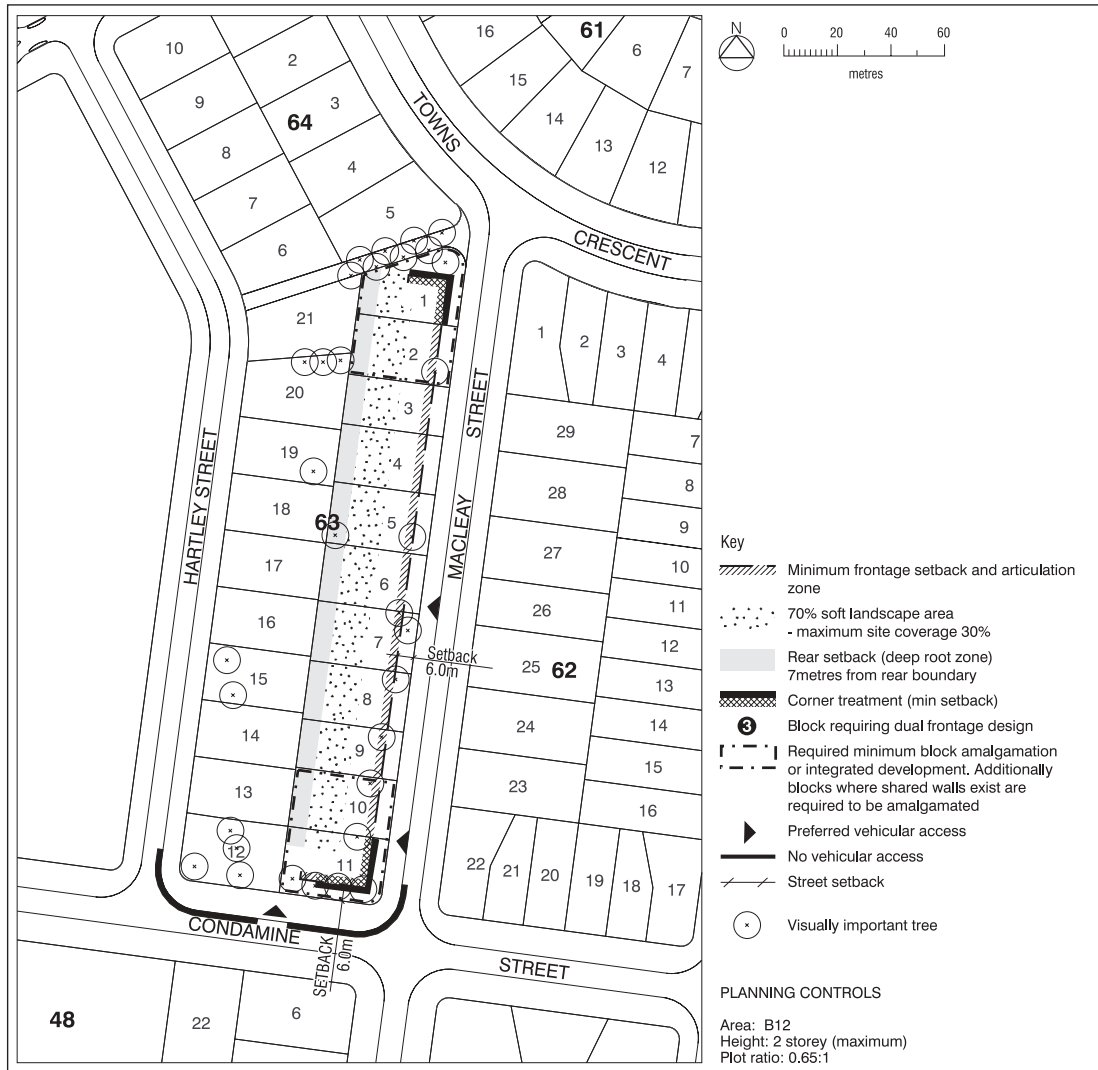
In response to concerns and comments with regard to the approved Section Master Plan for Turner Section 63 the Control Plan has been amended and updated. The amendments reflect specific concerns raised by the residents association. The updated control plan also reflects changes in the format of Section Master Plans produced in the context of Neighbourhood Plans and recent changes to residential codes and Master Plan procedures (contained in the Garden City Variation).

The approved Section Master Plan included known lessee information and the control plan responded to that information. This information is no longer required, however, respecting the intention of residents fronting Hartley Street expressed in responses to PALM for the development of the original Section Master Plan a *no redevelopment* definition has been applied to blocks 12-21. This definition will apply until the master plan is reviewed in seven years.

The *no redevelopment* definition refers to residential development that involves:

- a) substantial or total demolition of an existing dwelling on land previously used for residential purposes and replacement with one or more new dwellings;
- b) establishment of one or more new dwellings on land previously used for residential purposes in addition to an existing dwelling; or
- c) substantial alterations to an existing dwelling that would result in a significant change to the scale and/ or character of the dwelling.

The no redevelopment of blocks fronting Hartley Street is indicated by showing no Section Master Plan requirements in Blocks 12-21 on the following Control Plan.



5. Statutory Basis for Section Master Plans

5.1 Statutory Basis

The Territory Plan specifies, in relation to the B11 and B12 Urban Housing Areas, that multi-unit redevelopment consisting of more than two dwellings shall be in accordance with an approved Section Master Plan. Therefore a Section Master Plan is required before an application for multi-unit redevelopment (other than for dual occupancies) can be approved in the areas.

In any case, Under Section 8 of the *Land (Planning and Environment) Act 1991* (the Act) the Territory, the Executive, a Minister or a Territory authority shall not do any act or approve the doing of any act that is inconsistent with the Territory Plan.

5.2 Background

The Standing Committee on Planning and Environment, of the ACT Legislative Assembly recommended in November 1997 that Section Master Plans should be prepared for B11 and B12 Areas of north Canberra in consultation with the community.

As part of Variation to the Territory Plan No.109 April 1999 introducing the B11 and B12 residential land use policies and the Urban Housing Code the requirement for Section Master Plans was established. The procedure for the drafting, notification and approval of master plans was established in Practice Direction 6/98. This practice direction was superseded by Practice Direction 3/00.

The Garden City Variation May 2002 proposes changes to Part A3 of the Plan by inserting procedures for the preparation and approval of Master Plans and also includes changes to Part B1. The part B1 changes allow Section Master Plans to be prepared from time to time at the discretion of the Authority. Currently, and until the Variation is approved, the Territory Plan provision requiring multi-unit development to accord with a Section Master Plan remains a requirement.

The Garden City Variation also requires that Section Master Plans must be consistent with the Territory Plan including the Urban Housing Code. Section Master Plans may be reviewed at any time in the future, however, any amendment resulting from a review will be subject to the consultation, notice and approval process as required by Territory Plan Part A3 – Plan Administration Policies, Section 7 Master Plans (as varied in the Garden City Variation).

5.3 Effect

In considering a proposal for multi-unit redevelopment for more than two dwellings in the B11 and B12 Areas, PALM will assess the development against the relevant approved Section Master Plan for the area (as provided for by Section 2.2, Part A3 of the Territory Plan).

In assessing dual occupancy proposals, any existing approved Section Master Plan for that area will be treated as a matter for consideration under Part 1.1 (i) of Appendix I of the Territory Plan.

5.4 Notification

Draft Section Master Plans are publicly notified and comments on the drafts are taken into consideration before any approval of the Section Master Plan is granted.

Notification will take the form of a notice published in the legislation register and in a daily newspaper, and as far as practicable give written notice by post to lessees of the place to which the draft Master Plan relates and of adjoining places, stating that:

- a) copies of the draft Section Master Plan are available during a specified period of not less than 21 days at specified places; and
- b) persons are invited to submit written comments about the draft Master Plan to the Authority at a specified address and within a period of less than 21 days.

5.5 Specified Off-Site Improvement

Proponents may be required to contribute and/or undertake relevant off-site works as part of obtaining development approvals in the sections including the following:

- street light upgrade;
- footpath renewal;
- installation of parking control devices with the approval and agreement of relevant authority;
- street tree replacement where gaps exist or proposals for new trees where opportunities exist or become available as a result of redevelopment;
- removal of obsolete driveway pavements;
- removal of inappropriate verge treatments; and

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- service and supply infrastructure capacity confirmation and necessary upgrades/changes to be undertaken including re-routing visually intrusive infrastructure.

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O'Connor Section Master Plan

Sections 40, 42, 43, 79 and 80

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Introduction

Purpose

The Territory Plan requires that multi-unit development consisting of more than two dwellings be in accordance with an approved Section Master Plan.

Section Master Plans provide section specific planning and design guidance supplementary to the controls contained in the Territory Plan for the B11 and B12 area specific (Urban Housing) policies and the Urban Housing Code at Appendix III.3 of the Plan.

Master plans for O'Connor Sections 41 and 86 have been completed.

Combined and simplified O'Connor master plans for Sections 40, 42, 43, 79 and 80 are the subjects of this document.

The Scope of Section Master Plans

The Section Master Plans:

- explain and illustrate how Territory Plan policies will be applied in the sections identified that are subject to B11 and B12 area specific policies;
- set out design objectives and principles for the identified B11 and B12 areas in the neighbourhood that,
- document and demonstrate the relationship to the community's value statement as contained in the O'Connor Neighbourhood Plan;
- identify elements of existing urban fabric, streetscape or landscape which warrant protection or consideration including specific character of the sections and surrounding streets and impacts on parking;

- contain specific master plan requirements and control plans for identified sections indicating the preferred pattern of any redevelopment in terms the form of resubdivision, arrangements for vehicular access and parking, landscaping and building siting and development staging.

In addition section master plans may identify off-site works that proponents may be required to undertake or contribute to as part of obtaining development approval.

Revised Format

The format of Section Master Plans has been simplified from those approved before, and including February 2000. The document now contains:

- Part A identifies the Purpose, Scope, Location and relationship of this document to Neighbourhood Planning;
- Part B sets out the existing policy framework, the rationale and the urban design aims for these areas;
- Part C develops these aims into specific principles and development controls;
- Part D contains specific control plans for each section; and
- Part E explains the statutory basis and legislative background to the Section Master Plan.

Location

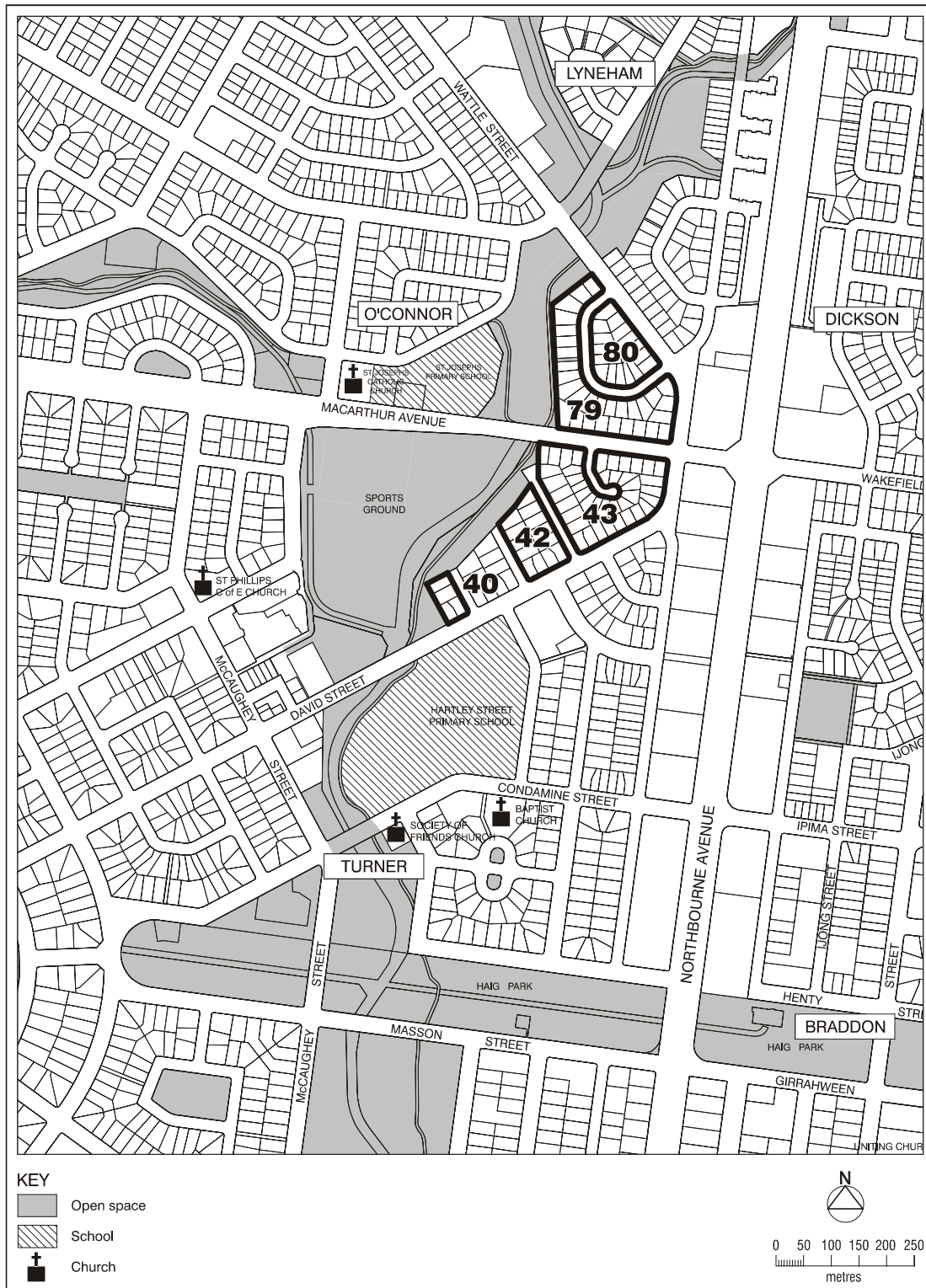
The sections covered by this document are located west of Northbourne Ave, east of Sullivans Creek Open Space corridor, north of David Street and south of Wattle Street. Sections 43, 79 and 80 (residential areas B11) are within 200m of Northbourne Avenue and Sections 40 and 42 are 500m from Northbourne Avenue.

Sections 40 and 42 are rectilinear with a north-east/south-west orientation. Sections 43, 79 and 80 are more irregular in shape with a radial block layout around a cul-de-sac and a crescent.

Buildings are predominantly single storey detached dwellings except for:

- One multi unit site containing 8 units;
- 5 dual occupancy developments; and
- duplex units in Macarthur Place and part of David Street.

O'Connor Context



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The O'Connor Neighbourhood Plan has been developed in collaboration with those who live, work, learn, play and invest in the neighbourhood. The Neighbourhood Plan describes the character of O'Connor, identifies the different precincts and establishes a 'vision'. This vision is based on the fulfilment of three inter-related goals:

- **Community**
O'Connor will have a safe, vibrant and diverse community
- **Sustainability**
O'Connor will be a sustainable neighbourhood that lives in harmony with the environment
- **Setting**
O'Connor will be characterised and valued for its natural setting and accessible open spaces

The adopted O'Connor Neighbourhood Plan will be the Community's Value Statement as identified in the Territory Plan.

The plan also contains objectives, principles and recommendations that set out how to achieve the vision at both the 'neighbourhood wide' and local level.

Neighbourhood planning will be ongoing and the recommendations and actions contained in the Plans themselves will be reviewed and revised in response to plans and works completed, partnerships developed and to account for other changes in their context.

Section Master Plans are components of the Neighbourhood Plan and are contained in Part 6 – Additional Resources of the Neighbourhood Plan.

The Section Master Plan for the sections in this precinct, 46, 47, 48, 62 and 63 (B11 and B12 Urban Housing areas) has been prepared in the context of the neighbourhood planning process and addresses particular issues of concern with regard to urban redevelopment.

Response to Neighbourhood Concerns

The issue of urban redevelopment and the type and form of urban housing is highly significant to the O'Connor Neighbourhood. The layout and character of O'Connor have been influenced by Garden City

design principles and it is important that redevelopment of B11 and B12 areas respond to the Garden city principles. This is especially in regard to landscape aspects.

More specifically, the neighbourhood's key concerns included the:

- loss of range in housing opportunities
- reduction of opportunities for substantial tree planting;
- loss of existing substantial trees;
- reduced privacy and sun access along the sides of blocks; and
- narrow front setbacks;

The Section Master Plan responds to these concerns by requiring:

- a variety of dwelling types within developments;
- setbacks and articulation of the front building line on new developments to respond to adjacent development;
- identification of visually important trees on leased land;
- rear setback and site coverage limits to accommodate deep root rear garden planting and ensure privacy;
- building envelope limits to allow solar access and privacy to neighbouring dwellings.

Additionally, the Section Master Plans identify height and plot ratio restrictions within certain B11 areas to maintain character and amenity of particular streets.

Planning Context

Policy Framework

Inner North Urban Housing Areas

The Inner North Urban Housing Areas are located along the Northbourne Avenue corridor. They are referred to as B11 and B12 areas within the Residential Land Use Policy in the Territory Plan.

The intent of these policies is to create a variety of housing opportunities that benefit from being in the immediate proximity to a key transport corridor and to the commercial areas of Civic and Dickson. This is considered important to improving the overall sustainability of the neighbourhood and Canberra.

Providing a wider range of housing types, close to services and where people can walk, cycle or use public transport to easily access those services, will encourage greater diversity in the community. Residential development that fulfils the needs and expectations of families, older and younger people, can afford members of the established community, whose needs or aspirations may have changed the opportunity to remain in the area. Similarly new residents will be attracted to housing and opportunities that suit their specific needs and lifestyle.

Planning Controls

The controls in part B1 – Residential Land Use Policies of The Territory Plan include building heights and plot ratios for B11 and B12. These are

- | | |
|------------|--|
| B11 | 12.0m building height and a maximum of 3 storeys with a plot ratio of 0.80 |
| B12 | 8.5m building height and a maximum of 2 storeys with a plot ratio of 0.65 |

It should be noted, that to control the staging of development in the B11 areas, for those sections north of Wakefield and Macarthur Avenue.....

*.....buildings shall be 2 storeys and the maximum plot ratio shall be 0.65, until
23.5 hectares of residential blocks in the B11 areas south of Macarthur and*

Wakefield Avenues have been developed for multi-unit housing, including dual occupancy.

Subject to restrictions, other permitted land uses in the B11 areas include *Business agency, Office, Restaurant, Shops*. These have been included so as to add to the level of amenity and vibrancy of these areas.

High Quality Sustainable Design

In July 2001 Planning and Land Management (PALM) introduced new measures and processes in the assessment of development applications that are intended.....

.....to ensure that as Canberra develops its unique character is preserved and enhanced. At the same time, a small step will have been taken towards making our city sustainable.

A significant aim of the new process is that proponents consult with PALM, the community and neighbours at an initial, conceptual stage of the design process. These preliminary discussions help to identify all the relevant concerns and for them to be addressed as the design work is progressed.

More specifically applicants in the B11 and B12 areas can be required to:

- undertake a site analysis;
- submit development and landscape design concept plans;
- present and discuss the proposal with the neighbours and local community;
- submit the work to the Design Review Panel; and
- prepare a Design Response Report.

Throughout this work, applicants must address the Quality Design Indicators and Residential Sustainability Index identified by PALM in *Designing for High Quality and Sustainability, June 2001*.

However, as part of achieving *High Quality Sustainable Design*, proponents will also need to demonstrate how proposed developments accord with, and respond to, the approved Neighbourhood Plan and the controls and principles outlined in this Section Master Plan.

Effect of the Garden City Variation

In May 2002 PALM released the Garden City Variation. This draft Variation proposes policies that aim to:

- protect the residential amenity and character of Canberra;
- direct residential redevelopment to strategic locations;
- promote sustainability; and
- encourage housing choice.

The draft Variation would introduce several new provisions and controls aimed at ameliorating and managing the impacts of residential redevelopment on the overall amenity and landscape character of Canberra. Chief among these, is defining 'Suburban Areas', in which multi unit and triple occupancy redevelopment and unit titling for dual occupancies are not permitted.

The draft Variation will also make key changes in regard to Section Master Plans, namely:

- replacing the current provisions of the B11 and B12 Area Specific Policies which require multi-unit development to be in accordance with an approved Section Master Plan, with a provision that Section Master Plans *may be prepared from time to time and that they have no effect to the extent of any inconsistency with the Territory Plan*;
- removing any provision *in the Urban Housing code that enables a Section Master Plan to specify less onerous standards than the Code itself*;

However, there are other changes proposed to the residential codes in regard to Building Envelope Controls, to which this Section Master Plan responds.

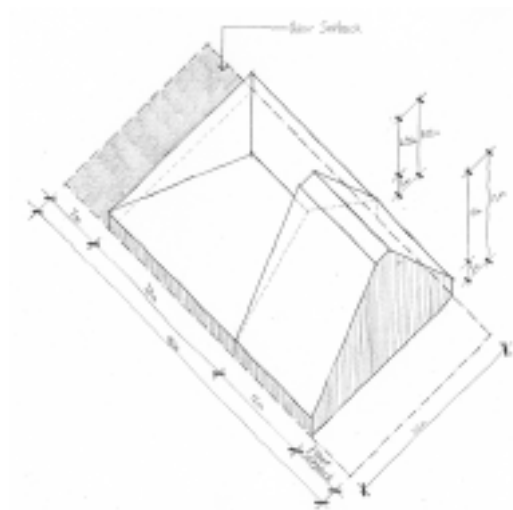
Building Envelope Controls

The draft variation introduces a common set of building envelope controls for residential redevelopment to ensure the residential amenity of adjacent lessees is protected regardless of location.

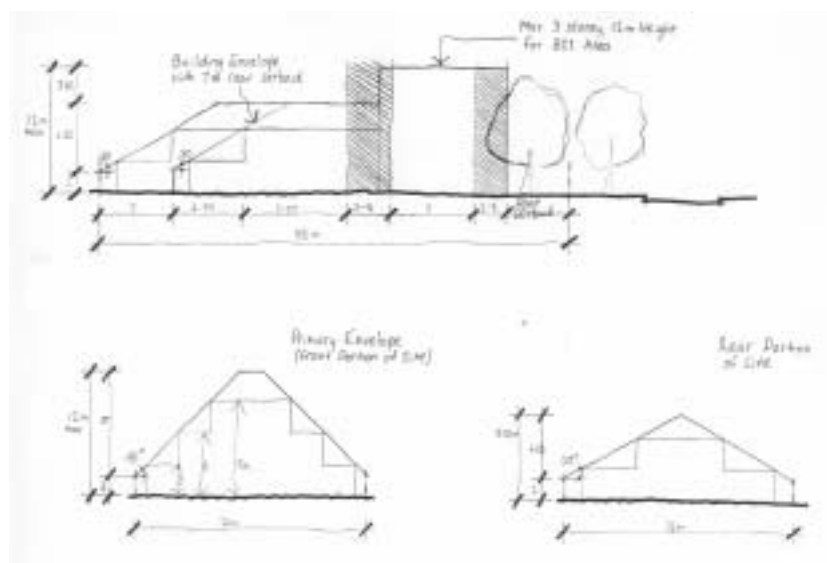
Developments in the B11 and B12 urban housing areas must account for building envelope requirements. The requirement creates a maximum notional building envelope over the site that limits the setback height in respect to side and rear boundaries ie. setbacks are progressively increased as height of walls increase.

Section Master Plan requirements do allow 100% site coverage in the primary building envelope, that is, building to side boundaries. This can only be achieved however, with the agreement of neighbouring lessees and an integrated plan. Where such an integrated development is not agreed or amalgamation has not taken place the building envelope requirements must be accounted for.

As an example of the effect of building envelope requirements it is unlikely that in B11 areas three storeys can be developed to the rear of the primary building envelope on a typical single block. Block amalgamation to form a site at least 30-35m wide can achieve this. The 30° envelope requirements to the rear of blocks produce a setback of 12.13m for three storey built form from both side setbacks and if it is assumed a minimum width of 6-9m is required for a building the minimum block width necessary is 30-35m.



Building Envelope Requirements



Urban Design Issues

Garden City Character

Open Space

The Inner Canberra suburbs are generally well endowed with urban open space in addition to the hill and ridge reserves enclosing the inner north. Urban open spaces are valued for their contribution to the garden city character of Canberra, as well as being activity areas, planted buffer areas and as corridors supporting wildlife.

An average of 70 m² of urban open space exists per person in north Canberra. Some areas of urban open space in the Inner North are under utilised as recreation space due to poor access and/or safety. Urban housing adjoining urban open space should enhance the use and character of the open space by achieving a more appropriate balance between human access, activity and wildlife. More importantly, locating urban housing in proximity to open space will provide greater overlooking and passive surveillance.

Streets

Wide tree lined streets are major elements of the public realm that contribute to image, identity and character of residential areas in Central Canberra. The qualities of the streets can be attributed to:

- Formal geometry
- Spatial continuity
- Boldness and simplicity

The established elements and components that make up the typical old Canberra street are to be protected and maintained. Where opportunities exist to replace lost elements or supplement existing elements or patterns, these shall be taken.

Culs-de-sac

Culs-de-sac are common in the urban housing areas. Many have an established urban character due to the duplex housing on smaller, narrower blocks. Where such culs-de-sac exist in B11 areas it may

be desirable to limit redevelopment to two storey, with a corresponding reduction in plot ratio, in order to maintain the character of these particular streets.

Public Fronts, Private Rear Yards

The clear definition of public fronts and private rear yards is significant to retaining continuity in the existing streetscape. To achieve this continuity, consideration must be given, not just to the building frontage but also side fences, gates, garages, and landscape features.

Encouraging building toward the front portion of blocks establishes a positive garden city form. This allows for space at the rear of blocks to retain or introduce large canopy trees. In turn this adds to the privacy of blocks and creates a treed backdrop to development.

Sustainability

Optimising residential land use development

Future development of individual sections in the urban housing areas is based on a concept of developing the perimeter of sections or building primarily to the front portion of blocks.

Walter Burley Griffin recognised the efficiency and advantages of perimeter development when conceiving the subdivision pattern of residential areas and is particularly evident in the 1911 plan.

'The desirability of rectangular blocks and parallel-set buildings, in the interest of economy of construction and restfulness and simplicity in architectural treatment, ...a system of rectangular blocks is preferable ...'

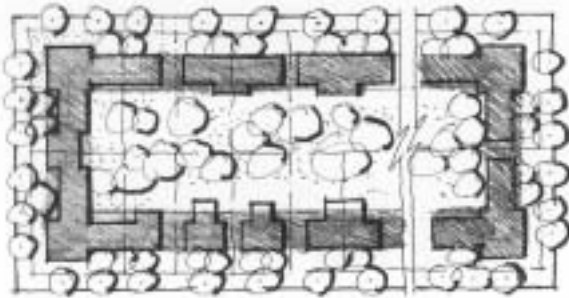
Walter Burley Griffin, Report Explanatory of the Preliminary General Plan, 1913

Similarly the Federal Capital Advisory Committee recognised that development would be progressive and due to economic conditions the aims of the first phase of development would be;

utilitarian development and economy.... leaving to future decades – perhaps generations – the evolution of the national city....'

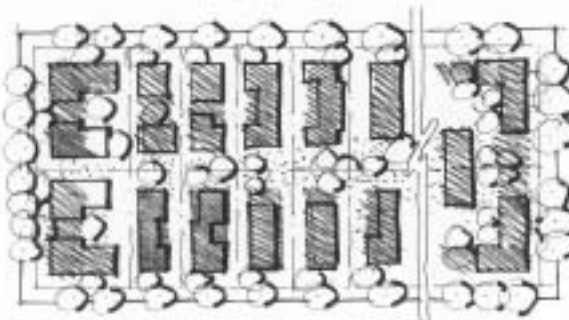
Lining the perimeter of sections and blocks to accommodate increased densities in the urban housing areas has a number of advantages with regard to maintaining the garden city characteristics of the established areas. It maximises the creation of open space and encourages the establishment of positive relationships between private and public realms.

Further, perimeter development allows for increased density to be achieved through low to medium height buildings and for incremental development to occur with the least impact on the established development.



Lining the Perimeter

- Maximises street and rear garden address
- Minimises privacy impacts between adjacent sites
- Optimises possibilities for private and communal open spaces to the rear of blocks that can accommodate soft landscape and large tree planting
- Accommodates a greater diversity of dwelling types
- Enables a variety of treatments to the interior



Building Along the Site

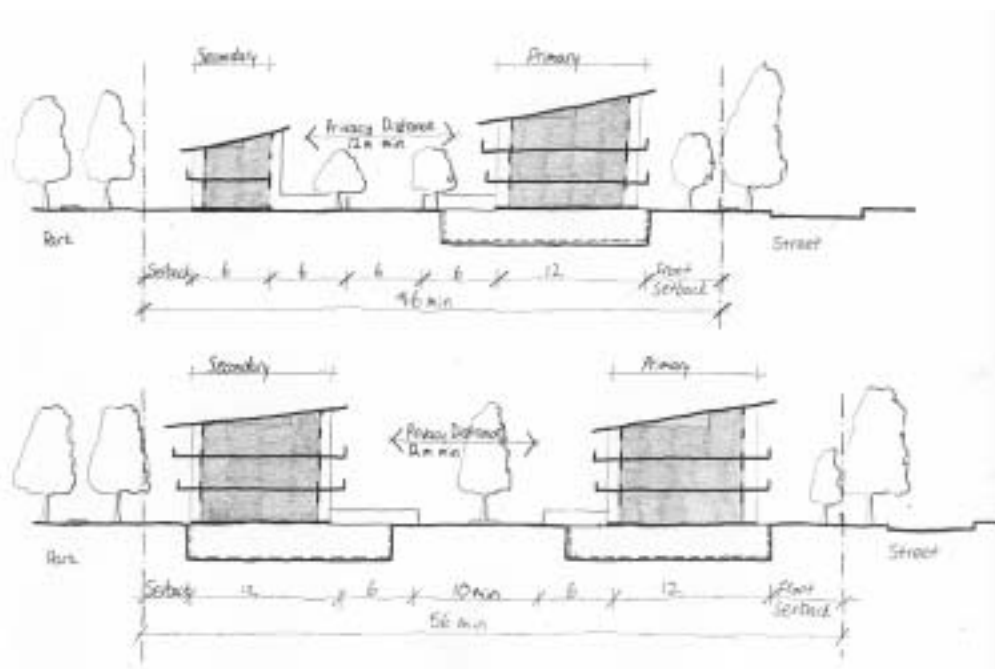
- Privacy impacts to side and rear of site
- Narrow street address
- Entrances to dwellings from side boundary
- Narrow long building footprint inhibits large rear open space
- Poor planting potential to centre of section

Optimisation of residential development can also be achieved where blocks face a street and have a rear boundary to a park or open space. In these circumstances developing a dual frontage will achieve a beneficial outcome both to the street and to the surveillance of the open space.



Dual Frontage Design

- Maximises building address to both the street and public space
- Provides overlooking and casual surveillance of open space
- Utilises an amenable prospect into open space from within developments
- Promotes increased use of open spaces
- Encourages walking and cycling opportunities for residents within developments



Building Design

Orientation

Buildings should be designed for passive solar gain, without compromising the perimeter development concept. The orientation of most sections within the Northbourne Avenue corridor is east-west and this creates ambiguity between building design in regard to maximising solar access and street frontage.

Building Depth and Width

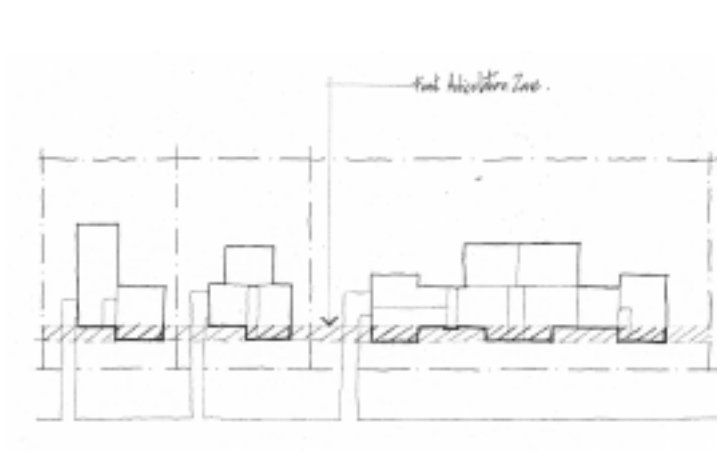
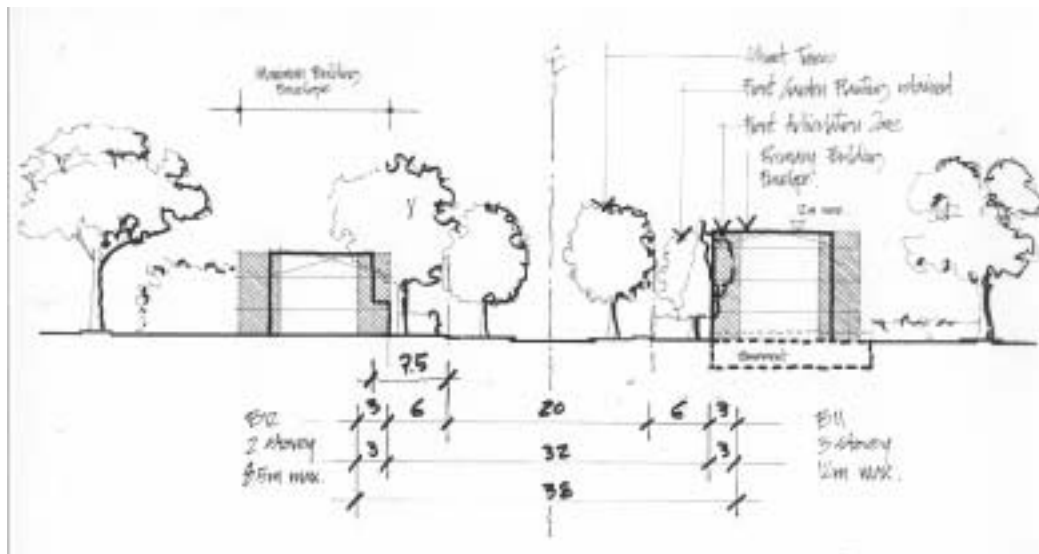
Building depth has a critical impact on the need for artificial lighting and ventilation. The optimum depth of double aspect buildings to allow naturally lit and ventilated spaces is 9-13m. This depth takes account of flexible plan arrangements for house or apartment dwelling types. Single aspect dwellings

must be designed to allow daylit rooms and include innovative natural ventilation methods. Building width has an impact on the flexibility of use and the ability to organise space relationships.

Articulation

The primary building envelope is based on a depth of 12m. In order to avoid the appearance of a continuous wall of development in the street, articulation zones supplementary to the primary building envelope are included in the master plan requirements.

The articulation zones require modelling of faces of buildings in response to architectural design, local character, access, environmental conditions, and landscape features. As a guide the articulation of the front face of a building must exceed 40% of the articulation zone area of a building at every storey level. A maximum building depth of 18m allows articulation and modulation of the front and rear faces of primary buildings.



Articulation Zones

- Prevent continuous walls of development
- Allow architectural detailing to faces of buildings
- Provide visual interest to developments
- Create a variety of spaces in both outside and indoor areas
- Provide opportunities to retain or establish mature trees at the front of the block
- Allow opportunities for solar access into dwellings

Building Address

Buildings with an address frontage to the street are considered beneficial to promoting street security, streetscape character, address and activity. Residential buildings do have a public front that should contribute life and activity to the street. Situations where the main entrance to residential buildings is from the rear or sides of blocks reduces the significance of streets and are out of character.

Transport

Access to public transport is fundamental to the design intentions for the urban housing areas. A philosophy of encouraging more sustainable modes of travel (walking, cycling and public transport) and discouraging car use, means that parking levels are to be kept as low as possible in urban housing areas.

Orderly Redevelopment

Generally, the Section Master Plans allow any block in a section to be redeveloped at any time. A number of exceptions to this exist that aim to achieve orderly redevelopment over time.

Corner Sites

Corner sites are visually prominent. The importance of corner blocks in consolidating the urban form in urban housing areas is recognised by requiring corner buildings to have substantial returns on both faces, allowing additional uses, and requiring maximum height and minimum setback at corners. In order to achieve positive development of corner sites block amalgamations or integrated developments are often required.

Integrated Plans / Block Amalgamations

In order to achieve orderly development and to prevent residual single block sites being created, a requirement exists to include these single sites in any amalgamation. Alternatively they be developed at the same time as part of an integrated plan. An integrated plan will show how the layout will connect and relate to the planned and committed development on the adjacent site(s).

Integrated developments are also necessary where there are:

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- shared walls separate existing dwellings eg. duplexes;
- narrow sites (less than 16m width); and
- corner sites are too small to provide satisfactory open space.

Urban Design Aims

In response to the current policy framework, the urban design issues, and with reference to the Goals and Objectives identified in the Neighbourhood Plan, the following aims have been defined.

To:

8. Conserve the garden city character of the area;
9. Optimise residential land use adjacent to the Northbourne Avenue corridor, the Sullivans Creek open space corridor and the commercial centre of Civic;
10. Retain and enhance a healthy and attractive residential environment for existing and new residents to the area;
11. Create a safer, more secure environment;
12. Promote non car based movement;
13. Promote streets and open space as places for people; and
14. Ensure the orderly redevelopment of blacks within sections.

Urban Design Guidelines and Controls

The following urban design principles and controls have been formulated to achieve the aims. The controls are specific to the Section Master Plan and also come from the Urban Housing Code and Residential Land Use Policies of the Territory Plan.

1. Maintaining the garden city character of the area

This Section Master Plan will achieve this aim through the following:

Principles

- Development is to respond to the topography of the site
- Maintain grassed nature strips and protect, replace and supplement street trees
- Protect visually important trees that contribute to the canopy cover of the area on leased blocks
- Allow sufficient space for existing and future tree planting at the front of blocks and to the rear of development blocks
- Model building faces to add variation to building alignment
- Maximise permeable surfaces

Controls

Section Master Plan Requirements

Visually Important Trees

Retention or otherwise of visually important trees as identified on the Control Plan, will be determined at the HQSD pre-application stage

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Articulation Zone

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Urban Housing Code

Element 1 Streetscape and Landscape

Provide attractive streetscapes including appropriate street tree planting

Element 4 Site Planning

Site planning that responds to the environment

Element 5 Street Setbacks

Street setback controls for resident amenity and attractive streetscape

Element 6 Building Envelope and Siting Controls

Building envelopes for sloping sites (as varied by the Garden City Variation)

Element 10 Communal Open Space and Landscaping

Communal open space and landscaping to create a pleasant, safe and attractive environment and streetscape

Tree Protection (Interim Scheme) Act 2001

2. Optimise residential land use adjacent to Northbourne Avenue and areas of urban open space

This Section Master Plan will achieve this aim through the following:

Principles

- Allow increased density development in the vicinity of Northbourne Avenue
- Encourage a variety of residential dwellings in the sections and individual developments and improve choice for smaller households, aged and families
- Take advantage of frontages and prospects into public parks and open spaces and increase the active use of existing public open spaces in close proximity to the sections
- Consolidate the urban composition by developing corner sites to maximum height and minimum set back requirements
- Provide private open space as part of urban dwellings that is useable, compliments the desired urban characteristics of the area as well as the garden city character
- Building height reflects proximity to Northbourne Avenue
- Dual occupancy developments must conform with the concept of building primarily to the front portion of blocks

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily on front portion of blocks.

Variety of Dwelling Sizes

Redevelopment sites greater than 3000m² shall provide a variety of dwelling sizes within the development. 1, 2 and 3 bedroom dwellings are required.

Dwellings of 3 bedrooms or more shall have direct access to ground floor open space.

Building Height and Setback to Corners

Building height controls shall be treated as minimum on specified corner sites.

Setback controls shall be treated as maximum on specified corner sites.

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Dual Occupancy Development

No additional dwelling is permitted in B11 and B12 areas where the additional dwelling is located to the rear of the block behind the original dwelling or where the additional dwelling is located to the rear of a new dwelling

Territory Plan Residential Land Use Policies

Plot Ratio Controls

Plot ratio controls for B11 and B12 areas

Height Controls

Building height controls for B11 and B12 areas

Urban Housing Code

Element 6 Building Envelope and Siting

Building height controls

Element 9 Private Open Space

Provision of private open space to meet user requirements and residential amenity

Element 11 Security

Designing for casual surveillance and overlooking

3. Create and maintain a healthy residential environment for incoming and existing residents

This Section Master Plan will achieve this aim through the following:

Principles

- Safeguard privacy and maximise and maintain light and sun access to dwellings
- Buildings shall primarily be sited across the frontage of the site (not down the length of the site) to optimise street address and physical and visual access to the rear garden, while maximising privacy distances and allowing rear garden planting opportunities
- Restrict plan depths to allow good sun and daylight penetration as well as opportunities for natural ventilation
- Require side and rear setbacks of new developments to account for existing residential amenity of neighbours

Controls

Section Master Plan Requirements

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character
Building height to maintain compatible scale

Element 6 Building Envelope and Siting
Building envelope requirements (as varied by the Garden City Variation)

Element 12 Design for Reduced Resource and Energy Consumption
Design to reduce resource and energy consumption including heating, cooling and air movement

4. Create a safer and more secure and attractive environment

The Section Master Plan will achieve this aim through the following:

Principles

- Provide overlooking opportunities within developments ensuring passive surveillance of public and communal areas
- Ensure clear definition between private and public space
- Require building face articulation zones supplementary to the primary building envelope

Controls

Section Master Plan Requirement

Articulation Zone

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Attractive developments that are compatible with surrounds

Element 5 Street Setbacks

Contributing to the safety of public areas.

Element 11 Security

Designing for casual surveillance and overlooking
Providing a clear definition of ownership of spaces

5. Promote non-car based movement

The Section Master Plan will achieve this aim through the following:

Principles

- Restrict parking provision
- Maintain street parking restrictions in the area to discourage commuter parking

Controls

Section Master Plan Requirement

Parking

Parking provision rates in the ACT Parking and Vehicular Access Guidelines shall be treated as maximum for all dwellings in Urban Housing areas. Restrict visitor parking and allow visitor parking on street where capacity allows.

Urban Housing Code

Element 8 On-site Carparking and Access

Carparking is provided according to projected need

Roads ACT to administer

6. Promote streets and open spaces as places for people

The Section Master Plan will achieve this aim through the following:

Principles

- Face the street
- Line the perimeter of sections
- Parking facilities are to be designed to reduce visual impact
- Limited on-street parking within a well designed environment is encouraged

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily to front portion of blocks

On Street Parking

On street parking is limited to visitor parking requirements accounting for progressive capacity, suitable short stay parking controls and necessary safety guidelines

Urban Housing Code

Element 4 Site Planning

Dwellings sited to face streets and public open spaces

Element 8 On-site Carparking and Access

Restricts at-grade parking within the front setback (in the front garden)

Element 13 Dwelling Entry and Interior

Dwelling entries to be clearly visible from the street

7. Ensure the orderly redevelopment of blocks within sections

The Section Master Plan will achieve this aim through the following:

Principles

- Ensure development sites can accommodate urban housing based on perimeter block development
- Ensure compatibility of scale between new and existing developments
- Ensure existing single storey dwellings on single blocks are not isolated by adjacent redevelopment and site amalgamations in B11 areas

Controls

Section Master Plan Requirement

Minimum Block Amalgamation or Integrated Development

Block amalgamations or agreed consolidations of blocks are required where existing block configurations do not allow effective redevelopment.

Primary Building Envelope

Section Master Plan controls allow 100% site coverage in the primary envelope ie, building to side boundaries. This can only be achieved with the agreement of neighbouring lessees and an integrated plan.

Amenity of Single Storey Dwellings

Where a redevelopment in a B11 area is proposed adjacent (on one side boundary) to an existing single storey dwelling that has an existing or approved redevelopment on the other side, the proposed redevelopment will not be permitted unless the single dwelling site is included in the amalgamation or is developed at the same time as part of an integrated plan.

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Regulates height differences between development on adjacent blocks moderating the impact of new developments by stepping down in height towards neighbours

Element 6 Building Envelope and Siting

Increases side and rear setbacks as wall heights increase to minimise overshadowing

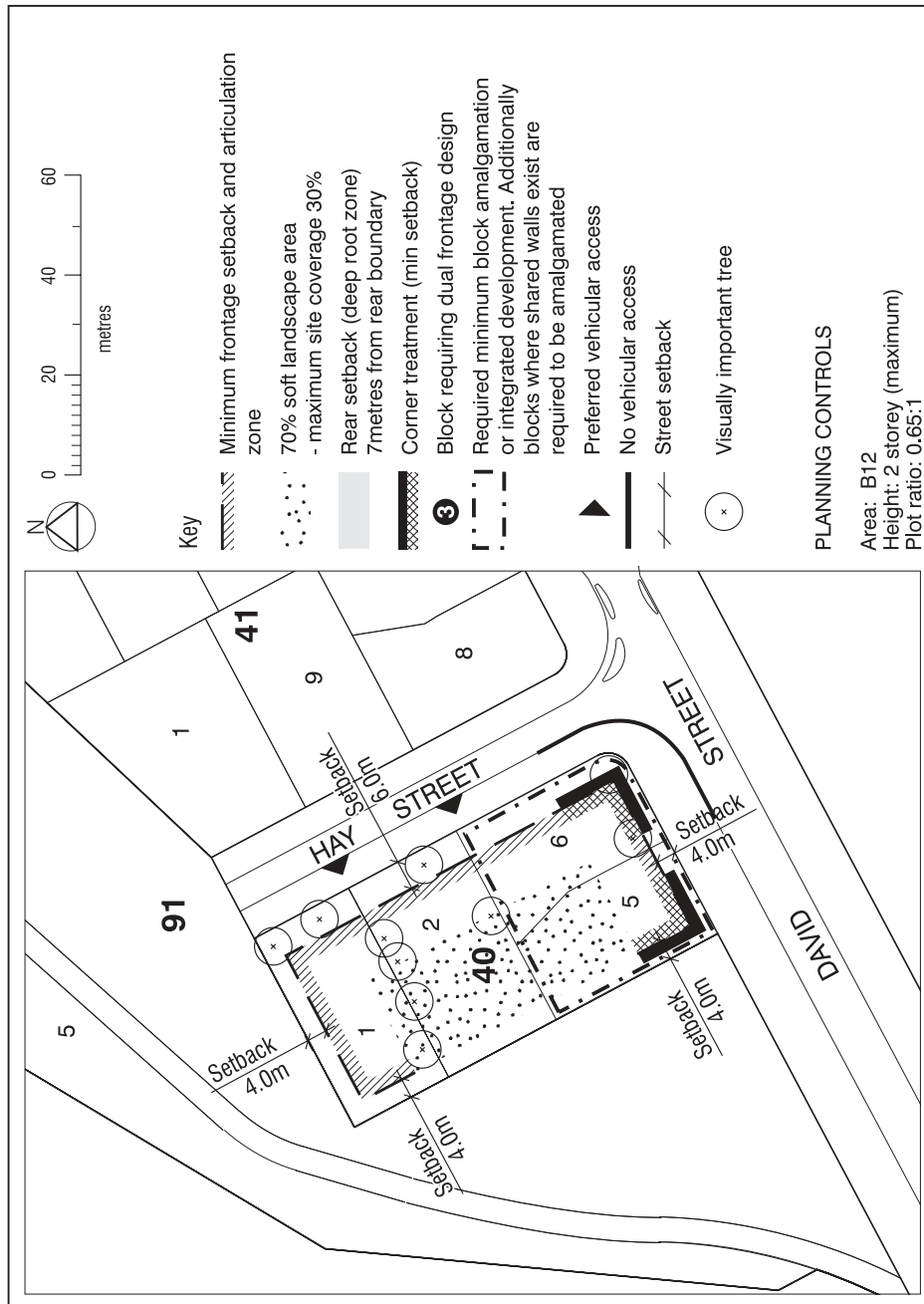
GLOSSARY

The following is a glossary of Section Master Plan terms including requirements under the section master plan.

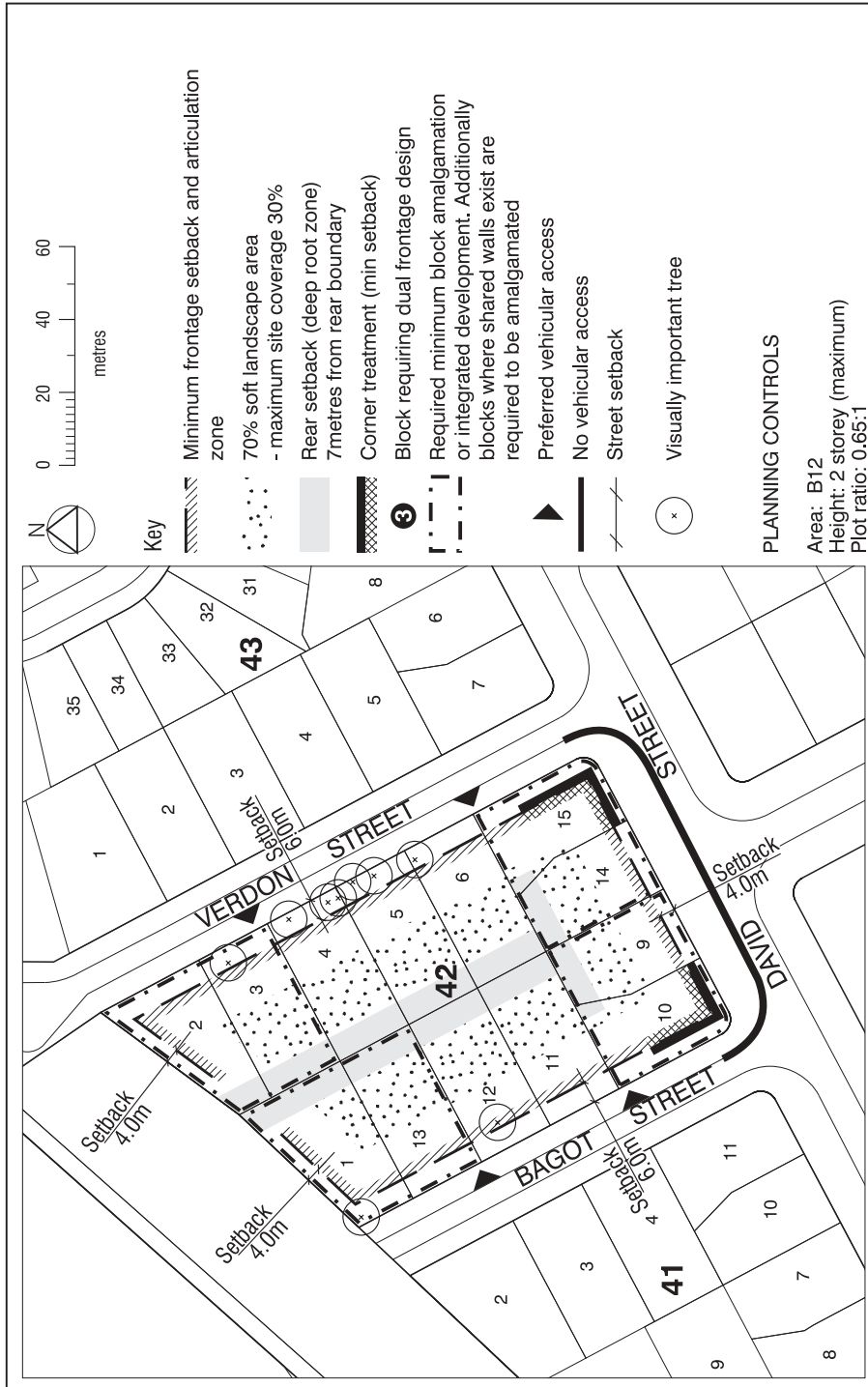
TERM	DEFINITION
Articulation Zone	Area in which additions or subtractions to the primary building envelope of a building must occur. Articulation Zones allow architectural elements and façade detailing to be incorporated into the building face as well as allow some variation in building alignment. The zones also allow buildings to respond to existing landscape features.
Block Amalgamation	Means amalgamating two or more blocks into a single block.
Deep Root Planting Zone	Refers to an area of the block that is not to be built within. It reserves an area of the block for deep soil planting, vegetation and is water permeable.
Dual Frontage Development	Development that address two frontages, generally, a frontage to two streets on both front and rear boundaries or a boundary to street and to open space. The building development may be separate or unified.
Dual Occupancy Development	Development of an additional dwelling of similar scale on a block formerly occupied by one single detached dwelling. Dual occupancy development in this context may refer to building an additional dwelling in the rear portion of existing blocks retaining the original detached dwelling, or demolishing the existing house and replacing with two new dwellings on the block.
Dual Occupancy Housing	Means the use of land that was originally used or leased for the purpose of single dwelling housing for two dwellings.
Integrated Development	Means lodging concurrent development applications for neighbouring blocks where the sites are planned in an integrated manner with the consent of the affected lessees.
Maximum Building Site Coverage	The maximum site coverage of a building in the rear block area (behind the <i>primary building envelope</i>) expressed as a percentage of building footprint area to rear block area (including any nominated rear setback).
Primary Building Envelope	A three dimensional shape within which the primary or main building must be contained. It defines the limits for the siting including setbacks and height of building.
Rear Setback	Means the minimum horizontal distance between the rear boundary of a site and the external wall of a building.
Section	Means an area of land comprising of a logical grouping of individual blocks identified as a Section pursuant to the Districts Act 1966.
Section Master Plan	Means a plan of a section and surrounds indicating a development context for individual development proposals and providing guidance on how sites in the section may logically be developed.
Setback	The minimum horizontal distance between a building wall or the outside face of a balcony, deck or supporting posts of a carport or verandah roof and the relevant block boundary
Street Trees	Street trees are trees that are located in nature strips and are the responsibility of Canberra Urban Parks and Places.
Visually Important Trees	Visually important trees are trees that are deemed to contribute to landscape character of an area due to the size, species and form. Retention of these trees is to be determined at pre-application stage and, where appropriate, under the <i>Tree Protection (Interim Scheme) Act 2001</i> . The health and location of trees should be considered.

Control Plans

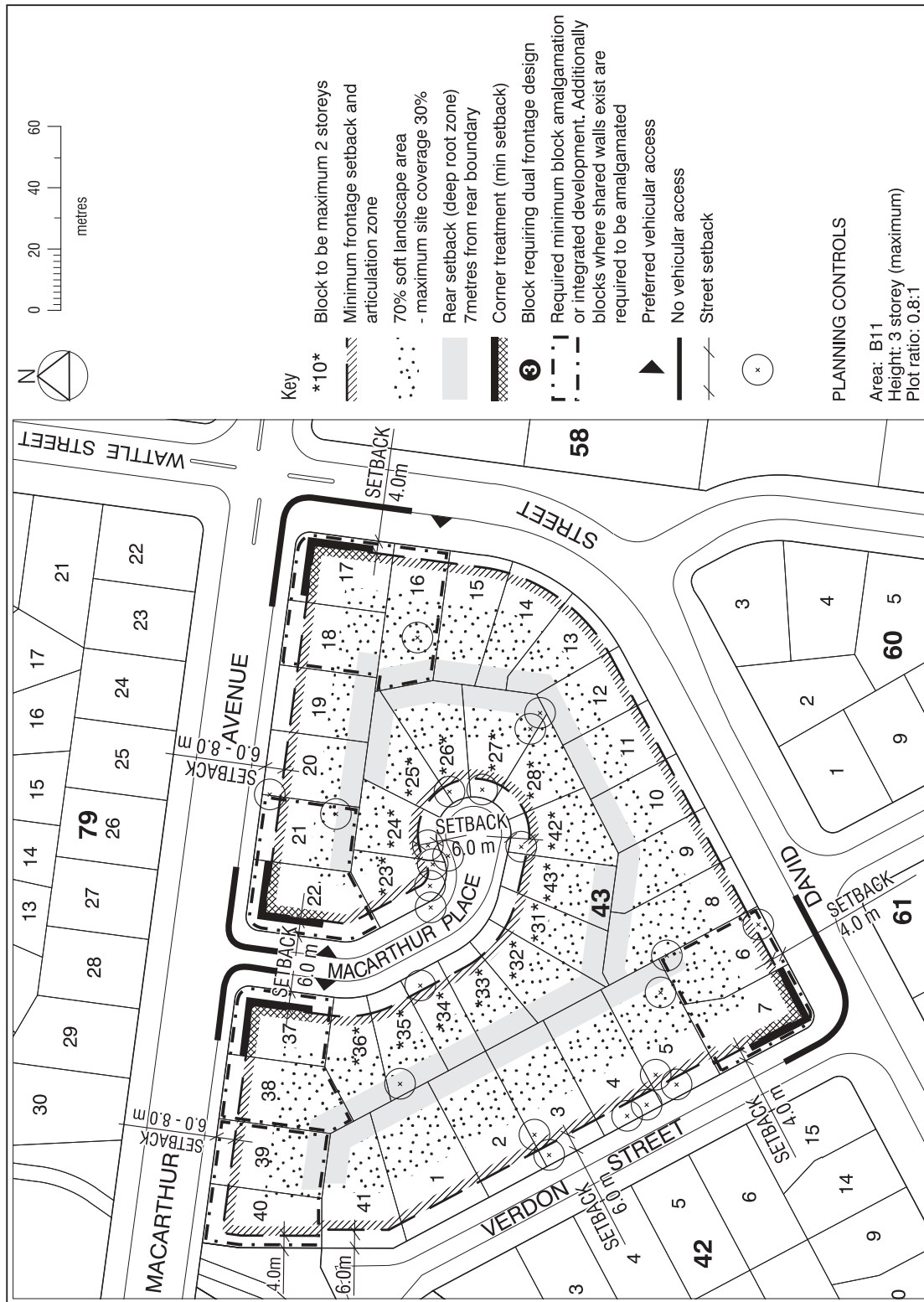
Section 40



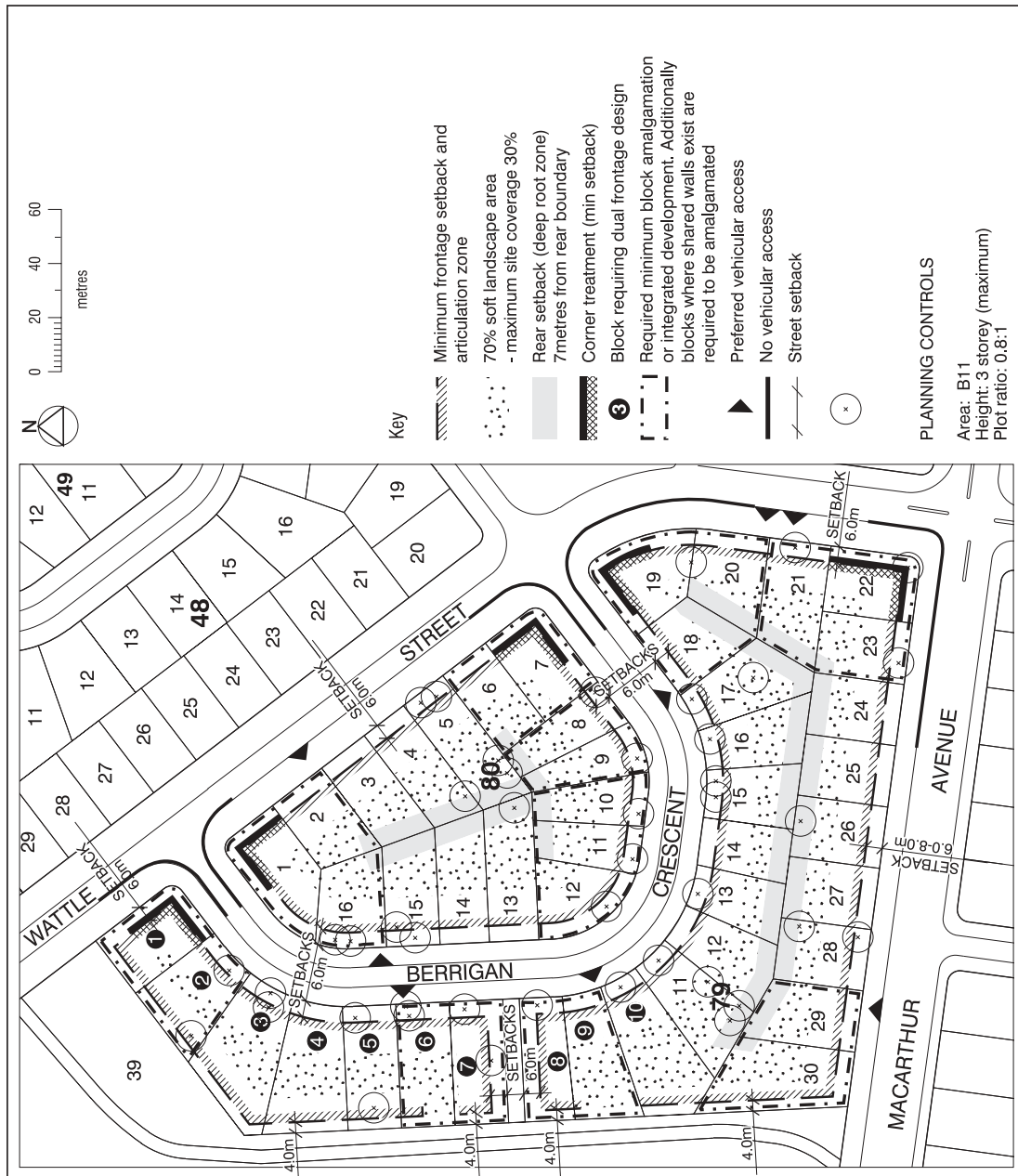
Section 42



Section 43



Sections 79 and 80



Statutory Basis for Master Plans

Statutory Basis

The Territory Plan specifies, in relation to the B11 and B12 Urban Housing Areas, that multi-unit redevelopment consisting of more than two dwellings shall be in accordance with an approved Section Master Plan. Therefore a Section Master Plan is required before an application for multi-unit redevelopment (other than for dual occupancies) can be approved in the areas.

In any case, Under Section 8 of the *Land (Planning and Environment) Act 1991* (the Act) the Territory, the Executive, a Minister or a Territory authority shall not do any act or approve the doing of any act that is inconsistent with the Territory Plan.

Background

The Standing Committee on Planning and Environment, of the ACT Legislative Assembly recommended in November 1997 that Section Master Plans should be prepared for B11 and B12 Areas of north Canberra in consultation with the community.

As part of Variation to the Territory Plan No.109 April 1999 introducing the B11 and B12 residential land use policies and the Urban Housing Code the requirement for Section Master Plans was established. The procedure for the drafting, notification and approval of master plans was established in Practice Direction 6/98. This practice direction was superseded by Practice Direction 3/00.

The Garden City Variation May 2002 proposes changes to Part A3 of the Plan by inserting procedures for the preparation and approval of Master Plans and also includes changes to Part B1. The part B1 changes allow Section Master Plans to be prepared from time to time at the discretion of the Authority. Currently, and until the Variation is approved, the Territory Plan provision requiring multi-unit development to accord with a Section Master Plan remains a requirement.

The Garden City Variation also requires that Section Master Plans must be consistent with the Territory Plan including the Urban Housing Code. Section Master Plans may be reviewed at any time in the future, however, any amendment resulting from a review will be subject to the consultation, notice and approval process as required by Territory Plan Part A3 – Plan Administration Policies, Section 7 Master Plans (as varied in the Garden City Variation).

Effect

In considering a proposal for multi-unit redevelopment for more than two dwellings in the B11 and B12 Areas, PALM will assess the development against the relevant approved Section Master Plan for the area (as provided for by Section 2.2, Part A3 of the Territory Plan).

In assessing dual occupancy proposals, any existing approved Section Master Plan for that area will be treated as a matter for consideration under Part 1.1 (i) of Appendix I of the Territory Plan.

Notification

Draft Section Master Plans are publicly notified and comments on the drafts are taken into consideration before any approval of the Section Master Plan is granted.

Notification will take the form of a notice published in the legislation register and in a daily newspaper, and as far as practicable give written notice by post to lessees of the place to which the draft Master Plan relates and of adjoining places, stating that:

- c) copies of the draft Section Master Plan are available during a specified period of not less than 21 days at specified places; and
- d) persons are invited to submit written comments about the draft Master Plan to the Authority at a specified address and within a period of less than 21 days.

Specified Off-Site Improvement

Proponents may be required to contribute and/or undertake relevant off-site works as part of obtaining development approvals in the sections including the following:

- street light upgrade;
- footpath renewal;
- installation of parking control devices with the approval and agreement of relevant authority;
- street tree replacement where gaps exist or proposals for new trees where opportunities exist or become available as a result of redevelopment;
- removal of obsolete driveway pavements;
- removal of inappropriate verge treatments; and

DRAFT

- service and supply infrastructure capacity confirmation and necessary upgrades/changes to be undertaken including re-routing visually intrusive infrastructure.

DRAFT

Lyneham Section Master Plan

Sections 43, 44, 45, 48, 49, 52 (Part) and 55

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1. Introduction

1.1 Purpose

The Territory Plan requires that multi-unit development consisting of more than two dwellings be in accordance with an approved Section Master Plan.

Section Master Plans provide section specific planning and design guidance supplementary to the controls contained in the Territory Plan for the B11 and B12 area specific (Urban Housing) policies and the Urban Housing Code at Appendix III.3 of the Plan.

A Section Master Plan for Lyneham Section 46 has been completed.

Combined and simplified Section Master Plans for Sections 43, 44, 45, 48, 49, 52 (Part) and 55 are the subjects of this document. It should be noted that both B11 and B13 area specific (Urban Housing) policies apply to Section 52 Lyneham and that this master plan only applies to the B11 part of this section.

1.2 The Scope of Section Master Plans

The Section Master Plans:

- explain and illustrate how Territory Plan policies will be applied in the sections identified that are subject to B11 and B12 area specific policies;
- set out design objectives and principles for the identified B11 and B12 areas in the neighbourhood that,
- document and demonstrate the relationship to the community's value statement as contained in the Lyneham Neighbourhood Plan (relevant precincts);
- identify elements of existing urban fabric, streetscape or landscape which warrant protection or consideration including specific character of the sections and surrounding streets and impacts on parking;

- contain specific master plan requirements and control plans for identified sections indicating the preferred pattern of any redevelopment in terms the form of resubdivision, arrangements for vehicular access and parking, landscaping and building siting and development staging.

In addition Section Master Plans may identify off-site works that proponents may be required to undertake or contribute to as part of obtaining development approval.

1.3 Revised Format

The format of Section Master Plans has been simplified from those approved before, and including February 2000. The document now contains:

- Part A identifies the Purpose, Scope, Location and relationship of this document to Neighbourhood Planning;
- Part B sets out the existing policy framework, the rationale and the urban design aims for these areas;
- Part C develops these aims into specific principles and development controls;
- Part D contains specific control plans for each section; and
- Part E explains the statutory basis and legislative background to the Section Master Plan.

1.4 Location

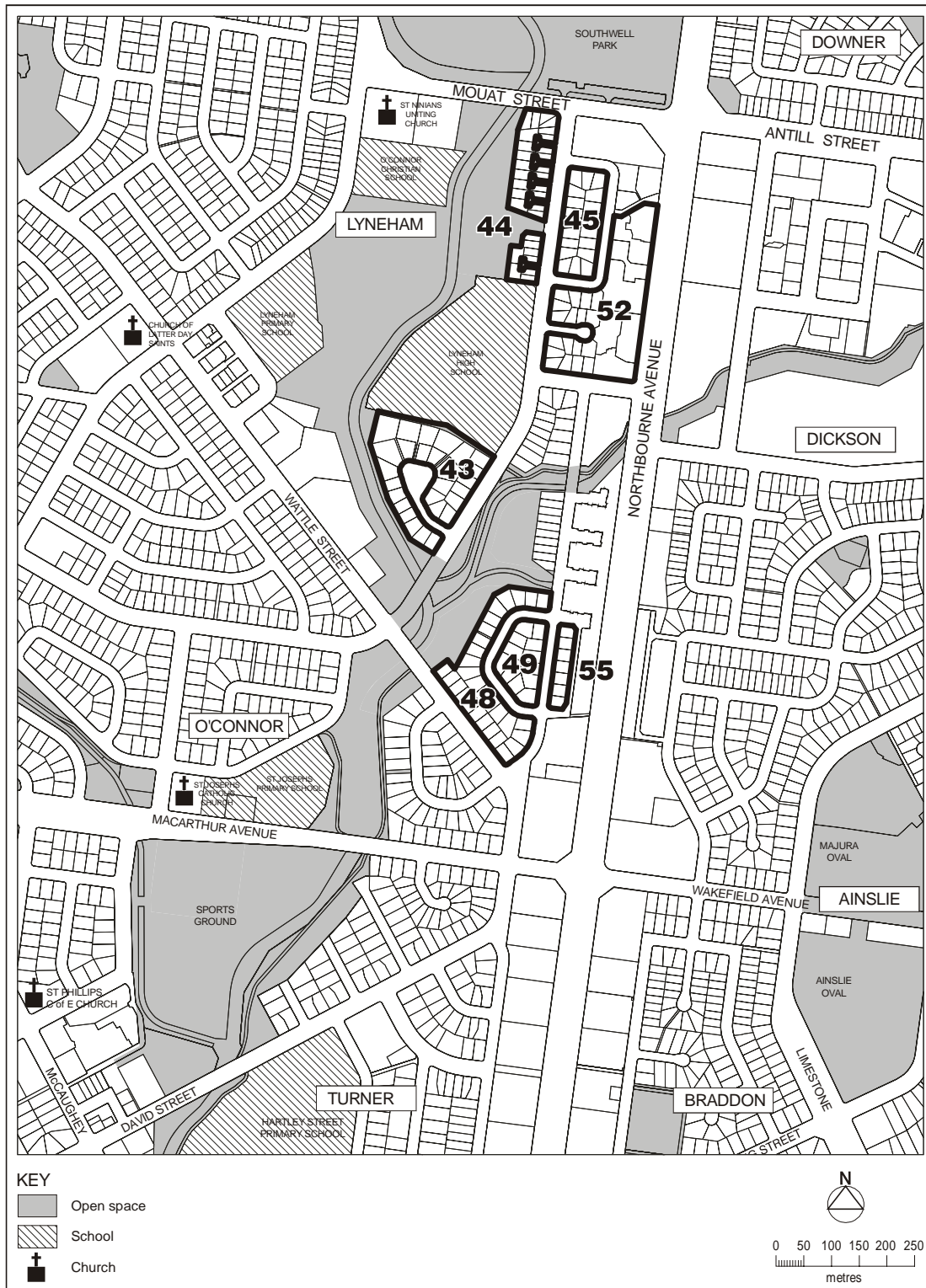
The sections covered by this document are west of Northbourne Ave, east of the Sullivans Creek Open space corridor, south of Mouat Street and north of Wattle Street. Sections 45, 48, 49, 52 (Part) and 55 (residential areas B11) are 50m from Northbourne Avenue and Sections 43 and 44 are within 100m of Northbourne Avenue.

The subdivision pattern in Sections 44, 45, 48, 49 and 55 is generally rectilinear orientated east-west. Section 52 (Part) is also orientated east-west with a radial subdivision pattern around the cul-de-sac. Similarly Section 43 has an east-west orientation with a radial pattern around the internal garden island in Fox Place.

Buildings are predominantly single storey detached dwellings except for:

- duplex housing in Sections 43 and 44; and
- 9 dual occupancy developments as at February 2002.

Lyneham Context



1.5 Relationship to Lyneham Neighbourhood Plan

The Lyneham Neighbourhood Plan has been developed in collaboration with those who live, work, learn, play and invest in the neighbourhood. The Neighbourhood Plan describes the character of Lyneham, identifies the different precincts and establishes a 'vision'. This vision is based on the fulfilment of three inter-related goals:

- **Safety**
A safe and secure neighbourhood
- **Setting**
The built and natural setting is valued and enhanced
- **Facilities**
Access to high quality facilities is convenient and equitable

The adopted Lyneham Neighbourhood Plan will be the Community's Value Statement as identified in the Territory Plan.

The plan also contains objectives, principles and recommendations that set out how to achieve the vision at both the 'neighbourhood wide' and local 'precinct' level.

Neighbourhood planning will be ongoing and the recommendations and actions contained in the Plans themselves will be reviewed and revised in response to plans and works completed, partnerships developed and to account for other changes in their context.

Section Master Plans are components of the Neighbourhood Plan and are contained in Part 6 – Additional Resources of the Neighbourhood Plan.

The Lyneham Neighbourhood Plan identifies the area east of Sullivans Creek Open Space Corridor, covered by the B11 and B12 area specific policies, as a distinct precinct. The Section Master Plan for the sections in this precinct, 43, 44, 45, 48, 49, 52 (Part) and 55 has been prepared in the context of the neighbourhood planning process and addresses particular issues of concern with regard to urban redevelopment.

1.6 Response to Neighbourhood Concerns

The issue of urban redevelopment and the type and form of urban housing is highly significant to the Lyneham Neighbourhood. The layout and character of Lyneham have been influenced by Garden City design principles and it is important that redevelopment of B11 and B12 areas respond to the Garden City philosophy. This is especially in regard to the siting of buildings on blocks, the address to the street and landscape.

More specifically, the neighbourhood's key concerns included the:

- reduction of opportunities for substantial tree planting;
- loss of existent substantial trees;
- reduced privacy and sun access along the sides of blocks;
- narrow front setbacks; and
- long, uninterrupted and unbroken building frontages produced by redevelopments.

The Section Master Plan responds to these concerns by requiring:

- setbacks on new developments to respond to adjacent development;
- identification of visually important trees on leased land;
- articulation of the front building line to prevent continuous 'walls of development';
- rear setback and site coverage limits to accommodate deep root rear garden planting and ensure privacy;
- building envelope limits to allow solar access and privacy to neighbouring dwellings.

2. Planning Context

2.1 Policy Framework

Inner North Urban Housing Areas

The Inner North Urban Housing Areas are located along the Northbourne Avenue corridor. They are referred to as B11 and B12 areas within the Residential Land Use Policy in the Territory Plan.

The intent of these policies is to create a variety of housing opportunities that benefit from being in the immediate proximity to a key transport corridor and to the commercial areas of Civic and Dickson. This is considered important to improving the overall sustainability of the neighbourhood and Canberra.

Providing a wider range of housing types, close to services and where people can walk, cycle or use public transport to easily access those services, will encourage greater diversity in the community. Residential development that fulfils the needs and expectations of families, older and younger people, can afford members of the established community, whose needs or aspirations may have changed the opportunity to remain in the area. Similarly new residents will be attracted to housing and opportunities that suit their specific needs and lifestyle.

Planning Controls

The controls in part B1 – Residential Land Use Policies of The Territory Plan include building heights and plot ratios for B11 and B12. These are

B11	12.0m building height and a maximum of 3 storeys with a plot ratio of 0.80
B12	8.5m building height and a maximum of 2 storeys with a plot ratio of 0.65

It should be noted, that to control the staging of development in the B11 areas, for those sections north of Wakefield and Macarthur Avenue.....

*.....buildings shall be 2 storeys and the maximum plot ratio shall be 0.65, until
23.5 hectares of residential blocks in the B11 areas south of Macarthur and*

Wakefield Avenues have been developed for multi-unit housing, including dual occupancy.

Subject to restrictions, other permitted land uses in the B11 areas include *Business agency, Office, Restaurant, Shops*. These have been included so as to add to the level of amenity and vibrancy of these areas.

High Quality Sustainable Design

In July 2001 Planning and Land Management (PALM) introduced new measures and processes in the assessment of development applications that are intended.....

.....to ensure that as Canberra develops its unique character is preserved and enhanced. At the same time, a small step will have been taken towards making our city sustainable.

A significant aim of the new process is that proponents consult with PALM, the community and neighbours at an initial, conceptual stage of the design process. These preliminary discussions help to identify all the relevant concerns and for them to be addressed as the design work is progressed.

More specifically applicants in the B11 and B12 areas can be required to:

- undertake a site analysis;
- submit development and landscape design concept plans;
- present and discuss the proposal with the neighbours and local community;
- submit the work to the Design Review Panel; and
- prepare a Design Response Report.

Throughout this work, applicants must address the Quality Design Indicators and Residential Sustainability Index identified by PALM in *Designing for High Quality and Sustainability, June 2001*.

However, as part of achieving *High Quality Sustainable Design*, proponents will also need to demonstrate how proposed developments accord with, and respond to, the approved Neighbourhood Plan and the controls and principles outlined in this Section Master Plan.

Effect of the Garden City Variation

In May 2002 PALM released the Garden City Variation. This draft Variation proposes policies that aim to:

- protect the residential amenity and character of Canberra;
- direct residential redevelopment to strategic locations;
- promote sustainability; and
- encourage housing choice.

The draft Variation would introduce several new provisions and controls aimed at ameliorating and managing the impacts of residential redevelopment on the overall amenity and landscape character of Canberra. Chief among these, is defining 'Suburban Areas', in which multi unit and triple occupancy redevelopment and unit titling for dual occupancies are not permitted.

The draft Variation will also make key changes in regard to Section Master Plans, namely:

- replacing the current provisions of the B11 and B12 Area Specific Policies which require multi-unit development to be in accordance with an approved Section Master Plan, with a provision that Section Master Plans *may be prepared from time to time and that they have no effect to the extent of any inconsistency with the Territory Plan*;
- removing any provision *in the Urban Housing code that enables a Section Master Plan to specify less onerous standards than the Code itself*;

However, there are other changes proposed to the residential codes in regard to Building Envelope Controls, to which this Section Master Plan responds.

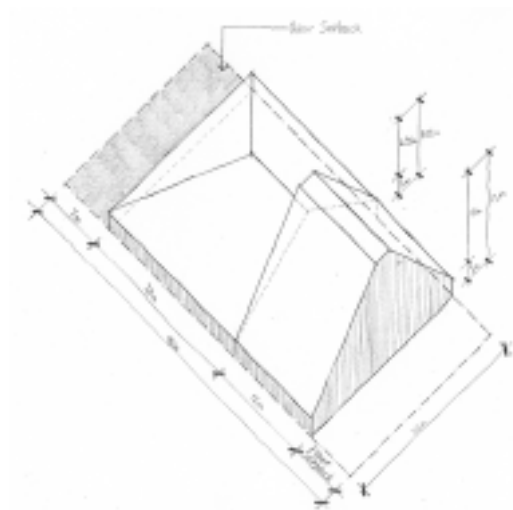
Building Envelope Controls

The draft variation introduces a common set of building envelope controls for residential redevelopment to ensure the residential amenity of adjacent lessees is protected regardless of location.

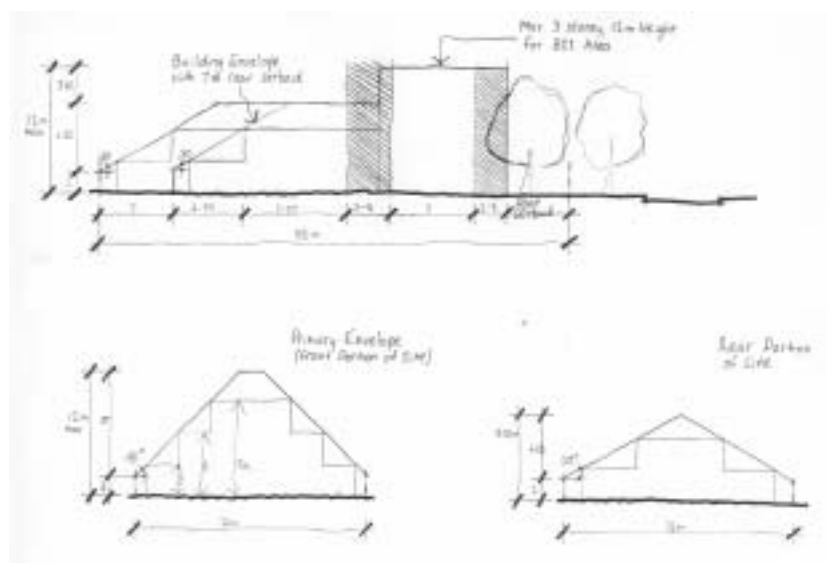
Developments in the B11 and B12 urban housing areas must account for building envelope requirements. The requirement creates a maximum notional building envelope over the site that limits the setback height in respect to side and rear boundaries ie. setbacks are progressively increased as height of walls increase.

Section Master Plan requirements do allow 100% site coverage in the primary building envelope, that is, building to side boundaries. This can only be achieved however, with the agreement of neighbouring lessees and an integrated plan. Where such an integrated development is not agreed or amalgamation has not taken place the building envelope requirements must be accounted for.

As an example of the effect of building envelope requirements it is unlikely that in B11 areas three storeys can be developed to the rear of the primary building envelope on a typical single block. Block amalgamation to form a site at least 30-35m wide can achieve this. The 300 envelope requirements to the rear of blocks produce a setback of 12.13m for three storey built form from both side setbacks and if it is assumed a minimum width of 6-9m is required for a building the minimum block width necessary is 30-35m.



Building Envelope Requirements



2.2 Urban Design Issues

Garden City Character

Open Space

The Inner Canberra suburbs are generally well endowed with urban open space in addition to the hill and ridge reserves enclosing the inner north. Urban open spaces are valued for their contribution to the garden city character of Canberra, as well as being activity areas, planted buffer areas and as corridors supporting wildlife.

An average of 70 m² of urban open space exists per person in north Canberra. Some areas of urban open space in the Inner North are under utilised as recreation space due to poor access and/or safety. Urban housing adjoining urban open space should enhance the use and character of the open space by achieving a more appropriate balance between human access, activity and wildlife. More importantly, locating urban housing in proximity to open space will provide greater overlooking and passive surveillance.

Streets

Wide tree lined streets are major elements of the public realm that contribute to image, identity and character of residential areas in Central Canberra. The qualities of the streets can be attributed to:

- Formal geometry
- Spatial continuity
- Boldness and simplicity

The established elements and components that make up the typical old Canberra street are to be protected and maintained. Where opportunities exist to replace lost elements or supplement existing elements or patterns, these shall be taken.

Culs-de-sac

Culs-de-sac are common in the urban housing areas. Many have an established urban character due to the duplex housing on smaller, narrower blocks. Where such culs-de-sac exist in B11 areas it may

be desirable to limit redevelopment to two storey, with a corresponding reduction in plot ratio, in order to maintain the character of these particular streets.

Public Fronts, Private Rear Yards

The clear definition of public fronts and private rear yards is significant to retaining continuity in the existing streetscape. To achieve this continuity, consideration must be given, not just to the building frontage but also side fences, gates, garages, and landscape features.

Encouraging building toward the front portion of blocks establishes a positive garden city form. This allows for space at the rear of blocks to retain or introduce large canopy trees. In turn this adds to the privacy of blocks and creates a treed backdrop to development.

Sustainability

Optimising residential land use development

Future development of individual sections in the urban housing areas is based on a concept of developing the perimeter of sections or building primarily to the front portion of blocks.

Walter Burley Griffin recognised the efficiency and advantages of perimeter development when conceiving the subdivision pattern of residential areas and is particularly evident in the 1911 plan.

'The desirability of rectangular blocks and parallel-set buildings, in the interest of economy of construction and restfulness and simplicity in architectural treatment, ...a system of rectangular blocks is preferable ...'

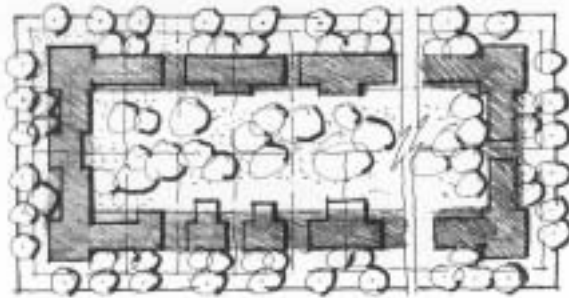
Walter Burley Griffin, Report Explanatory of the Preliminary General Plan, 1913

Similarly the Federal Capital Advisory Committee recognised that development would be progressive and due to economic conditions the aims of the first phase of development would be;

utilitarian development and economy.... leaving to future decades – perhaps generations – the evolution of the national city....'

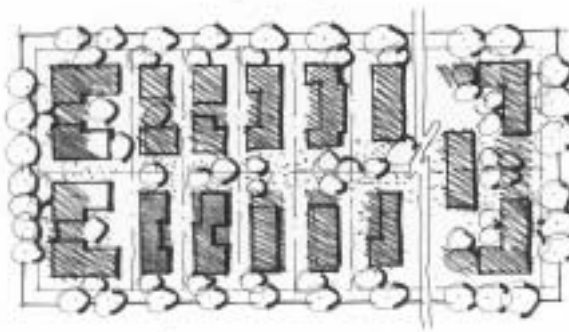
Lining the perimeter of sections and blocks to accommodate increased densities in the urban housing areas has a number of advantages with regard to maintaining the garden city characteristics of the established areas. It maximises the creation of open space and encourages the establishment of positive relationships between private and public realms.

Further, perimeter development allows for increased density to be achieved through low to medium height buildings and for incremental development to occur with the least impact on the established development.



Lining the Perimeter

- Maximises street and rear garden address
- Minimises privacy impacts between adjacent sites
- Optimises possibilities for private and communal open spaces to the rear of blocks that can accommodate soft landscape and large tree planting
- Accommodates a greater diversity of dwelling types
- Enables a variety of treatments to the interior



Building Along the Site

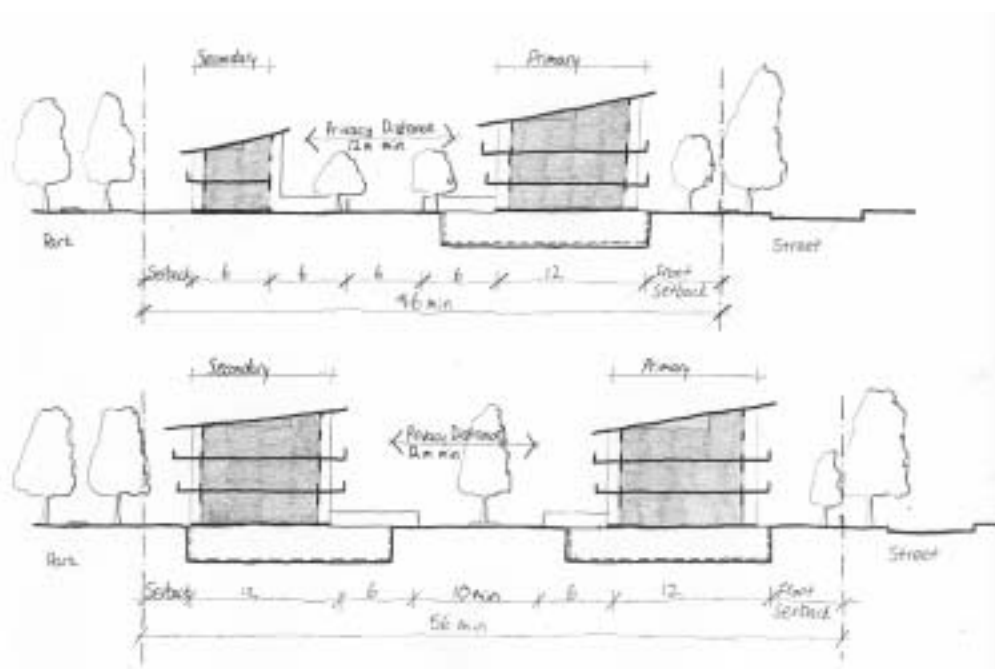
- Privacy impacts to side and rear of site
- Narrow street address
- Entrances to dwellings from side boundary
- Narrow long building footprint inhibits large rear open space
- Poor planting potential to centre of section

Optimisation of residential development can also be achieved where blocks face a street and have a rear boundary to a park or open space. In these circumstances developing a dual frontage will achieve a beneficial outcome both to the street and to the surveillance of the open space.



Dual Frontage Design

- Maximises building address to both the street and public space
- Provides overlooking and casual surveillance of open space
- Utilises an amenable prospect into open space from within developments
- Promotes increased use of open spaces
- Encourages walking and cycling opportunities for residents within developments



Building Design

Orientation

Buildings should be designed for passive solar gain, without compromising the perimeter development concept. The orientation of most sections within the Northbourne Avenue corridor is east-west and this creates ambiguity between building design in regard to maximising solar access and street frontage.

Building Depth and Width

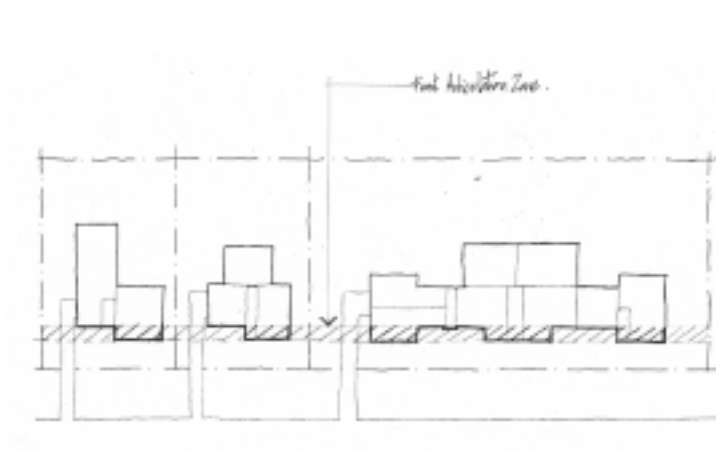
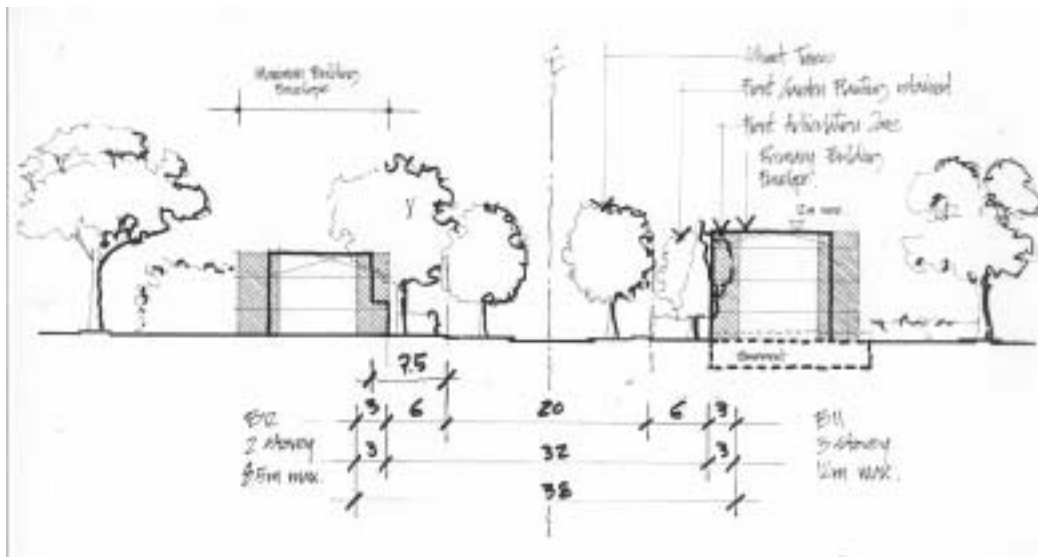
Building depth has a critical impact on the need for artificial lighting and ventilation. The optimum depth of double aspect buildings to allow naturally lit and ventilated spaces is 9-13m. This depth takes account of flexible plan arrangements for house or apartment dwelling types. Single aspect dwellings

must be designed to allow daylit rooms and include innovative natural ventilation methods. Building width has an impact on the flexibility of use and the ability to organise space relationships.

Articulation

The primary building envelope is based on a depth of 12m. In order to avoid the appearance of a continuous wall of development in the street, articulation zones supplementary to the primary building envelope are included in the master plan requirements.

The articulation zones require modelling of faces of buildings in response to architectural design, local character, access, environmental conditions, and landscape features. As a guide the articulation of the front face of a building must exceed 40% of the articulation zone area of a building at every storey level. A maximum building depth of 18m allows articulation and modulation of the front and rear faces of primary buildings.



Articulation Zones

- Prevent continuous walls of development
- Allow architectural detailing to faces of buildings
- Provide visual interest to developments
- Create a variety of spaces in both outside and indoor areas
- Provide opportunities to retain or establish mature trees at the front of the block
- Allow opportunities for solar access into dwellings

Building Address

Buildings with an address frontage to the street are considered beneficial to promoting street security, streetscape character, address and activity. Residential buildings do have a public front that should contribute life and activity to the street. Situations where the main entrance to residential buildings is from the rear or sides of blocks reduces the significance of streets and are out of character.

Transport

Access to public transport is fundamental to the design intentions for the urban housing areas. A philosophy of encouraging more sustainable modes of travel (walking, cycling and public transport) and discouraging car use, means that parking levels are to be kept as low as possible in urban housing areas.

Orderly Redevelopment

Generally, the Section Master Plans allow any block in a section to be redeveloped at any time. A number of exceptions to this exist that aim to achieve orderly redevelopment over time.

Corner Sites

Corner sites are visually prominent. The importance of corner blocks in consolidating the urban form in urban housing areas is recognised by requiring corner buildings to have substantial returns on both faces, allowing additional uses, and requiring maximum height and minimum setback at corners. In order to achieve positive development of corner sites block amalgamations or integrated developments are often required.

Integrated Plans / Block Amalgamations

In order to achieve orderly development and to prevent residual single block sites being created, a requirement exists to include these single sites in any amalgamation. Alternatively they be developed at the same time as part of an integrated plan. An integrated plan will show how the layout will connect and relate to the planned and committed development on the adjacent site(s).

Integrated developments are also necessary where there are:

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- shared walls separate existing dwellings eg. duplexes;
- narrow sites (less than 16m width); and
- corner sites are too small to provide satisfactory open space.

Urban Design Aims

In response to the current policy framework, the urban design issues, and with reference to the Goals and Objectives identified in the Neighbourhood Plan, the following aims have been defined.

To:

15. Conserve the garden city character of the area;
16. Optimise residential land use adjacent to the Northbourne Avenue corridor, the Sullivans Creek open space corridor and the commercial centre of Civic;
17. Retain and enhance a healthy and attractive residential environment for existing and new residents to the area;
18. Create a safer, more secure environment;
19. Promote non car based movement;
20. Promote streets and open space as places for people; and
21. Ensure the orderly redevelopment of blacks within sections.

3. Urban Design Principles and Controls

The following urban design principles and controls have been formulated to achieve the aims. The controls are specific to the Section Master Plan and also come from the Urban Housing Code and Residential Land Use Policies of the Territory Plan.

1. Maintaining the garden city character of the area

This Section Master Plan will achieve this aim through the following:

Principles

- Development is to respond to the topography of the site
- Maintain grassed nature strips and protect, replace and supplement street trees
- Protect visually important trees that contribute to the canopy cover of the area on leased blocks
- Allow sufficient space for existing and future tree planting at the front of blocks and to the rear of development blocks
- Model building faces to add variation to building alignment
- Maximise permeable surfaces

Controls

Section Master Plan Requirements

Visually Important Trees

Retention or otherwise of visually important trees as identified on the Control Plan, will be determined at the HQSD pre-application stage

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Articulation Zone

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Urban Housing Code

Element 1 Streetscape and Landscape

Provide attractive streetscapes including appropriate street tree planting

Element 4 Site Planning

Site planning that responds to the environment

Element 5 Street Setbacks

Street setback controls for resident amenity and attractive streetscape

Element 6 Building Envelope and Siting Controls

Building envelopes for sloping sites (as varied by the Garden City Variation)

Element 10 Communal Open Space and Landscaping

Communal open space and landscaping to create a pleasant, safe and attractive environment and streetscape

Tree Protection (Interim Scheme) Act 2001

2. Optimise residential land use adjacent to Northbourne Avenue and areas of urban open space

This Section Master Plan will achieve this aim through the following:

Principles

- Allow increased density development in the vicinity of Northbourne Avenue
- Encourage a variety of residential dwellings in the sections and individual developments and improve choice for smaller households, aged and families
- Take advantage of frontages and prospects into public parks and open spaces and increase the active use of existing public open spaces in close proximity to the sections
- Consolidate the urban composition by developing corner sites to maximum height and minimum set back requirements
- Provide private open space as part of urban dwellings that is useable, compliments the desired urban characteristics of the area as well as the garden city character
- Building height reflects proximity to Northbourne Avenue
- Dual occupancy developments must conform with the concept of building primarily to the front portion of blocks

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily on front portion of blocks.

Variety of Dwelling Sizes

Redevelopment sites greater than 3000m² shall provide a variety of dwelling sizes within the development. 1, 2 and 3 bedroom dwellings are required.

Dwellings of 3 bedrooms or more shall have direct access to ground floor open space.

Building Height and Setback to Corners

Building height controls shall be treated as minimum on specified corner sites.

Setback controls shall be treated as maximum on specified corner sites.

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

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A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Dual Occupancy Development

No additional dwelling is permitted in B11 and B12 areas where the additional dwelling is located to the rear of the block behind the original dwelling or where the additional dwelling is located to the rear of a new dwelling

Territory Plan Residential Land Use Policies

Plot Ratio Controls

Plot ratio controls for B11 and B12 areas

Height Controls

Building height controls for B11 and B12 areas

Urban Housing Code

Element 6 Building Envelope and Siting

Building height controls

Element 9 Private Open Space

Provision of private open space to meet user requirements and residential amenity

Element 11 Security

Designing for casual surveillance and overlooking

3. Create and maintain a healthy residential environment for incoming and existing residents

This Section Master Plan will achieve this aim through the following:

Principles

- Safeguard privacy and maximise and maintain light and sun access to dwellings
- Buildings shall primarily be sited across the frontage of the site (not down the length of the site) to optimise street address and physical and visual access to the rear garden, while maximising privacy distances and allowing rear garden planting opportunities
- Restrict plan depths to allow good sun and daylight penetration as well as opportunities for natural ventilation
- Require side and rear setbacks of new developments to account for existing residential amenity of neighbours

Controls

Section Master Plan Requirements

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character
Building height to maintain compatible scale

Element 6 Building Envelope and Siting
Building envelope requirements (as varied by the Garden City Variation)

Element 12 Design for Reduced Resource and Energy Consumption
Design to reduce resource and energy consumption including heating, cooling and air movement

4. Create a safer and more secure and attractive environment

The Section Master Plan will achieve this aim through the following:

Principles

- Provide overlooking opportunities within developments ensuring passive surveillance of public and communal areas
- Ensure clear definition between private and public space
- Require building face articulation zones supplementary to the primary building envelope

Controls

Section Master Plan Requirement

Articulation Zone

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Attractive developments that are compatible with surrounds

Element 5 Street Setbacks

Contributing to the safety of public areas.

Element 11 Security

Designing for casual surveillance and overlooking
Providing a clear definition of ownership of spaces

5. Promote non-car based movement

The Section Master Plan will achieve this aim through the following:

Principles

- Restrict parking provision
- Maintain street parking restrictions in the area to discourage commuter parking

Controls

Section Master Plan Requirement

Parking

Parking provision rates in the ACT Parking and Vehicular Access Guidelines shall be treated as maximum for all dwellings in Urban Housing areas. Restrict visitor parking and allow visitor parking on street where capacity allows.

Urban Housing Code

Element 8 On-site Carparking and Access

Carparking is provided according to projected need

Roads ACT to administer

6. Promote streets and open spaces as places for people

The Section Master Plan will achieve this aim through the following:

Principles

- Face the street
- Line the perimeter of sections
- Parking facilities are to be designed to reduce visual impact
- Limited on-street parking within a well designed environment is encouraged

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily to front portion of blocks

On Street Parking

On street parking is limited to visitor parking requirements accounting for progressive capacity, suitable short stay parking controls and necessary safety guidelines

Urban Housing Code

Element 4 Site Planning

Dwellings sited to face streets and public open spaces

Element 8 On-site Carparking and Access

Restricts at-grade parking within the front setback (in the front garden)

Element 13 Dwelling Entry and Interior

Dwelling entries to be clearly visible from the street

7. Ensure the orderly redevelopment of blocks within sections

The Section Master Plan will achieve this aim through the following:

Principles

- Ensure development sites can accommodate urban housing based on perimeter block development
- Ensure compatibility of scale between new and existing developments
- Ensure existing single storey dwellings on single blocks are not isolated by adjacent redevelopment and site amalgamations in B11 areas

Controls

Section Master Plan Requirement

Minimum Block Amalgamation or Integrated Development

Block amalgamations or agreed consolidations of blocks are required where existing block configurations do not allow effective redevelopment.

Primary Building Envelope

Section Master Plan controls allow 100% site coverage in the primary envelope ie, building to side boundaries. This can only be achieved with the agreement of neighbouring lessees and an integrated plan.

Amenity of Single Storey Dwellings

Where a redevelopment in a B11 area is proposed adjacent (on one side boundary) to an existing single storey dwelling that has an existing or approved redevelopment on the other side, the proposed redevelopment will not be permitted unless the single dwelling site is included in the amalgamation or is developed at the same time as part of an integrated plan.

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Regulates height differences between development on adjacent blocks moderating the impact of new developments by stepping down in height towards neighbours

Element 6 Building Envelope and Siting

Increases side and rear setbacks as wall heights increase to minimise overshadowing

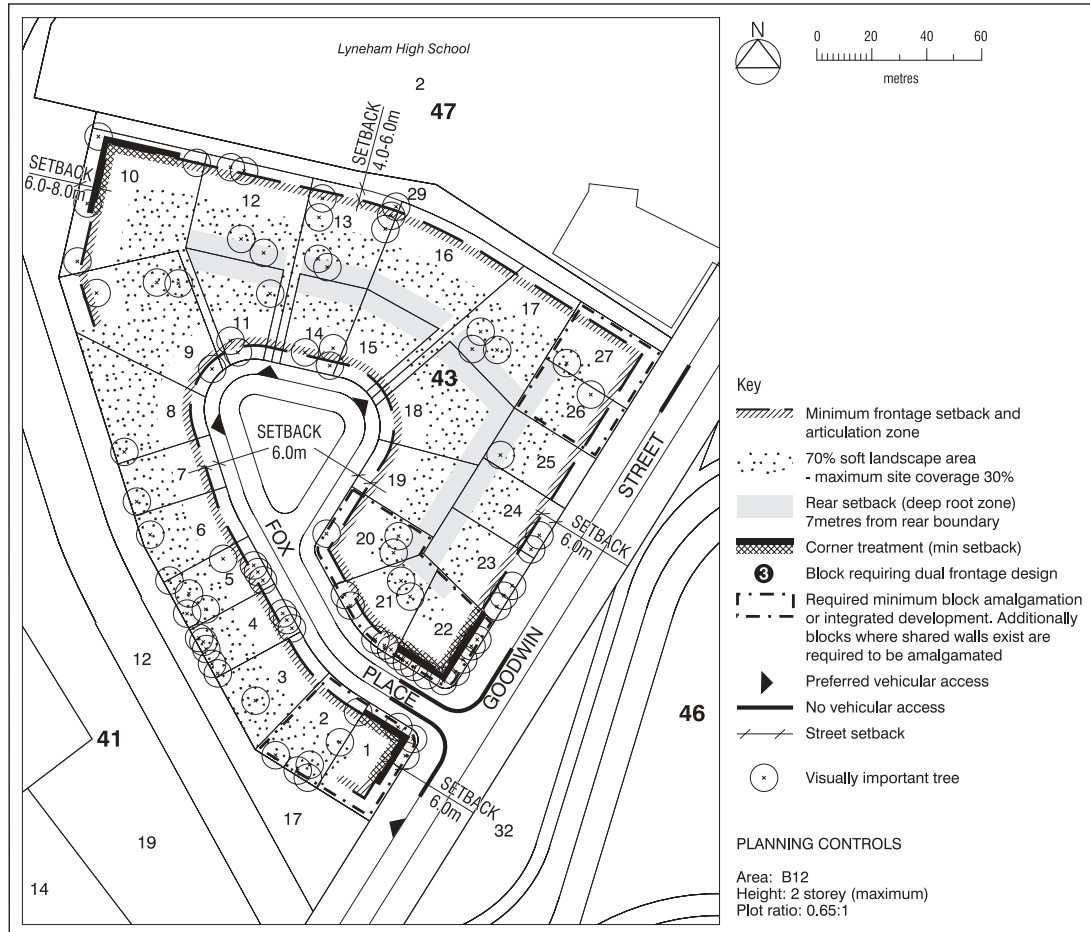
GLOSSARY

The following is a glossary of Section Master Plan terms including requirements under the section master plan.

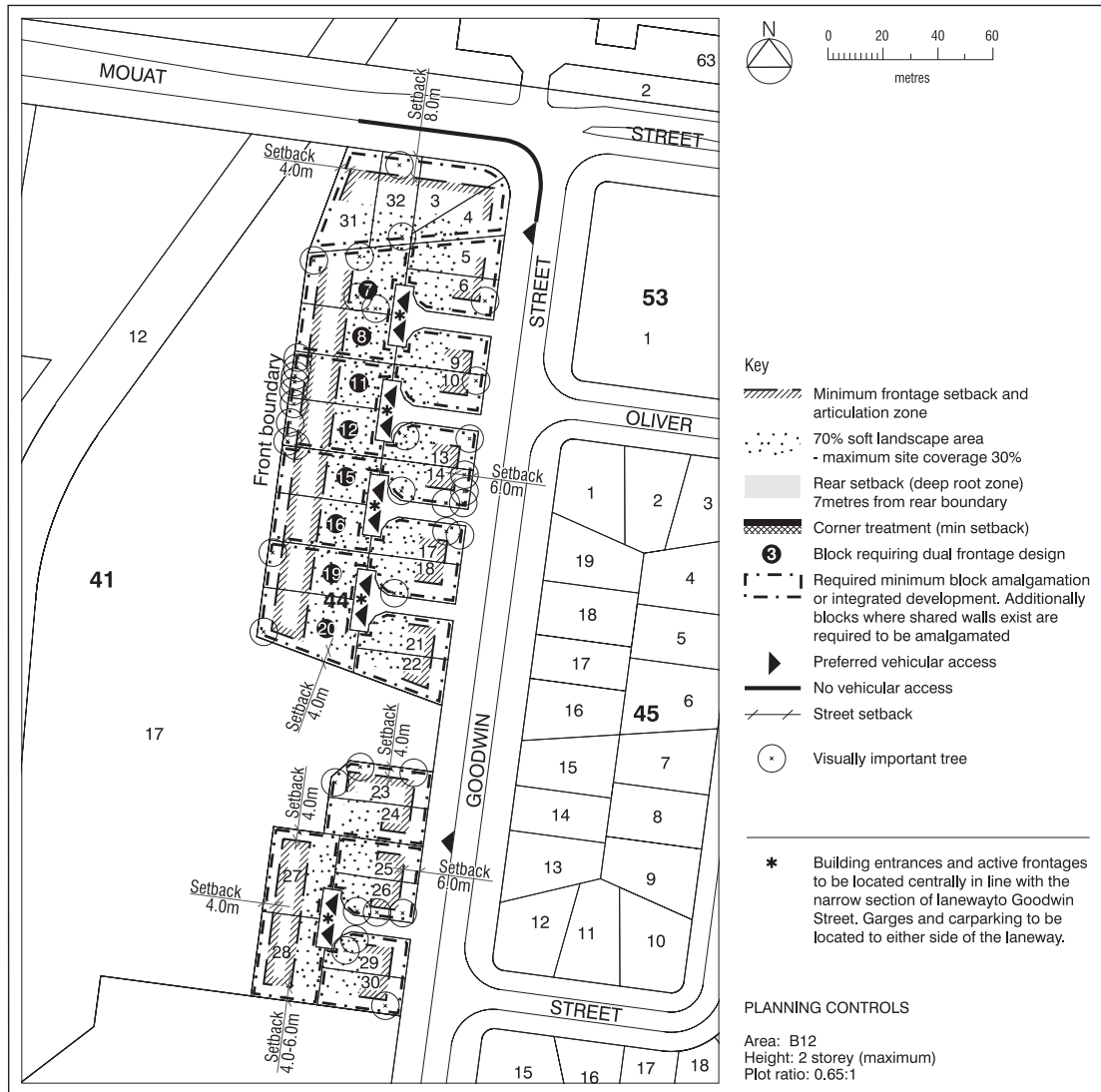
TERM	DEFINITION
Articulation Zone	Area in which additions or subtractions to the primary building envelope of a building must occur. Articulation Zones allow architectural elements and façade detailing to be incorporated into the building face as well as allow some variation in building alignment. The zones also allow buildings to respond to existing landscape features.
Block Amalgamation	Means amalgamating two or more blocks into a single block.
Deep Root Planting Zone	Refers to an area of the block that is not to be built within. It reserves an area of the block for deep soil planting, vegetation and is water permeable.
Dual Frontage Development	Development that address two frontages, generally, a frontage to two streets on both front and rear boundaries or a boundary to street and to open space. The building development may be separate or unified.
Dual Occupancy Development	Development of an additional dwelling of similar scale on a block formerly occupied by one single detached dwelling. Dual occupancy development in this context may refer to building an additional dwelling in the rear portion of existing blocks retaining the original detached dwelling, or demolishing the existing house and replacing with two new dwellings on the block.
Dual Occupancy Housing	Means the use of land that was originally used or leased for the purpose of single dwelling housing for two dwellings.
Integrated Development	Means lodging concurrent development applications for neighbouring blocks where the sites are planned in an integrated manner with the consent of the affected lessees.
Maximum Building Site Coverage	The maximum site coverage of a building in the rear block area (behind the <i>primary building envelope</i>) expressed as a percentage of building footprint area to rear block area (including any nominated rear setback).
Primary Building Envelope	A three dimensional shape within which the primary or main building must be contained. It defines the limits for the siting including setbacks and height of building.
Rear Setback	Means the minimum horizontal distance between the rear boundary of a site and the external wall of a building.
Section	Means an area of land comprising of a logical grouping of individual blocks identified as a Section pursuant to the Districts Act 1966.
Section Master Plan	Means a plan of a section and surrounds indicating a development context for individual development proposals and providing guidance on how sites in the section may logically be developed.
Setback	The minimum horizontal distance between a building wall or the outside face of a balcony, deck or supporting posts of a carport or verandah roof and the relevant block boundary
Street Trees	Street trees are trees that are located in nature strips and are the responsibility of Canberra Urban Parks and Places.
Visually Important Trees	Visually important trees are trees that are deemed to contribute to landscape character of an area due to the size, species and form. Retention of these trees is to be determined at pre-application stage and, where appropriate, under the <i>Tree Protection (Interim Scheme) Act 2001</i> . The health and location of trees should be considered.

4. Control Plans

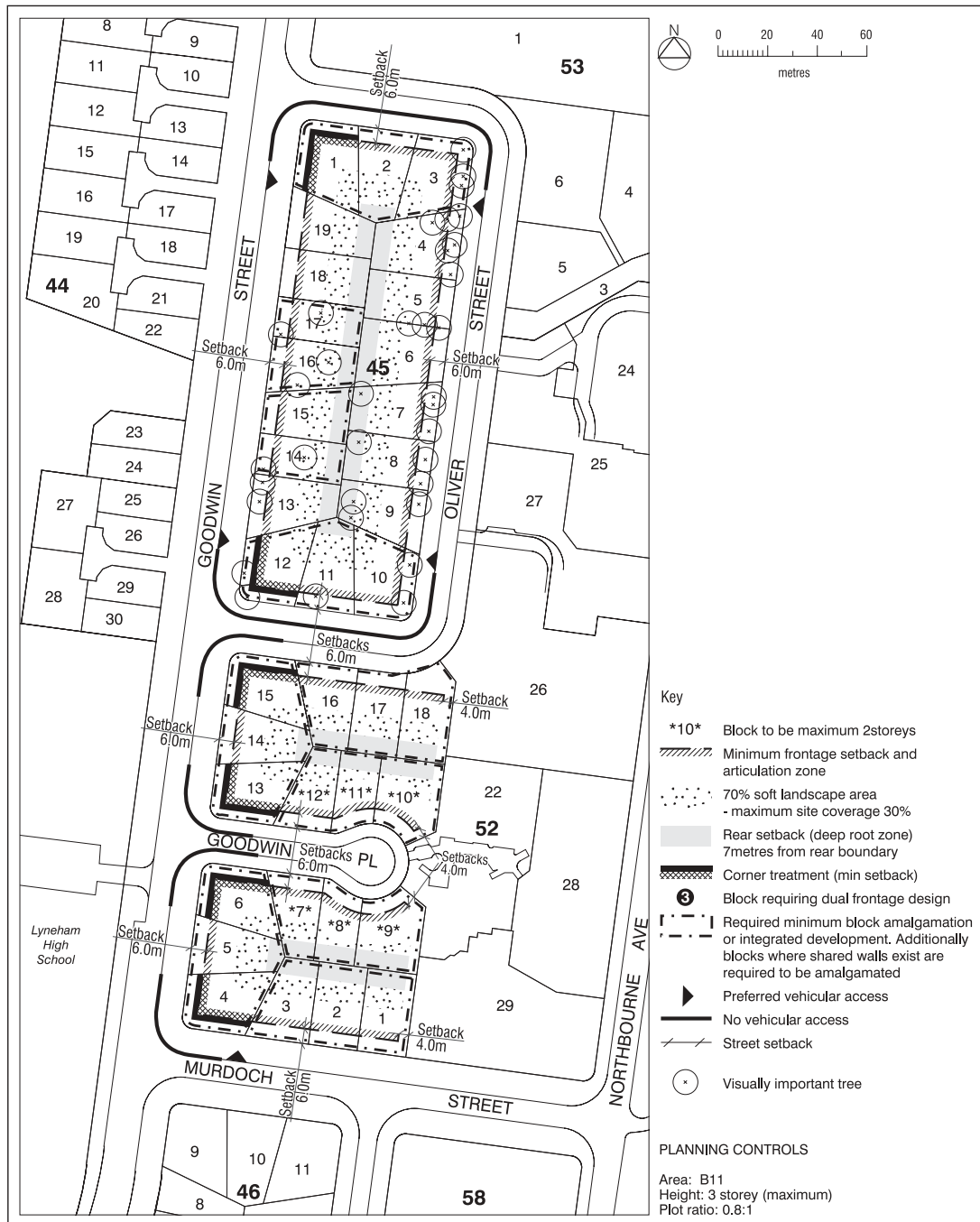
4.1 Section 43



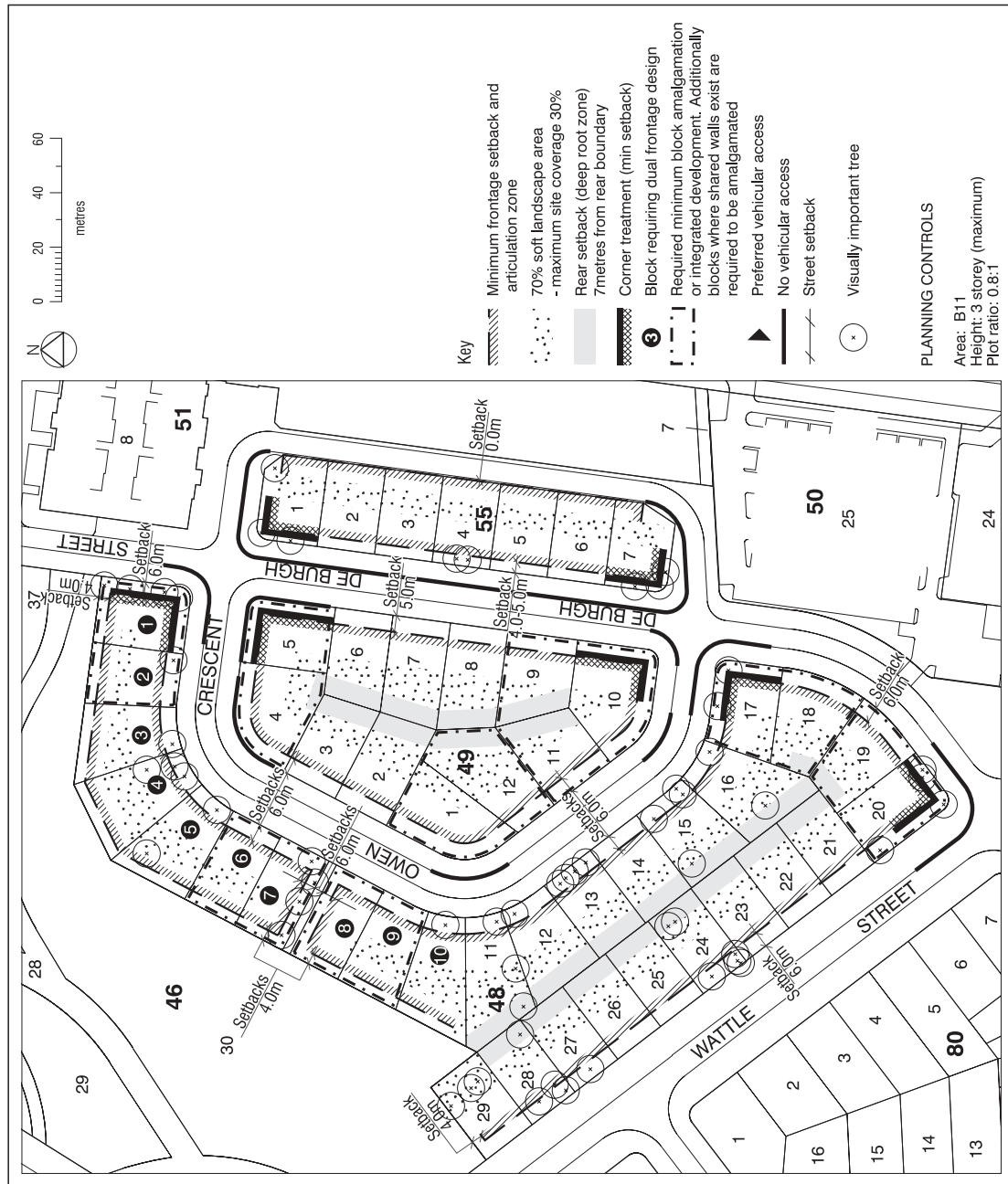
4.2 Section 44



4.3 Sections 45 and 52 (Part)



4.4 Sections 48, 49 and 55



5. Statutory Basis for Section Master Plans

5.1 Statutory Basis

The Territory Plan specifies, in relation to the B11 and B12 Urban Housing Areas, that multi-unit redevelopment consisting of more than two dwellings shall be in accordance with an approved Section Master Plan. Therefore a Section Master Plan is required before an application for multi-unit redevelopment (other than for dual occupancies) can be approved in the areas.

In any case, Under Section 8 of the *Land (Planning and Environment) Act 1991* (the Act) the Territory, the Executive, a Minister or a Territory authority shall not do any act or approve the doing of any act that is inconsistent with the Territory Plan.

5.2 Background

The Standing Committee on Planning and Environment, of the ACT Legislative Assembly recommended in November 1997 that Section Master Plans should be prepared for B11 and B12 Areas of north Canberra in consultation with the community.

As part of Variation to the Territory Plan No.109 April 1999 introducing the B11 and B12 residential land use policies and the Urban Housing Code the requirement for Section Master Plans was established. The procedure for the drafting, notification and approval of master plans was established in Practice Direction 6/98. This practice direction was superseded by Practice Direction 3/00.

The Garden City Variation May 2002 proposes changes to Part A3 of the Plan by inserting procedures for the preparation and approval of Master Plans and also includes changes to Part B1. The part B1 changes allow Section Master Plans to be prepared from time to time at the discretion of the Authority. Currently, and until the Variation is approved, the Territory Plan provision requiring multi-unit development to accord with a Section Master Plan remains a requirement.

The Garden City Variation also requires that Section Master Plans must be consistent with the Territory Plan including the Urban Housing Code. Section Master Plans may be reviewed at any time in the future, however, any amendment resulting from a review will be subject to the consultation, notice and approval process as required by Territory Plan Part A3 – Plan Administration Policies, Section 7 Master Plans (as varied in the Garden City Variation).

5.3 Effect

In considering a proposal for multi-unit redevelopment for more than two dwellings in the B11 and B12 Areas, PALM will assess the development against the relevant approved Section Master Plan for the area (as provided for by Section 2.2, Part A3 of the Territory Plan).

In assessing dual occupancy proposals, any existing approved Section Master Plan for that area will be treated as a matter for consideration under Part 1.1 (i) of Appendix I of the Territory Plan.

5.4 Notification

Draft Section Master Plans are publicly notified and comments on the drafts are taken into consideration before any approval of the Section Master Plan is granted.

Notification will take the form of a notice published in the legislation register and in a daily newspaper, and as far as practicable give written notice by post to lessees of the place to which the draft Master Plan relates and of adjoining places, stating that:

- e) copies of the draft Section Master Plan are available during a specified period of not less than 21 days at specified places; and
- f) persons are invited to submit written comments about the draft Master Plan to the Authority at a specified address and within a period of less than 21 days.

5.5 Specified Off-Site Improvement

Proponents may be required to contribute and/or undertake relevant off-site works as part of obtaining development approvals in the sections including the following:

- street light upgrade;
- footpath renewal;
- installation of parking control devices with the approval and agreement of relevant authority;
- street tree replacement where gaps exist or proposals for new trees where opportunities exist or become available as a result of redevelopment;
- removal of obsolete driveway pavements;
- removal of inappropriate verge treatments; and

- service and supply infrastructure capacity confirmation and necessary upgrades/changes to be undertaken including re-routing visually intrusive infrastructure.

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Braddon Section Master Plan

Sections 1, 2, 4, 5, 6 and 9

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1. Introduction

1.1 Purpose

The Territory Plan requires that multi-unit development consisting of more than two dwellings be in accordance with an approved Section Master Plan.

Section Master Plans provide section specific planning and design guidance supplementary to the controls contained in the Territory Plan for the B11 and B12 area specific (Urban Housing) policies and the Urban Housing Code at Appendix III.3 of the Plan.

Master plans for Braddon Sections 10, 13, 15, 16, 22, 58, and 59 have been completed.

Combined and simplified Braddon master plans for Sections 1, 2, 4, 5, 6 and 9, are the subjects of this document.

1.2 The Scope of Section Master Plans

The section master plans:

- explain and illustrate how Territory Plan policies will be applied in the sections identified that are subject to B11 and B12 area specific policies;
- set out design objectives and principles for the identified B11 and B12 areas in the neighbourhood that,
- document and demonstrate the relationship to the community's value statement as contained in the Braddon Neighbourhood Plan (relevant precincts);
- identify elements of existing urban fabric, streetscape or landscape which warrant protection or consideration including specific character of the sections and surrounding streets and impacts on parking;

- contain specific master plan requirements and control plans for identified sections indicating the preferred pattern of any redevelopment in terms the form of resubdivision, arrangements for vehicular access and parking, landscaping and building siting and development staging.

In addition section master plans may identify off-site works that proponents may be required to undertake or contribute to as part of obtaining development approval.

1.3 Revised Format

The format of Section Master Plans has been simplified from those approved before, and including February 2000. The document now contains:

- Part A identifies the Purpose, Scope, Location and relationship of this document to Neighbourhood Planning;
- Part B sets out the existing policy framework, the rationale and the urban design aims for these areas;
- Part C develops these aims into specific principles and development controls;
- Part D contains specific control plans for each section; and
- Part E explains the statutory basis and legislative background to the Section Master Plan.

1.4 Location

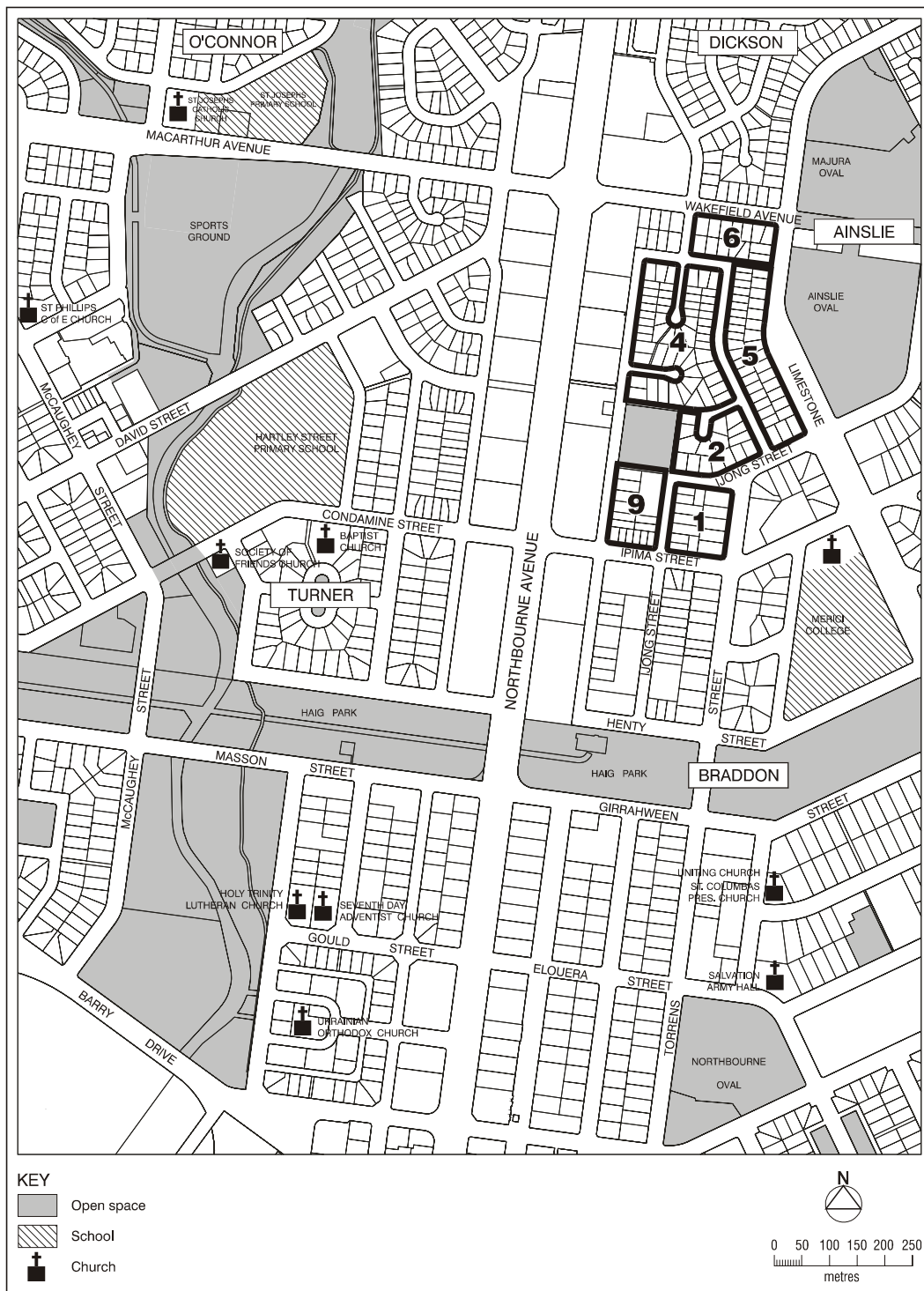
The sections covered by this document are located east of Northbourne Avenue, west of Limestone Avenue, north of Wakefield Avenue and south of Haig Park. Sections 4, 6 and 9 (residential areas B11) are 200m from Northbourne Avenue and Sections 1, 2 and 5 (residential areas B12) are within 400m of Northbourne Avenue.

Sections 1, 5 and 9 are rectilinear sections, typical of inner Canberra suburbs, that are parallel to Northbourne Ave, creating blocks orientated east-west. Sections 2 and 4 are non-uniform in shape with a radial subdivision pattern around the circular culs-de sac exists. Section 6 is a rectangular section with blocks orientated north south.

Buildings within the four sections are predominantly detached single dwelling residential houses. The exceptions are:

- Two multi-unit residential sites;
- 9 dual occupancy developments; and
- Duplex units: one and two storey semi-detached houses (duplexes) on Dooring, Lowanna Street, Ipima Street, Ijong Street and Coolac Place.

Braddon Context



1.5 Relationship to Braddon Neighbourhood Plan

The Braddon Neighbourhood Plan has been developed in collaboration with those who live, work, learn, play and invest in the neighbourhood. The Neighbourhood Plan describes the character of Braddon, identifies the different precincts and establishes a 'vision'. This vision is based on the fulfilment of three inter-related goals:

- **Diversity**
Braddon enjoys the vibrancy of a diverse community
- **Sustainability**
Braddon provides a livable, sustainable neighbourhood adjacent to Civic
- **Character**
Braddon's heritage and unique character is enhanced

The adopted Braddon Neighbourhood Plan will be the Community's Value Statement as identified in the Territory Plan.

The plan also contains objectives, principles and recommendations that set out how to achieve the vision at both the 'neighbourhood wide' and local 'precinct' level.

Neighbourhood planning will be ongoing and the recommendations and actions contained in the Plans themselves will be reviewed and revised in response to plans and works completed, partnerships developed and to account for other changes in their context.

Section Master Plans are components of the Neighbourhood Plan and are contained in Part 6 – Additional Resources of the Neighbourhood Plan.

The Braddon Neighbourhood Plan identifies the area north Ipima Street, covered by the B11 and B12 area specific policies, as a distinct precinct. The Section Master Plan for the sections in this precinct, 1, 2, 4, 5, 6 and 9 has been prepared in the context of the neighbourhood planning process and addresses particular issues of concern with regard to urban redevelopment.

1.6 Response to Neighbourhood Concerns

The issue of urban redevelopment and the type and form of urban housing is highly significant to the Braddon Neighbourhood. Neighbourhood planning participants expressed a high level of dissatisfaction with security and safety in Braddon, a desire that development be sympathetic to the existing character of the suburb and its green and leafy aspects, and that impacts on surrounding residences be minimised.

More specifically, the neighbourhood's key concerns included the:

- loss of range in housing opportunities;
- reduction of opportunities for substantial tree planting;
- loss of existing substantial trees;
- narrow front setbacks; and
- reduced privacy and sun access along the sides of blocks;

The Section Master Plan responds to these concerns by requiring:

- a variety of dwelling types within developments;
- setbacks and articulation of the front building line on new developments to respond to adjacent development;
- identification of visually important trees on leased land;
- rear setback and site coverage limits to accommodate deep root rear garden planting and ensure privacy;
- building envelope limits to allow solar access and privacy to neighbouring dwellings.

Additionally, the Section Master Plans identify height and plot ratio restrictions within certain B11 areas to maintain character and amenity of particular streets.

2. Planning Context

2.1 Policy Framework

Inner North Urban Housing Areas

The Inner North Urban Housing Areas are located along the Northbourne Avenue corridor. They are referred to as B11 and B12 areas within the Residential Land Use Policy in the Territory Plan.

The intent of these policies is to create a variety of housing opportunities that benefit from being in the immediate proximity to a key transport corridor and to the commercial areas of Civic and Dickson. This is considered important to improving the overall sustainability of the neighbourhood and Canberra.

Providing a wider range of housing types, close to services and where people can walk, cycle or use public transport to easily access those services, will encourage greater diversity in the community. Residential development that fulfils the needs and expectations of families, older and younger people, can afford members of the established community, whose needs or aspirations may have changed the opportunity to remain in the area. Similarly new residents will be attracted to housing and opportunities that suit their specific needs and lifestyle.

Planning Controls

The controls in part B1 – Residential Land Use Policies of The Territory Plan include building heights and plot ratios for B11 and B12. These are

- | | |
|------------|--|
| B11 | 12.0m building height and a maximum of 3 storeys with a plot ratio of 0.80 |
| B12 | 8.5m building height and a maximum of 2 storeys with a plot ratio of 0.65 |

It should be noted, that to control the staging of development in the B11 areas, for those sections north of Wakefield and Macarthur Avenue.....

.....buildings shall be 2 storeys and the maximum plot ratio shall be 0.65, until 23.5 hectares of residential blocks in the B11 areas south of Macarthur and Wakefield Avenues have been developed for multi-unit housing, including dual occupancy.

Subject to restrictions, other permitted land uses in the B11 areas include *Business agency, Office, Restaurant, Shops*. These have been included so as to add to the level of amenity and vibrancy of these areas.

High Quality Sustainable Design

In July 2001 Planning and Land Management (PALM) introduced new measures and processes in the assessment of development applications that are intended.....

.....to ensure that as Canberra develops its unique character is preserved and enhanced. At the same time, a small step will have been taken towards making our city sustainable.

A significant aim of the new process is that proponents consult with PALM, the community and neighbours at an initial, conceptual stage of the design process. These preliminary discussions help to identify all the relevant concerns and for them to be addressed as the design work is progressed.

More specifically applicants in the B11 and B12 areas can be required to:

- undertake a site analysis;
- submit development and landscape design concept plans;
- present and discuss the proposal with the neighbours and local community;
- submit the work to the Design Review Panel; and
- prepare a Design Response Report.

Throughout this work, applicants must address the Quality Design Indicators and Residential Sustainability Index identified by PALM in *Designing for High Quality and Sustainability, June 2001*.

However, as part of achieving *High Quality Sustainable Design*, proponents will also need to demonstrate how proposed developments accord with, and respond to, the approved Neighbourhood Plan and the controls and principles outlined in this Section Master Plan.

Effect of the Garden City Variation

In May 2002 PALM released the Garden City Variation. This draft Variation proposes policies that aim to:

- protect the residential amenity and character of Canberra;
- direct residential redevelopment to strategic locations;
- promote sustainability; and
- encourage housing choice.

The draft Variation would introduce several new provisions and controls aimed at ameliorating and managing the impacts of residential redevelopment on the overall amenity and landscape character of Canberra. Chief among these, is defining 'Suburban Areas', in which multi unit and triple occupancy redevelopment and unit titling for dual occupancies are not permitted.

The draft Variation will also make key changes in regard to Section Master Plans, namely:

- replacing the current provisions of the B11 and B12 Area Specific Policies which require multi-unit development to be in accordance with an approved Section Master Plan, with a provision that Section Master Plans *may be prepared from time to time and that they have no effect to the extent of any inconsistency with the Territory Plan*;
- removing any provision *in the Urban Housing code that enables a Section Master Plan to specify less onerous standards than the Code itself*;

However, there are other changes proposed to the residential codes in regard to Building Envelope Controls, to which this Section Master Plan responds.

Building Envelope Controls

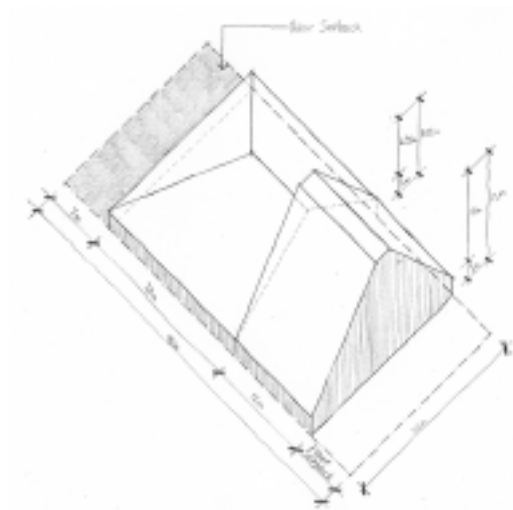
The draft variation introduces a common set of building envelope controls for residential redevelopment to ensure the residential amenity of adjacent lessees is protected regardless of location.

Developments in the B11 and B12 urban housing areas must account for building envelope requirements. The requirement creates a maximum notional building envelope over the site that limits

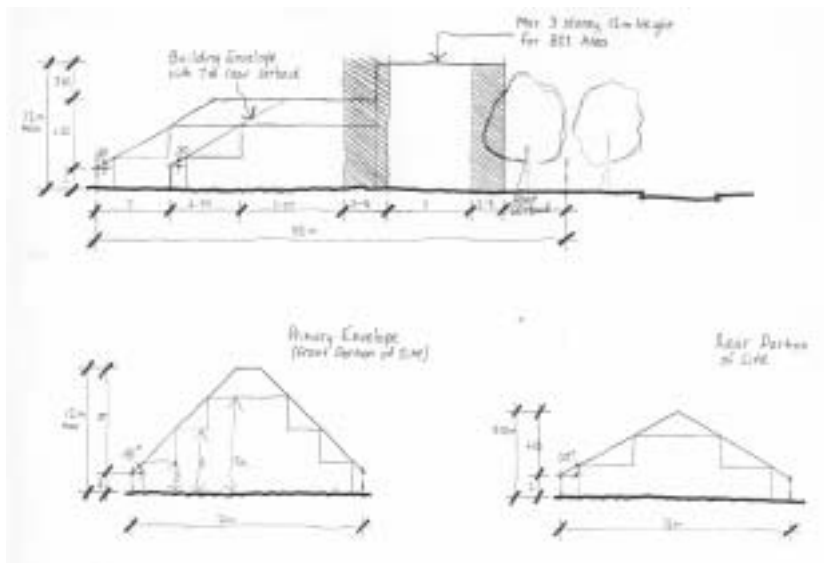
the setback height in respect to side and rear boundaries ie. setbacks are progressively increased as height of walls increase.

Section Master Plan requirements do allow 100% site coverage in the primary building envelope, that is, building to side boundaries. This can only be achieved however, with the agreement of neighbouring lessees and an integrated plan. Where such an integrated development is not agreed or amalgamation has not taken place the building envelope requirements must be accounted for.

As an example of the effect of building envelope requirements it is unlikely that in B11 areas three storeys can be developed to the rear of the primary building envelope on a typical single block. Block amalgamation to form a site at least 30-35m wide can achieve this. The 30° envelope requirements to the rear of blocks produce a setback of 12.13m for three storey built form from both side setbacks and if it is assumed a minimum width of 6-9m is required for a building the minimum block width necessary is 30-35m.



Bui l di ng Envel ope Requi rements



2.2 Urban Design Issues

Garden City Character

Open Space

The Inner Canberra suburbs are generally well endowed with urban open space in addition to the hill and ridge reserves enclosing the inner north. Urban open spaces are valued for their contribution to the garden city character of Canberra, as well as being activity areas, planted buffer areas and as corridors supporting wildlife.

An average of 70 m² of urban open space exists per person in north Canberra. Some areas of urban open space in the Inner North are under utilised as recreation space due to poor access and/or safety. Urban housing adjoining urban open space should enhance the use and character of the open space by achieving a more appropriate balance between human access, activity and wildlife. More importantly, locating urban housing in proximity to open space will provide greater overlooking and passive surveillance.

Streets

Wide tree lined streets are major elements of the public realm that contribute to image, identity and character of residential areas in Central Canberra. The qualities of the streets can be attributed to:

- Formal geometry
- Spatial continuity
- Boldness and simplicity

The established elements and components that make up the typical old Canberra street are to be protected and maintained. Where opportunities exist to replace lost elements or supplement existing elements or patterns, these shall be taken.

Culs-de-sac

Culs-de-sac are common in the urban housing areas. Many have an established urban character due to the duplex housing on smaller, narrower blocks. Where such culs-de-sac exist in B11 areas it may

be desirable to limit redevelopment to two storey, with a corresponding reduction in plot ratio, in order to maintain the character of these particular streets.

Public Fronts, Private Rear Yards

The clear definition of public fronts and private rear yards is significant to retaining continuity in the existing streetscape. To achieve this continuity, consideration must be given, not just to the building frontage but also side fences, gates, garages, and landscape features.

Encouraging building toward the front portion of blocks establishes a positive garden city form. This allows for space at the rear of blocks to retain or introduce large canopy trees. In turn this adds to the privacy of blocks and creates a treed backdrop to development.

Sustainability

Optimising residential land use development

Future development of individual sections in the urban housing areas is based on a concept of developing the perimeter of sections or building primarily to the front portion of blocks.

Walter Burley Griffin recognised the efficiency and advantages of perimeter development when conceiving the subdivision pattern of residential areas and is particularly evident in the 1911 plan.

'The desirability of rectangular blocks and parallel-set buildings, in the interest of economy of construction and restfulness and simplicity in architectural treatment, ...a system of rectangular blocks is preferable ...'

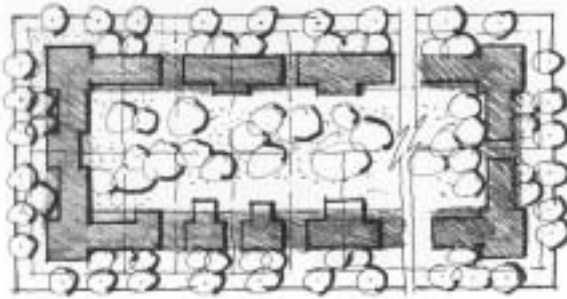
Walter Burley Griffin, Report Explanatory of the Preliminary General Plan, 1913

Similarly the Federal Capital Advisory Committee recognised that development would be progressive and due to economic conditions the aims of the first phase of development would be;

utilitarian development and economy.... leaving to future decades – perhaps generations – the evolution of the national city....'

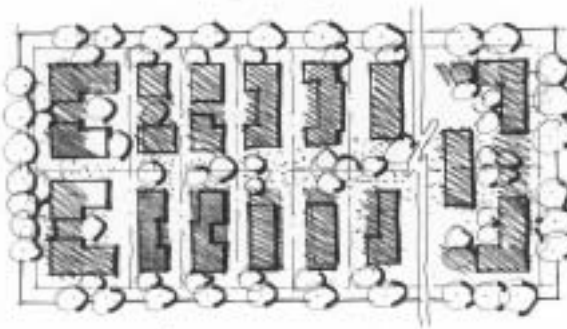
Lining the perimeter of sections and blocks to accommodate increased densities in the urban housing areas has a number of advantages with regard to maintaining the garden city characteristics of the established areas. It maximises the creation of open space and encourages the establishment of positive relationships between private and public realms.

Further, perimeter development allows for increased density to be achieved through low to medium height buildings and for incremental development to occur with the least impact on the established development.



Lining the Perimeter

- Maximises street and rear garden address
- Minimises privacy impacts between adjacent sites
- Optimises possibilities for private and communal open spaces to the rear of blocks that can accommodate soft landscape and large tree planting
- Accommodates a greater diversity of dwelling types
- Enables a variety of treatments to the interior



Building Along the Site

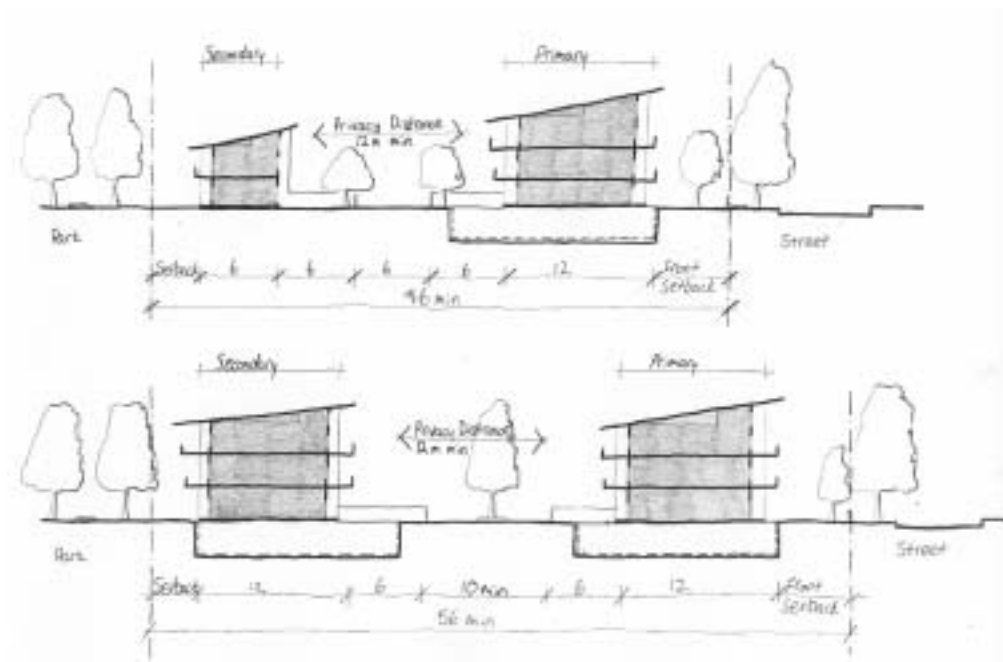
- Privacy impacts to side and rear of site
- Narrow street address
- Entrances to dwellings from side boundary
- Narrow long building footprint inhibits large rear open space
- Poor planting potential to centre of section

Optimisation of residential development can also be achieved where blocks face a street and have a rear boundary to a park or open space. In these circumstances developing a dual frontage will achieve a beneficial outcome both to the street and to the surveillance of the open space.



Dual Frontage Design

- Maximises building address to both the street and public space
- Provides overlooking and casual surveillance of open space
- Utilises an amenable prospect into open space from within developments
- Promotes increased use of open spaces
- Encourages walking and cycling opportunities for residents within developments



Building Design

Orientation

Buildings should be designed for passive solar gain, without compromising the perimeter development concept. The orientation of most sections within the Northbourne Avenue corridor is east-west and this creates ambiguity between building design in regard to maximising solar access and street frontage.

Building Depth and Width

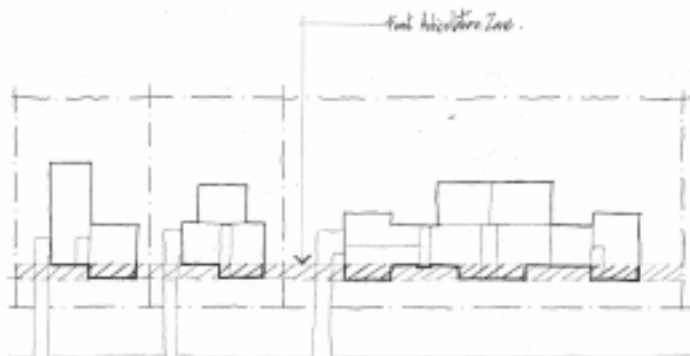
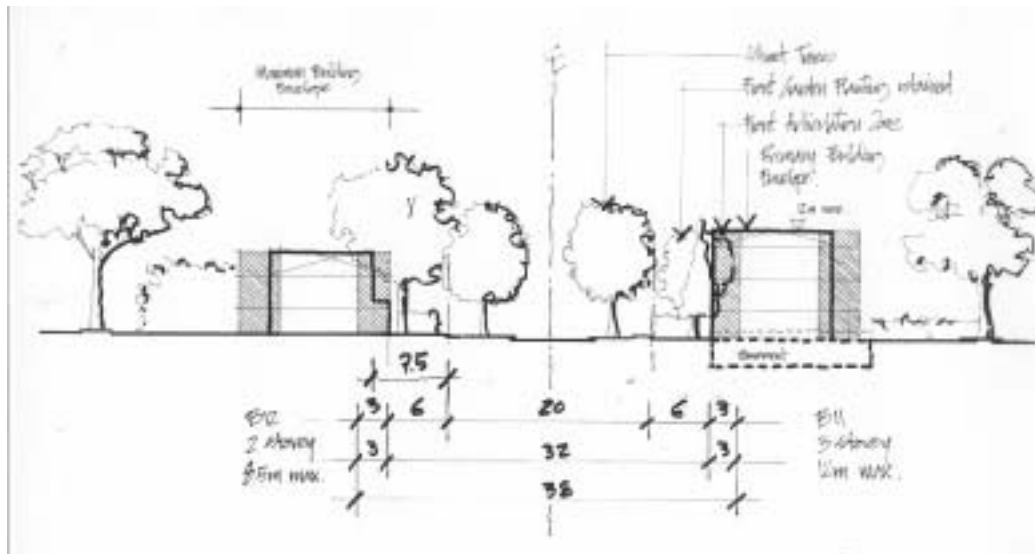
Building depth has a critical impact on the need for artificial lighting and ventilation. The optimum depth of double aspect buildings to allow naturally lit and ventilated spaces is 9-13m. This depth takes account of flexible plan arrangements for house or apartment dwelling types. Single aspect dwellings

must be designed to allow daylight rooms and include innovative natural ventilation methods. Building width has an impact on the flexibility of use and the ability to organise space relationships.

Articulation

The primary building envelope is based on a depth of 12m. In order to avoid the appearance of a continuous wall of development in the street, articulation zones supplementary to the primary building envelope are included in the master plan requirements.

The articulation zones require modelling of faces of buildings in response to architectural design, local character, access, environmental conditions, and landscape features. As a guide the articulation of the front face of a building must exceed 40% of the articulation zone area of a building at every storey level. A maximum building depth of 18m allows articulation and modulation of the front and rear faces of primary buildings.



Articulation Zones

- Prevent continuous walls of development
- Allow architectural detailing to faces of buildings
- Provide visual interest to developments
- Create a variety of spaces in both outside and indoor areas
- Provide opportunities to retain or establish mature trees at the front of the block
- Allow opportunities for solar access into dwellings

Building Address

Buildings with an address frontage to the street are considered beneficial to promoting street security, streetscape character, address and activity. Residential buildings do have a public front that should contribute life and activity to the street. Situations where the main entrance to residential buildings is from the rear or sides of blocks reduces the significance of streets and are out of character.

Transport

Access to public transport is fundamental to the design intentions for the urban housing areas. A philosophy of encouraging more sustainable modes of travel (walking, cycling and public transport) and discouraging car use, means that parking levels are to be kept as low as possible in urban housing areas.

Orderly Redevelopment

Generally, the Section Master Plans allow any block in a section to be redeveloped at any time. A number of exceptions to this exist that aim to achieve orderly redevelopment over time.

Corner Sites

Corner sites are visually prominent. The importance of corner blocks in consolidating the urban form in urban housing areas is recognised by requiring corner buildings to have substantial returns on both faces, allowing additional uses, and requiring maximum height and minimum setback at corners. In order to achieve positive development of corner sites block amalgamations or integrated developments are often required.

Integrated Plans / Block Amalgamations

In order to achieve orderly development and to prevent residual single block sites being created, a requirement exists to include these single sites in any amalgamation. Alternatively they be developed at the same time as part of an integrated plan. An integrated plan will show how the layout will connect and relate to the planned and committed development on the adjacent site(s).

Integrated developments are also necessary where there are:

- shared walls separate existing dwellings eg. duplexes;
- narrow sites (less than 16m width); and
- corner sites are too small to provide satisfactory open space.

Urban Design Aims

In response to the current policy framework, the urban design issues, and with reference to the Goals and Objectives identified in the Neighbourhood Plan, the following aims have been defined.

To:

22. Conserve the garden city character of the area;
23. Optimise residential land use adjacent to the Northbourne Avenue corridor, areas of urban open space and the commercial centre of Civic;
24. Retain and enhance a healthy and attractive residential environment for existing and new residents to the area;
25. Create a safer, more secure environment; and
26. Promote non car based movement;
27. Promote streets and open space as places for people; and
28. Ensure the orderly redevelopment of blacks within sections.

3. Urban Design Principles and Controls

The following urban design principles and controls have been formulated to achieve the aims. The controls are specific to the Section Master Plan and also come from the Urban Housing Code and Residential Land Use Policies of the Territory Plan.

1. Maintaining the garden city character of the area

This Section Master Plan will achieve this aim through the following:

Principles

- Development is to respond to the topography of the site
- Maintain grassed nature strips and protect, replace and supplement street trees
- Protect visually important trees that contribute to the canopy cover of the area on leased blocks
- Allow sufficient space for existing and future tree planting at the front of blocks and to the rear of development blocks
- Model building faces to add variation to building alignment
- Maximise permeable surfaces

Controls

Section Master Plan Requirements

Visually Important Trees

Retention or otherwise of visually important trees as identified on the Control Plan, will be determined at the HQSD pre-application stage

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Articulation Zone

DRAFT

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Urban Housing Code

Element 1 Streetscape and Landscape

Provide attractive streetscapes including appropriate street tree planting

Element 4 Site Planning

Site planning that responds to the environment

Element 5 Street Setbacks

Street setback controls for resident amenity and attractive streetscape

Element 6 Building Envelope and Siting Controls

Building envelopes for sloping sites (as varied by the Garden City Variation)

Element 10 Communal Open Space and Landscaping

Communal open space and landscaping to create a pleasant, safe and attractive environment and streetscape

Tree Protection (Interim Scheme) Act 2001

2. Optimise residential land use adjacent to Northbourne Avenue and areas of urban open space

This Section Master Plan will achieve this aim through the following:

Principles

- Allow increased density development in the vicinity of Northbourne Avenue
- Encourage a variety of residential dwellings in the sections and individual developments and improve choice for smaller households, aged and families
- Take advantage of frontages and prospects into public parks and open spaces and increase the active use of existing public open spaces in close proximity to the sections
- Consolidate the urban composition by developing corner sites to maximum height and minimum set back requirements
- Provide private open space as part of urban dwellings that is useable, compliments the desired urban characteristics of the area as well as the garden city character
- Building height reflects proximity to Northbourne Avenue
- Dual occupancy developments must conform with the concept of building primarily to the front portion of blocks

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily on front portion of blocks.

Variety of Dwelling Sizes

Redevelopment sites greater than 3000m² shall provide a variety of dwelling sizes within the development. 1, 2 and 3 bedroom dwellings are required.

Dwellings of 3 bedrooms or more shall have direct access to ground floor open space.

Building Height and Setback to Corners

Building height controls shall be treated as minimum on specified corner sites.

Setback controls shall be treated as maximum on specified corner sites.

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

DRAFT

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Dual Occupancy Development

No additional dwelling is permitted in B11 and B12 areas where the additional dwelling is located to the rear of the block behind the original dwelling or where the additional dwelling is located to the rear of a new dwelling

Territory Plan Residential Land Use Policies

Plot Ratio Controls

Plot ratio controls for B11 and B12 areas

Height Controls

Building height controls for B11 and B12 areas

Urban Housing Code

Element 6 Building Envelope and Siting

Building height controls

Element 9 Private Open Space

Provision of private open space to meet user requirements and residential amenity

Element 11 Security

Designing for casual surveillance and overlooking

3. Create and maintain a healthy residential environment for incoming and existing residents

This Section Master Plan will achieve this aim through the following:

Principles

- Safeguard privacy and maximise and maintain light and sun access to dwellings
- Buildings shall primarily be sited across the frontage of the site (not down the length of the site) to optimise street address and physical and visual access to the rear garden, while maximising privacy distances and allowing rear garden planting opportunities
- Restrict plan depths to allow good sun and daylight penetration as well as opportunities for natural ventilation
- Require side and rear setbacks of new developments to account for existing residential amenity of neighbours

Controls

Section Master Plan Requirements

Site Coverage

30% site coverage to the rear of blocks to achieve a predominantly soft landscape zone

Rear Setback

A 7m rear setback applies to most blocks in B11 and B12 sections to allow a deep root planting zone. Nominated corner blocks will have a 7m x 7m space in the corner

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Building height to maintain compatible scale

Element 6 Building Envelope and Siting

Building envelope requirements (as varied by the Garden City Variation)

Element 12 Design for Reduced Resource and Energy Consumption

Design to reduce resource and energy consumption including heating, cooling and air movement

4. Create a safer and more secure and attractive environment

The Section Master Plan will achieve this aim through the following:

Principles

- Provide overlooking opportunities within developments ensuring passive surveillance of public and communal areas
- Ensure clear definition between private and public space
- Require building face articulation zones supplementary to the primary building envelope

Controls

Section Master Plan Requirement

Articulation Zone

All development proposals must maintain the minimum front set back line. Necessary articulation of the frontage is to occur behind this line and the articulation zone has a dimension of 2-3m. Articulation of the front face of the building is mandatory

Casual Surveillance

Blocks adjoining pedestrian paths through sections shall provide casual surveillance and overlooking of these paths

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Attractive developments that are compatible with surrounds

Element 5 Street Setbacks

Contributing to the safety of public areas.

Element 11 Security

Designing for casual surveillance and overlooking

Providing a clear definition of ownership of spaces

5. Promote non-car based movement

The Section Master Plan will achieve this aim through the following:

Principles

- Restrict parking provision
- Maintain street parking restrictions in the area to discourage commuter parking

Controls

Section Master Plan Requirement

Parking

Parking provision rates in the ACT Parking and Vehicular Access Guidelines shall be treated as maximum for all dwellings in Urban Housing areas. Restrict visitor parking and allow visitor parking on street where capacity allows.

Urban Housing Code

Element 8 On-site Carparking and Access

Carparking is provided according to projected need

Roads ACT to administer

6. Promote streets and open spaces as places for people

The Section Master Plan will achieve this aim through the following:

Principles

- Face the street
- Line the perimeter of sections
- Parking facilities are to be designed to reduce visual impact
- Limited on-street parking within a well designed environment is encouraged

Controls

Section Master Plan Requirement

Perimeter Block Development

Building primarily to front portion of blocks

On Street Parking

On street parking is limited to visitor parking requirements accounting for progressive capacity, suitable short stay parking controls and necessary safety guidelines

Urban Housing Code

Element 4 Site Planning

Dwellings sited to face streets and public open spaces

Element 8 On-site Carparking and Access

Restricts at-grade parking within the front setback (in the front garden)

Element 13 Dwelling Entry and Interior

Dwelling entries to be clearly visible from the street

7. Ensure the orderly redevelopment of blocks within sections

The Section Master Plan will achieve this aim through the following:

Principles

- Ensure development sites can accommodate urban housing based on perimeter block development
- Ensure compatibility of scale between new and existing developments
- Ensure existing single storey dwellings on single blocks are not isolated by adjacent redevelopment and site amalgamations in B11 areas

Controls

Section Master Plan Requirement

Minimum Block Amalgamation or Integrated Development

Block amalgamations or agreed consolidations of blocks are required where existing block configurations do not allow effective redevelopment.

Primary Building Envelope

Section Master Plan controls allow 100% site coverage in the primary envelope ie, building to side boundaries. This can only be achieved with the agreement of neighbouring lessees and an integrated plan.

Amenity of Single Storey Dwellings

Where a redevelopment in a B11 area is proposed adjacent (on one side boundary) to an existing single storey dwelling that has an existing or approved redevelopment on the other side, the proposed redevelopment will not be permitted unless the single dwelling site is included in the amalgamation or is developed at the same time as part of an integrated plan.

Driveways onto Limestone Avenue

Driveway crossings from Limestone Avenue are to be reduced in number. Opportunities may include block amalgamations along Limestone Avenue and front/back amalgamations with driveways from Lowanna Street.

Urban Housing Code

Element 2 Building Appearance and Neighbourhood Character

Regulates height differences between development on adjacent blocks moderating the impact of new developments by stepping down in height towards neighbours

Element 6 Building Envelope and Siting

Increases side and rear setbacks as wall heights increase to minimise overshadowing

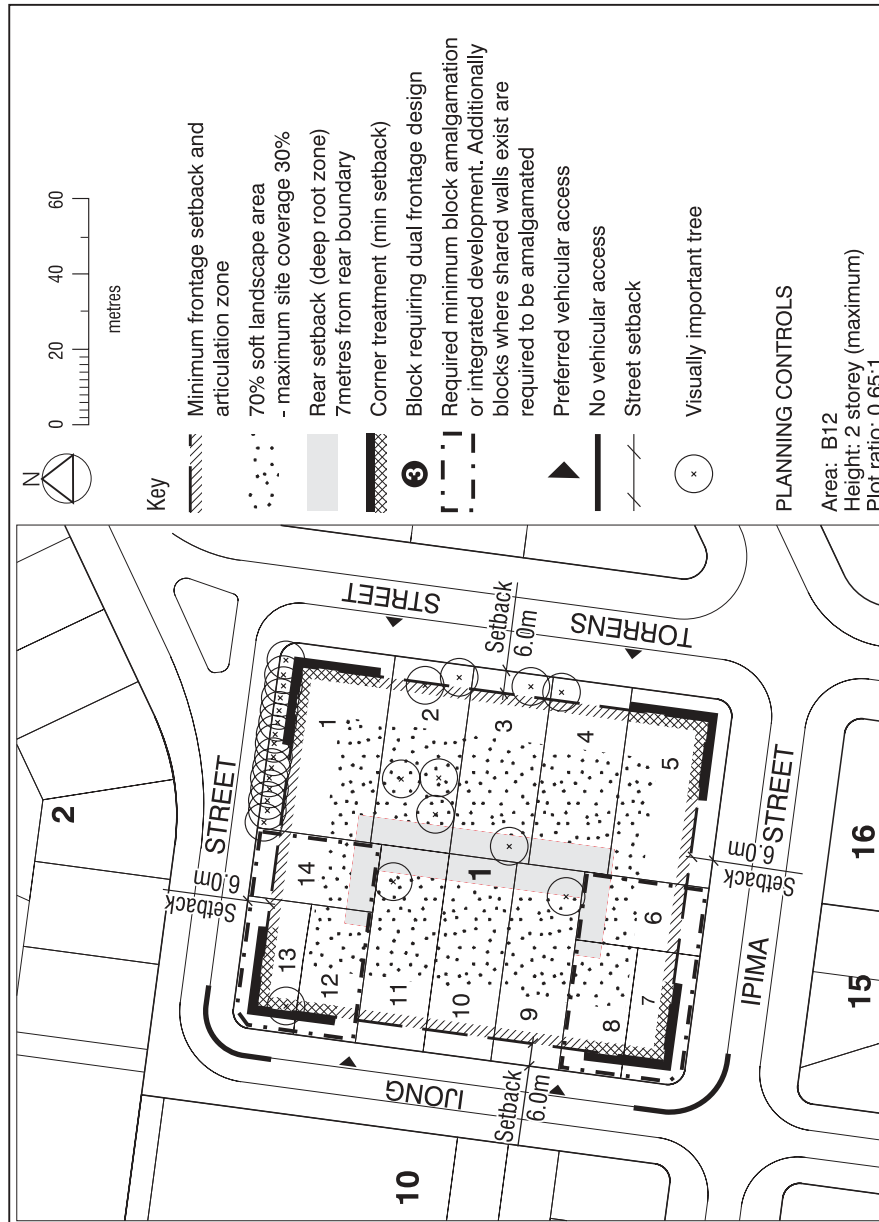
GLOSSARY

The following is a glossary of Section Master Plan terms including requirements under the section master plan.

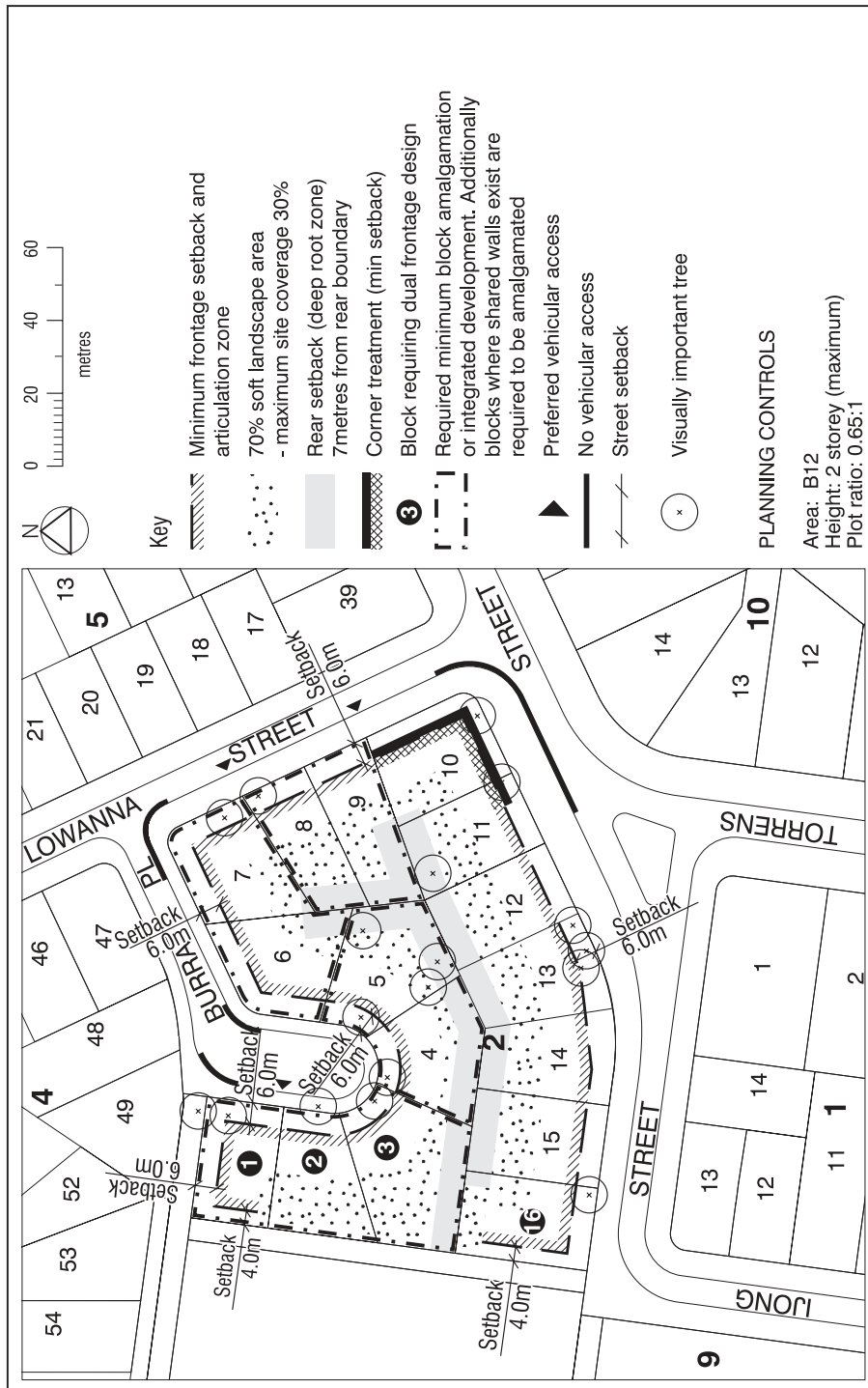
TERM	DEFINITION
Articulation Zone	Area in which additions or subtractions to the primary building envelope of a building must occur. Articulation Zones allow architectural elements and façade detailing to be incorporated into the building face as well as allow some variation in building alignment. The zones also allow buildings to respond to existing landscape features.
Block Amalgamation	Means amalgamating two or more blocks into a single block.
Deep Root Planting Zone	Refers to an area of the block that is not to be built within. It reserves an area of the block for deep soil planting, vegetation and is water permeable.
Dual Frontage Development	Development that address two frontages, generally, a frontage to two streets on both front and rear boundaries or a boundary to street and to open space. The building development may be separate or unified.
Dual Occupancy Development	Development of an additional dwelling of similar scale on a block formerly occupied by one single detached dwelling. Dual occupancy development in this context may refer to building an additional dwelling in the rear portion of existing blocks retaining the original detached dwelling, or demolishing the existing house and replacing with two new dwellings on the block.
Dual Occupancy Housing	Means the use of land that was originally used or leased for the purpose of single dwelling housing for two dwellings.
Integrated Development	Means lodging concurrent development applications for neighbouring blocks where the sites are planned in an integrated manner with the consent of the affected lessees.
Maximum Building Site Coverage	The maximum site coverage of a building in the rear block area (behind the <i>primary building envelope</i>) expressed as a percentage of building footprint area to rear block area (including any nominated rear setback).
Primary Building Envelope	A three dimensional shape within which the primary or main building must be contained. It defines the limits for the siting including setbacks and height of building.
Rear Setback	Means the minimum horizontal distance between the rear boundary of a site and the external wall of a building.
Section	Means an area of land comprising of a logical grouping of individual blocks identified as a Section pursuant to the Districts Act 1966.
Section Master Plan	Means a plan of a section and surrounds indicating a development context for individual development proposals and providing guidance on how sites in the section may logically be developed.
Setback	The minimum horizontal distance between a building wall or the outside face of a balcony, deck or supporting posts of a carport or verandah roof and the relevant block boundary
Street Trees	Street trees are trees that are located in nature strips and are the responsibility of Canberra Urban Parks and Places.
Visually Important Trees	Visually important trees are trees that are deemed to contribute to landscape character of an area due to the size, species and form. Retention of these trees is to be determined at pre-application stage and, where appropriate, under the <i>Tree Protection (Interim Scheme) Act 2001</i> . The health and location of trees should be considered.

4. Control Plans

4.1 Section 1



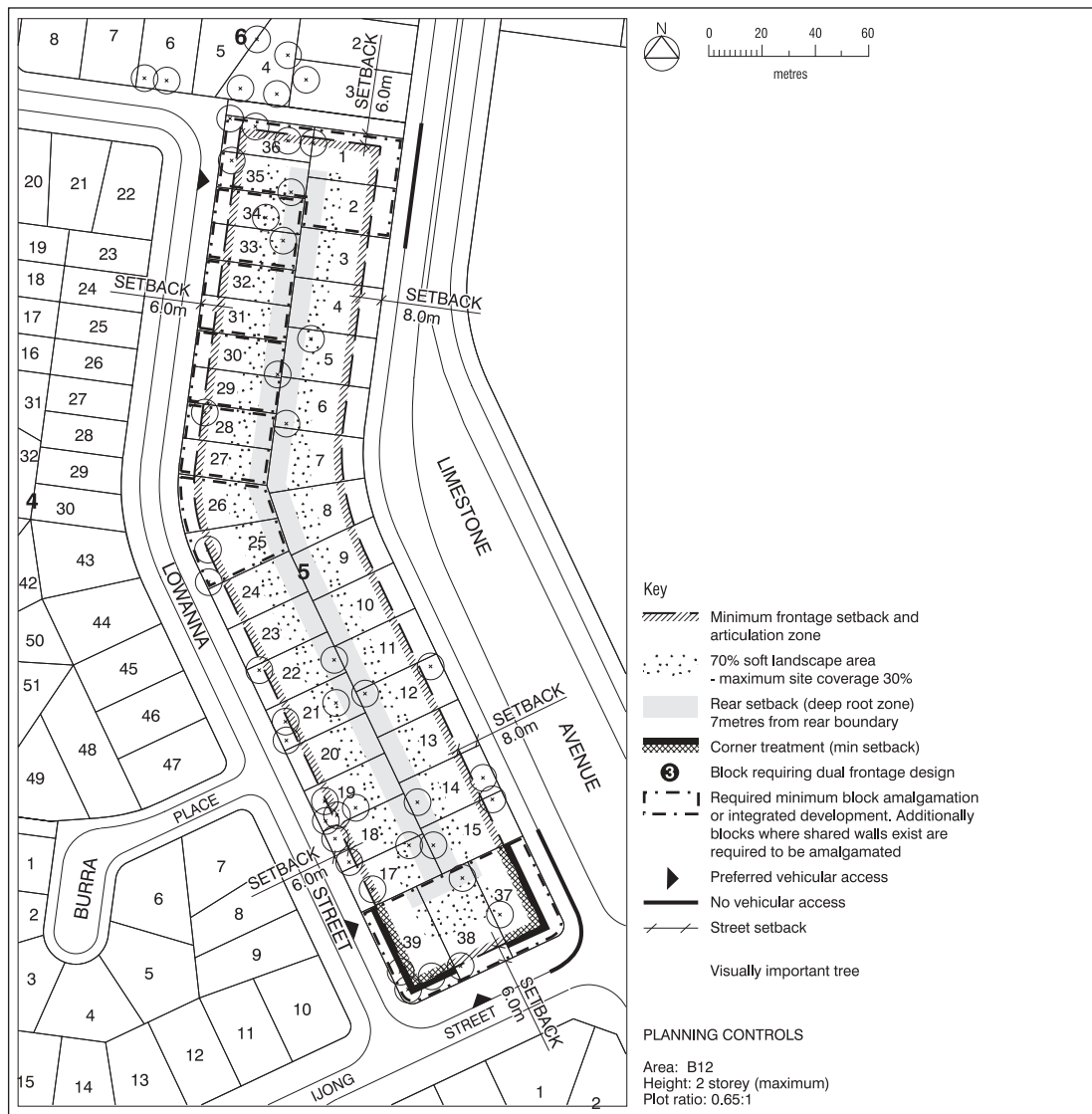
4.2 Section 2



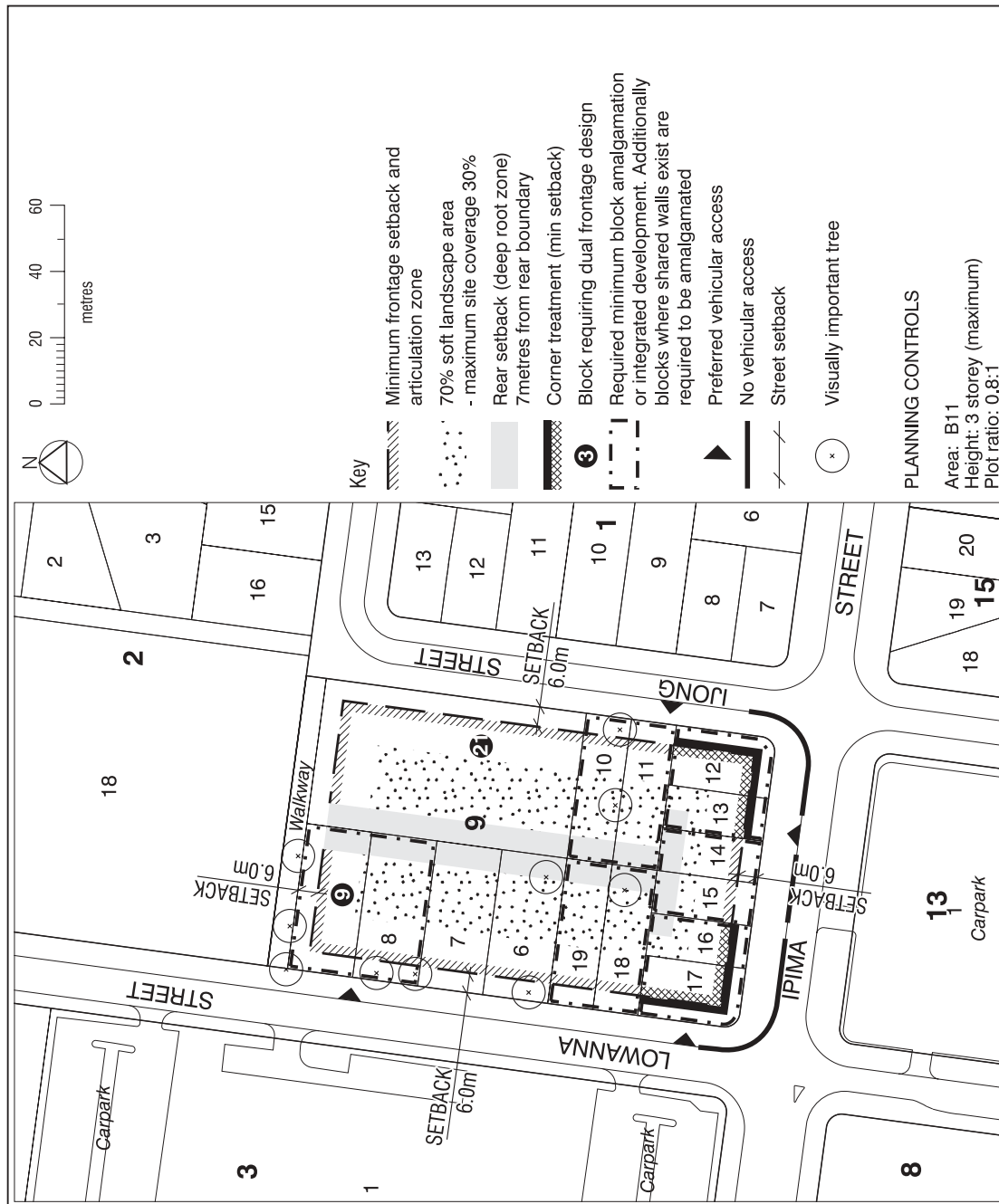
4.3 Section 4



4.4 Section 5



4.6 Section 9



5. Statutory Basis for Section Master Plans

5.1 Statutory Basis

The Territory Plan specifies, in relation to the B11 and B12 Urban Housing Areas, that multi-unit redevelopment consisting of more than two dwellings shall be in accordance with an approved Section Master Plan. Therefore a Section Master Plan is required before an application for multi-unit redevelopment (other than for dual occupancies) can be approved in the areas.

In any case, Under Section 8 of the *Land (Planning and Environment) Act 1991* (the Act) the Territory, the Executive, a Minister or a Territory authority shall not do any act or approve the doing of any act that is inconsistent with the Territory Plan.

5.2 Background

The Standing Committee on Planning and Environment, of the ACT Legislative Assembly recommended in November 1997 that Section Master Plans should be prepared for B11 and B12 Areas of north Canberra in consultation with the community.

As part of Variation to the Territory Plan No.109 April 1999 introducing the B11 and B12 residential land use policies and the Urban Housing Code the requirement for Section Master Plans was established. The procedure for the drafting, notification and approval of master plans was established in Practice Direction 6/98. This practice direction was superseded by Practice Direction 3/00.

The Garden City Variation May 2002 proposes changes to Part A3 of the Plan by inserting procedures for the preparation and approval of Master Plans and also includes changes to Part B1. The part B1 changes allow Section Master Plans to be prepared from time to time at the discretion of the Authority. Currently, and until the Variation is approved, the Territory Plan provision requiring multi-unit development to accord with a Section Master Plan remains a requirement.

The Garden City Variation also requires that Section Master Plans must be consistent with the Territory Plan including the Urban Housing Code. Section Master Plans may be reviewed at any time in the future, however, any amendment resulting from a review will be subject to the consultation, notice and approval process as required by Territory Plan Part A3 – Plan Administration Policies, Section 7 Master Plans (as varied in the Garden City Variation).

5.3 Effect

In considering a proposal for multi-unit redevelopment for more than two dwellings in the B11 and B12 Areas, PALM will assess the development against the relevant approved Section Master Plan for the area (as provided for by Section 2.2, Part A3 of the Territory Plan).

In assessing dual occupancy proposals, any existing approved Section Master Plan for that area will be treated as a matter for consideration under Part 1.1 (t) of Appendix I of the Territory Plan.

5.4 Notification

Draft Section Master Plans are publicly notified and comments on the drafts are taken into consideration before any approval of the Section Master Plan is granted.

Notification will take the form of a notice published in the legislation register and in a daily newspaper, and as far as practicable give written notice by post to lessees of the place to which the draft Master Plan relates and of adjoining places, stating that:

- g) copies of the draft Section Master Plan are available during a specified period of not less than 21 days at specified places; and
- h) persons are invited to submit written comments about the draft Master Plan to the Authority at a specified address and within a period of less than 21 days.

5.5 Specified Off-Site Improvement

Proponents may be required to contribute and/or undertake relevant off-site works as part of obtaining development approvals in the sections including the following:

- street light upgrade;
- footpath renewal;
- installation of parking control devices with the approval and agreement of relevant authority;
- street tree replacement where gaps exist or proposals for new trees where opportunities exist or become available as a result of redevelopment;
- removal of obsolete driveway pavements;
- removal of inappropriate verge treatments; and
- service and supply infrastructure capacity confirmation and necessary upgrades/changes to be undertaken including re-routing visually intrusive infrastructure.