

Australian Capital Territory

Planning and Development (Plan Variation No 332) Approval 2016*

Notifiable Instrument NI2016—64

made under the

***Planning and Development Act 2007*, section 76(3)(a) (Minister's powers in relation to draft plan variations)**

1 Name of instrument

This instrument is the *Planning and Development (Plan Variation No 332) Approval 2016*.

2 Approval of draft plan variation

- (1) I APPROVE under section 76(3)(a) of the *Planning and Development Act 2007* the draft plan variation No 332 to the Territory Plan.
- (2) In this section:

Draft plan variation No 332 to the Territory Plan means the draft plan variation in the schedule.

Mick Gentleman MLA
Minister for Planning and Land Management

Dated this 10th day of February year 2016

*Name amended under Legislation Act, s 60

Schedule

(see section 2(2))



ACT
Government

Environment and Planning

Planning and Development Act 2007

Variation to the Territory Plan No 332

**ACT Public Housing Redevelopments -
Narrabundah section 62 block 3 (Gowrie Court) Zone
changes and amendments to the Narrabundah precinct
map and code**

January 2016

Final variation prepared under s76 of the
Planning and Development Act 2007

This page is intentionally blank.

Contents

1.	EXPLANATORY STATEMENT	1
1.1	Background.....	1
1.1.1	Public Housing Renewal Program	1
1.1.1	Background to the Narrabundah site	2
1.2	Summary of the Proposal	3
1.3	The National Capital Plan	4
1.4	Site Description.....	4
1.5	Current Territory Plan Provisions.....	6
1.6	Changes to the Territory Plan	7
1.7	Consultation on the Draft Variation	7
1.8	Revisions to the Draft Variation Recommended to the Minister.....	7
2.	VARIATION.....	8
2.1	Variation to the Territory Plan	8

This page is intentionally blank.

1. EXPLANATORY STATEMENT

1.1 Background

1.1.1 Public Housing Renewal Program

Housing is critically important for the ACT community's overall economic and social well-being. Public housing assists Canberrans on low incomes to reach their potential, to make a contribution and to share the benefits of our community.

The role of ACT public housing has changed over time through increased targeting to those most in need. As at April 2015 there were 2,323 clients on the public housing waiting list with a further 869 public housing tenants on the transfer waiting list. The number of people on the public housing waiting list has doubled since 2008. Presently, the waiting time on the priority housing waiting list is 238 days. The demand for public housing is expected to grow. As at April 2015 there were 11,826 public housing properties.

Much of the public housing stock was constructed prior to 1988 when the Territory achieved Self-Government. The average age of the ACT's public housing stock is around 30 years and Gowrie Court is over 50 years old. The ACT has the oldest public housing portfolio in Australia, with consequent impacts on repairs and maintenance requirements.

The dwellings were constructed in response to the requirements of the time, and public housing tenants have different requirements now. The challenge is to renew the public housing stock so that it is better able to meet the needs of public housing tenants.

The Public Housing and Asset Management Strategy 2012 – 2017 provides a response to the challenges facing the public housing portfolio at a number of levels, and recommends a rolling program of disposal of poorly performing Multi Unit Properties with the aim of:

- Providing better housing for existing and future tenants;
- Reducing concentrations of disadvantage;
- Aligning the public housing portfolio with tenant needs;
- Optimising the value of the asset; and
- Improving the 'look' and 'feel' of the metropolitan area.

Many of the older public housing properties are in prominent locations so their redevelopment will result in significant urban renewal outcomes - improvements to urban design quality, creating economic activity, reduced greenhouse emissions, improved use of infrastructure and variety of the built environment.

The replacement public housing will be better designed, more energy efficient and less costly to operate and maintain. It will better align with tenant demographics, break down aggregations of disadvantage and provide a better distribution of public housing throughout the community. Creating a greater choice of housing across the city makes it easier for people to 'age in place in the community'.

The redevelopment of these public housing sites has the potential to be an exemplar of best practice, to encourage local improvement and act as a catalyst for local neighbourhood renewal and value adding to their environs.

Redevelopment of the public housing sites creates economic activity. There will be investment in the development and construction of replacement public housing and further investment through the redevelopment of the existing sites once the existing public housing is decommissioned.

Renewal of public housing across the Territory will have benefits for public housing tenants. There will be no reduction in public housing stock and replacement housing will be built first. The distribution of housing will be aligned with tenant and applicant preferences.

The redevelopment of Gowrie Court will deliver better design outcomes, improved amenity and support Government initiatives, such as improved sustainability, urban renewal and the revitalisation of the public housing portfolio.

Increasing densities around transport routes and commercial centres provides the opportunity to support their on-going viability. It also presents opportunities to work with industry to make centres more viable, accessible, and vibrant and supports active transport.

1.1.1 Background to the Narrabundah site

The variation proposes to vary the zoning for block 3, section 62 Narrabundah from residential RZ1 suburban zone to residential RZ5 high density zone. The block is occupied by Gowrie Court, a multi-unit housing complex that was constructed in 1959 and consists of 72 units each of which are 2 bedrooms. Although the site is zoned residential RZ1 suburban zone, the buildings of Gowrie Court are three storeys.

The ACT Government intends to redevelop Gowrie Court as part of an overall program of revitalising the public housing portfolio. The reasons for progressing with the redevelopment of multi-unit properties, including Gowrie Court, are outlined in Part 1.1.1.

The Public Housing Renewal Taskforce has been consulting with the community to determine how best to develop Gowrie Court.

Rezoning the site will increase the diversity of housing types in Narrabundah and adjoining suburbs providing these residents with increased housing choice.

The proposal is to vary the Territory Plan to facilitate the construction of a residential development ranging from 2 storeys to 6 storey.

1.2 Summary of the Proposal

The variation varies the zoning for block 3 section 62 Narrabundah from residential RZ1 suburban zone to residential RZ5 high density zone. The variation introduces provisions to the Narrabundah precinct code to guide future redevelopment of the site.

The site includes Gowrie Court which consists of public housing properties along McIntyre Street. There are residential properties directly to the north and south of Gowrie Court, Jerrabomberra Oval to the east and dwellings to the west on the opposite side of McIntyre Street.

The site has good access to Narrabundah Primary School and St Benedict's Primary School as well as Narrabundah College. The Griffith Shops are 500 metres away from the site, with Manuka Group Centre and its wider range of shops, retail and commercial opportunities and other facilities some 1.7 kilometres from the site. There are public bus services that run along Stuart Street and McIntyre Street which can be used to access the Griffith Shops and Manuka Group Centre.

The redevelopment of the site will allow the Community Services Directorate to update the ageing public housing portfolio. It also provides an opportunity to develop a diversity of housing stock and types in Narrabundah. Local residents will be able to maintain established community links whilst moving into housing that better suits their needs. The aim is to achieve urban intensification which responds to the existing residential amenity of the surrounding areas in accordance with the strategic directions of the Territory Plan.

1.3 The National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Planning and Land Management Act 1988 also required that the Territory Plan is not inconsistent with the NCP.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the NCP and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses.

It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as designated areas and identifies special requirements for the development of some other areas.

1.4 Site Description

The subject site is block 3 section 62 Narrabundah, directly adjacent to the Jerrabomberra Oval which is to the south of the subject site. There is a substantial stand of trees on the Jerrabomberra Oval site which provides a level of amenity to the site.

The site is within walking distance of the Griffith local shops. There are bus services which use Stuart Street and McIntyre Street and other services are available on Captain Cook Crescent which is easily accessible from the site.

To the west and east of the site are residential dwellings which are predominantly single storey. Block 3 is separated from these areas on both sides by laneways, which allows pedestrian access to and from Jerrabomberra Oval.

There are residential dwellings to the north of the site. These dwellings are generally single storey and are separated from Gowrie Court by McIntyre Street.

The Narrabundah suburb contains a number of facilities such as a local shopping centre, primary school, child care centre and playing fields. However, because of its proximity to Griffith, Gowrie Court has a stronger connection to the Griffith suburb and its facilities.

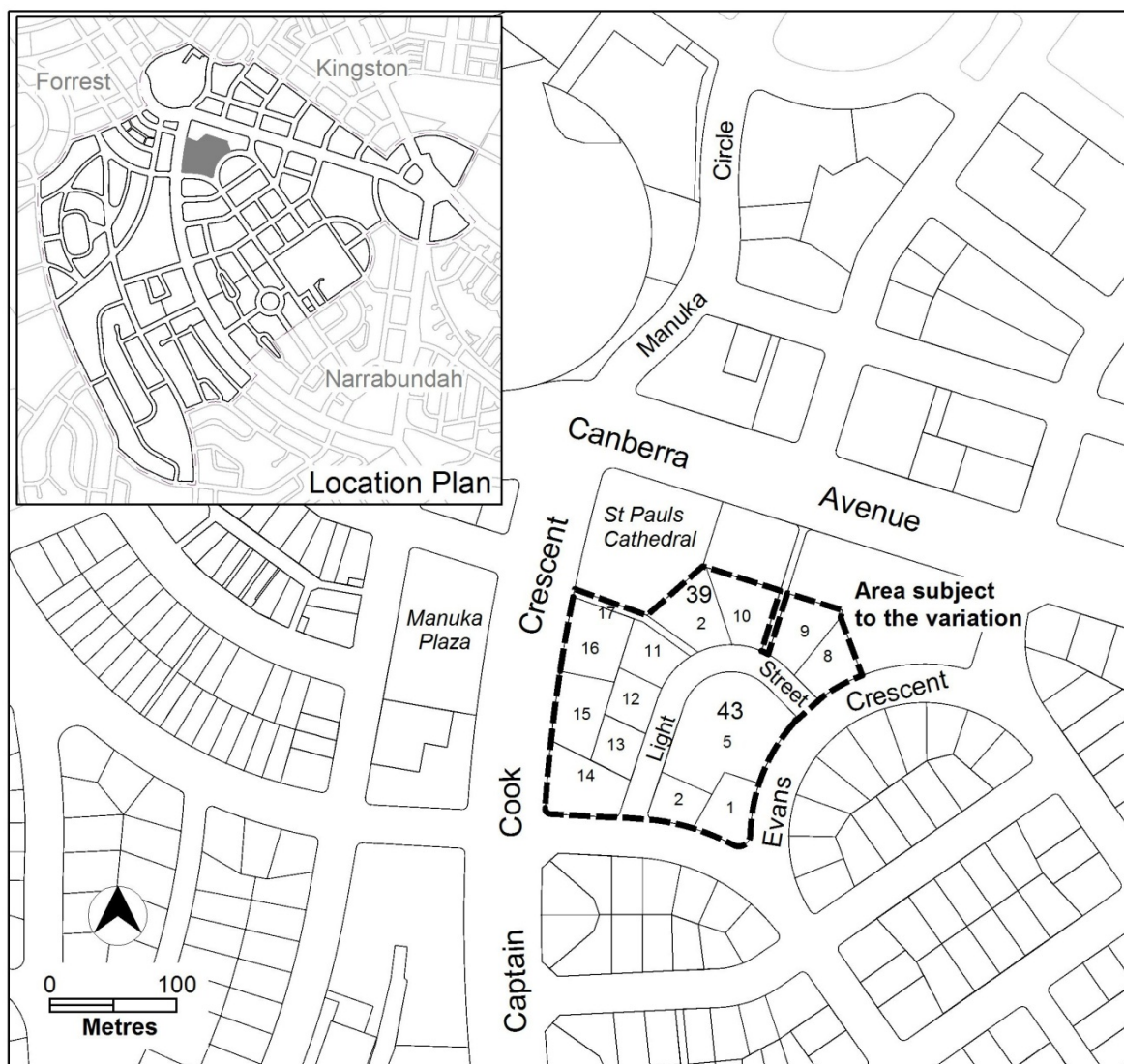


Figure 1 Site Plan

1.5 Current Territory Plan Provisions

The Territory Plan map zones for the area subject to this draft variation are shown in **Figure 2**.

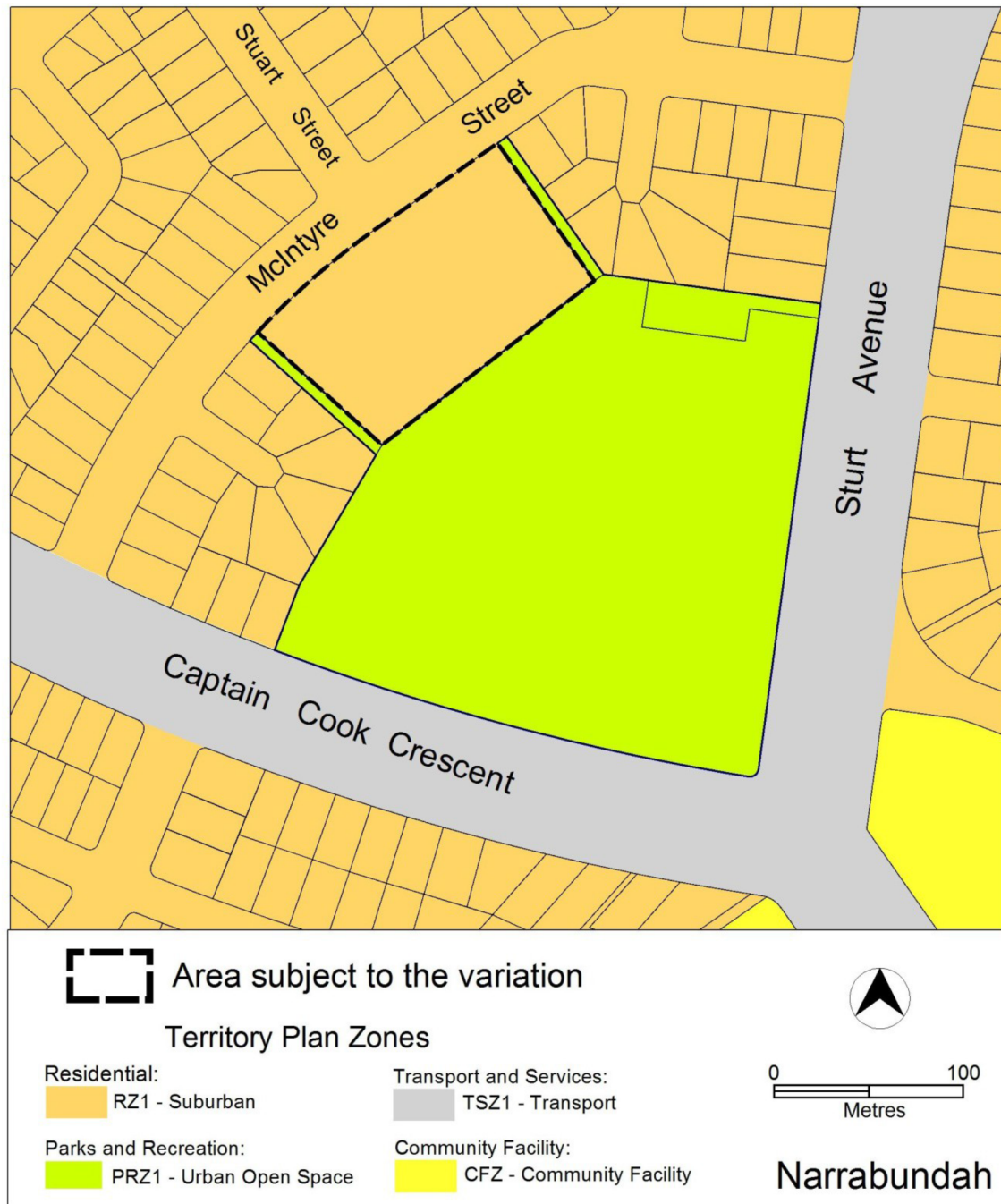


Figure 2 Territory Plan Zones Map

1.6 Changes to the Territory Plan

Detailed changes to the Territory Plan are noted in section 2 of this document.

1.7 Consultation on the Draft Variation

Variation No 332 (DV332) was released for public comment between 3 July 2015 and 17 August 2017. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register on 2 July 2015 and in *The Canberra Times* on 4 July 2015.

A total of 26 written submissions were received.

Main issues raised in submissions were:

- Traffic and parking;
- Concern about RZ5 zoning
- Building heights
- Density
- Landscaping and open space

The above issues were considered and are detailed in a report on consultation, which is available at www.act.gov.au/recommendedvariations. Amendments were made to the variation after the closure of public consultation. These amendments improve the clarity and consistency of the document but do not change the policy intent of the draft variation. The Minister will consider the outcomes of consultation prior to making a decision on this draft variation.

1.8 Revisions to the Draft Variation Recommended to the Minister

No changes were made to the draft variation recommended to the Minister.

2. VARIATION

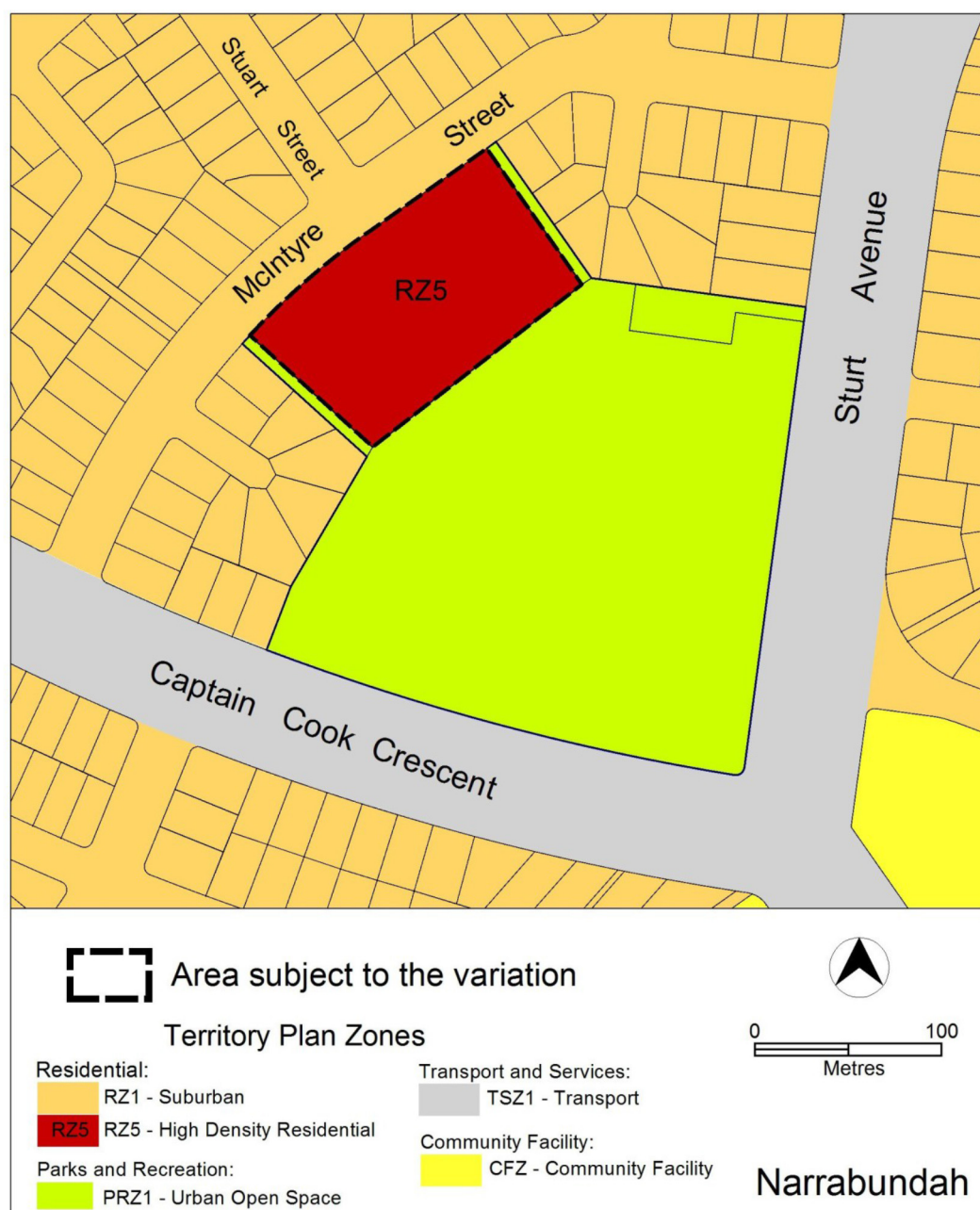
2.1 Variation to the Territory Plan

The Territory Plan map is varied in all of the following ways:

Variation to the *Territory Plan* Map

1. Territory Plan Map – Block 3, Section 62 Narrabundah

Substitute the current Territory Plan Land Use Policy Area map with the following:



Variation to the Narrabundah Precinct Map and Code

2. Narrabundah Precinct Map

Substitute the Narrabundah Precinct Map with the following:



3. Narrabundah Precinct Code

Insert the following at the end of the Narrabundah Precinct Code

RC3 – RZ5 zone additional provisions

This part applies to blocks and parcels within area RC3 shown on the Narrabundah Precinct Map.

Desired Character

- The taller building elements to a maximum of 6 storeys are located to the rear of site, addressing the Jerrabomberra oval.
- Built form should address the landscape and visual corridor between the McIntyre Street and Jerrabomberra oval through the use of articulation and passive surveillance.
- Other than in area 'c' of Figure 1, development generally presents as distinct townhouse style buildings, primarily separated by landscaped and communal areas and private open space.

Element 9: Buildings

Rules	Criteria
9.1 Building height	
<p>This rule applies to areas 'a', 'b', 'c' and 'd' identified in Figure 1.</p> <p>The maximum number of <i>storeys</i> in areas 'a' and 'b' is 2.</p> <p>The maximum number of <i>storeys</i> in area 'c' is 6.</p> <p>The maximum number of <i>storeys</i> in area 'd' is 3.</p> <p>Area 'a' is measured as:</p> <p>a) A minimum width of 36 metres from the eastern boundary along the boundary frontage with McIntyre Street</p> <p>b) A minimum width of 29 metres from the eastern boundary along the boundary adjacent to the open space.</p> <p>Area 'b' is measured as:</p> <p>a) A minimum width of 34 metres from the western boundary along the boundary frontage with McIntyre Street</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>b) A minimum width of 22 metres from the western boundary along the boundary adjacent to the open space.</p> <p>Area 'c' is measured as a maximum depth of 40 metres from the boundary adjacent to the open space.</p> <p>For this rule a storey does not include any of the following:</p> <ul style="list-style-type: none"> i) roof top plant ii) lift overruns iii) antennas iv) photovoltaic panels v) air conditioning units vi) chimneys, flues and vents <p>Note: This rule replaces any rule/criterion where they relate to height in storeys and/or metres.</p>	
9.2 Built Form	
There is no applicable rule.	<p>C22</p> <p>Development is consistent with the desired character.</p>

Element 10: Environment

Rules	Criteria
10.1 Landscape and Visual Corridor	
There is no applicable rule.	<p>C23</p> <p>This criterion applies to the landscape and visual corridor identified in Figure 1.</p> <p>A landscape and visual corridor is to be provided and comply with the following:</p> <ul style="list-style-type: none"> • Create a visual link from McIntyre Street boundary to Jerrabomberra Oval. • In a location generally in accordance with figure 1. • Development within this area is limited to landscaping, shade structures, seating, barbeque areas and any other structure associated with landscaping.

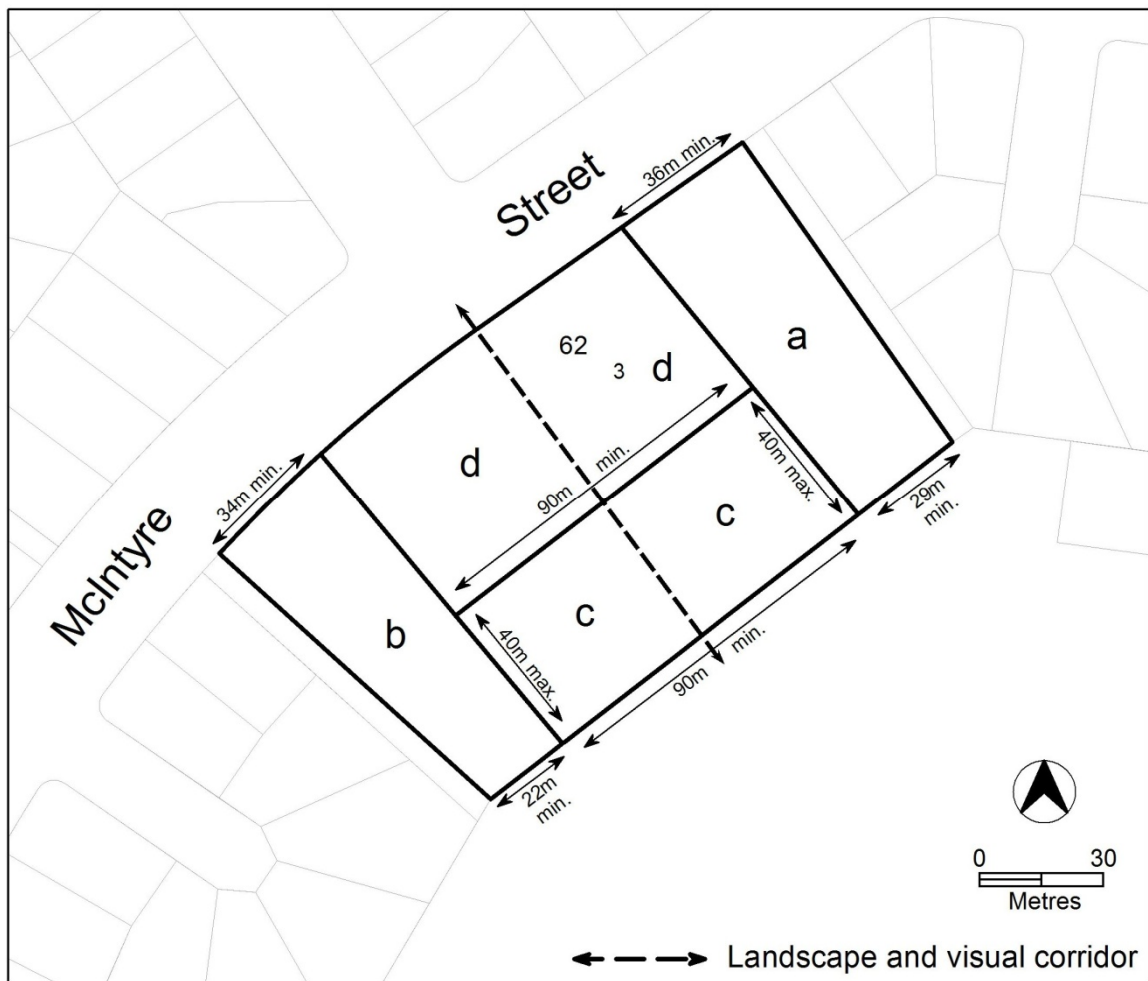


Figure 1: landscape area and building heights.

Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE
131 450
Canberra and District - 24 hours a day, seven days a week