



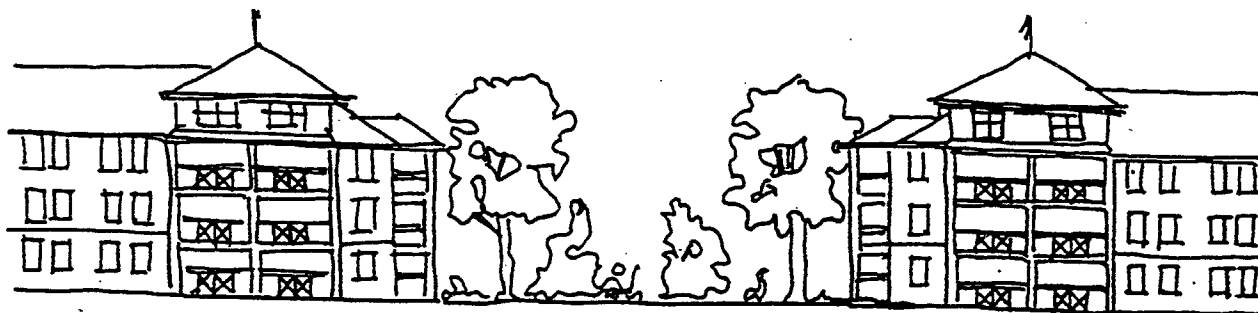
PLANNING AND LAND MANAGEMENT

ACT Government

PPN 4

May 1994

GUIDELINES
FOR
RESIDENTIAL DEVELOPMENT
IN
AREA B2
KINGSTON/GRIFFITH



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1.0 INTRODUCTION

The ACT Planning Authority has prepared residential redevelopment guidelines for the Kingston/Griffith area shown as B2 in the Territory Plan. The Guidelines set out the ACTPA's broad intentions and requirements for this area which is shown at Figure 1.

The Territory Plan, which came into effect on 18 October 1993, encourages urban renewal and allows more than one dwelling unit per block subject to extensive public notification and third party appeal rights.

Prior to 18 October 1993, policy provisions for the area were contained in the 'Guidelines for Redevelopment of Kingston/Griffith' that were prepared by the then National Capital Development Commission (NCDC) in 1973.

The Territory Plan revoked the previous NCDC policy document and substituted a statement on building height. (Development of predominantly three storeys is sought). The Plan also states that the Design & Siting Codes contained in Appendix III of the Plan do not apply to buildings of more than two storeys in this area.

The Guidelines are intended to advise the public and lessees of the parameters that the ACTPA will use in considering and determining Design & Siting applications for development in this area that exceeds two storeys in height.

The Guidelines adopt a performance based approach consisting of two elements: **objectives** and **performance measures**. The objectives establish the outcomes sought by the Authority in considering Design and Siting applications and the performance measures establish criteria which in normal circumstances could be taken to meet the objectives.

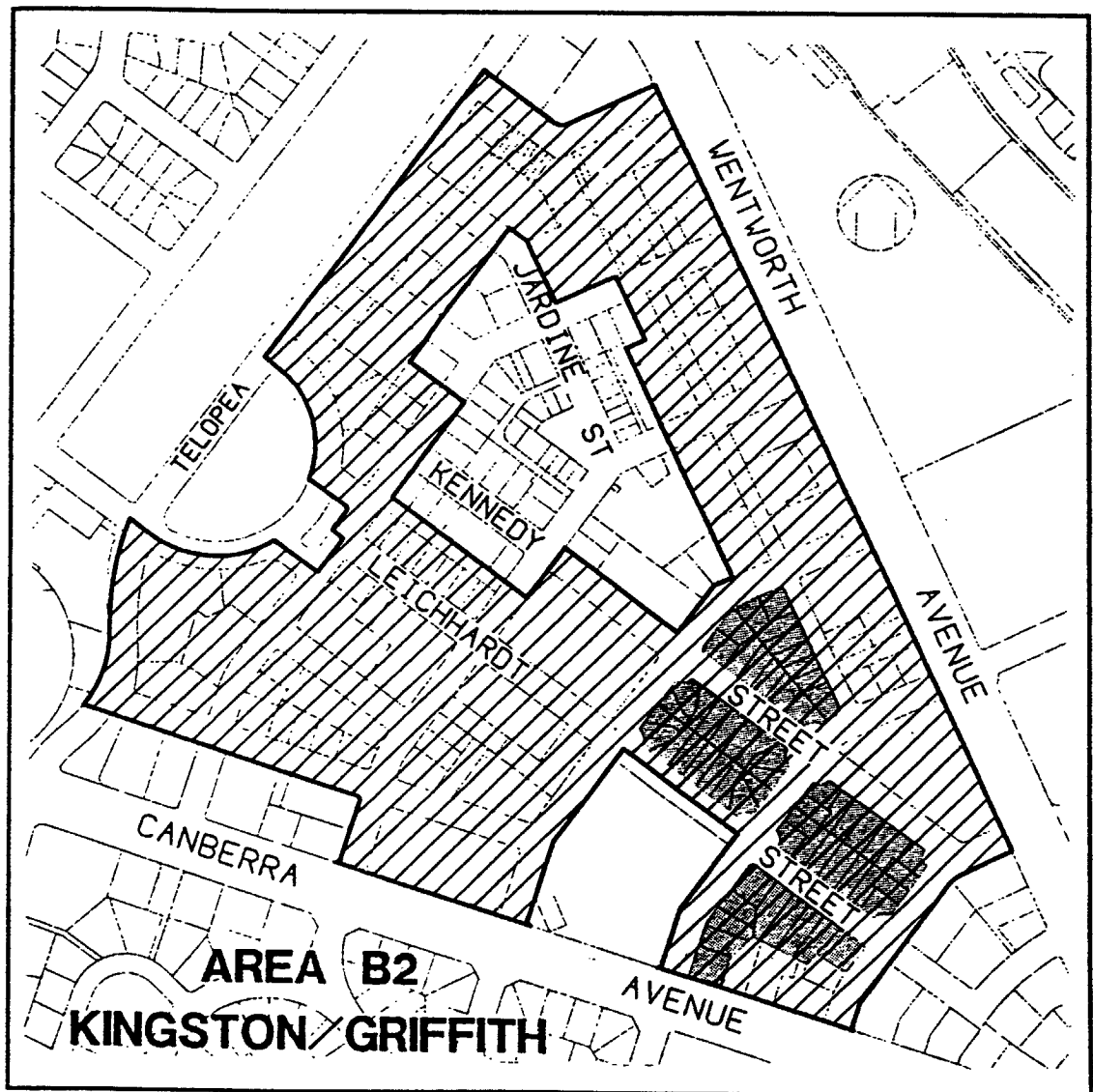
Given that the characteristics of each site and each development proposal are unique, the Authority will exercise some discretion in applying the performance measures. In some cases, to achieve the performance objectives more onerous performance measures may be required. In other cases a lesser measure may be acceptable. Discretion is particularly appropriate in respect of side and rear boundary setbacks where impacts can vary considerably due to the specific designs of existing and new developments.

The public interest is safeguarded in this process by the provisions in the Territory Plan for public notification and third party appeals for all development proposals which would increase the number of dwellings on the block.

The Guidelines are concerned with seven main areas of interest:

- Urban Design and Streetscape
- Protection of Existing Residential Amenity
- Environmental Amenity of New Residents
- Energy Efficiency
- Social Mix
- Consultation
- Submission Requirements.

The Guidelines will be monitored and reviewed in a year's time in consultation with the public, the development industry and professional institutes.



Areas being considered by the Heritage Council of the ACT
for inclusion on the Interim Heritages Places Register



FIGURE 1

2.0 URBAN DESIGN AND STREETScape

The greater part of Area B2 has been redeveloped since 1973. The design quality of individual redevelopment projects has not been uniform and it is considered important to ensure that the highest design standards that have been achieved in some of the Kingston redevelopments are reflected in the redevelopment of the remaining sites. Of particular importance is the retention of existing high quality street trees and streetscapes and the achievement of the highest standards of architectural design particularly of buildings that frame the streets.

2.1 Heritage

The Heritage Council of the ACT has advised that it is considering Kingston Sections 15, 16 and 17 and Griffith Section 23 Blocks 1-6 and 12-15 for inclusion in the Interim Heritage Places Register. Pending such listing, the ACT Planning Authority will liaise closely with the Heritage Council in considering applications for properties in these areas.

2.2 Block Amalgamation

Objective

To obtain a scale of development that establishes a unified and coherent urban streetscape and provides densities appropriate to an area close to the Central National Area and to protect isolated blocks.

Performance Measures

For Sections 27 and 28 adjacent to Wentworth Avenue where substantial potential for redevelopment remains:

- A minimum of 0.3 ha involving a continuous frontage length of at least 60 metres fronting the same street or an adjacent street at the corner of a section. Only in exceptional circumstances will three storey redevelopment on smaller sites be permitted.
- Block amalgamations that do not preclude other blocks from redevelopment.
- Where lessees of blocks adjoining three storey development projects choose not to participate in such developments and where such blocks are incapable of amalgamations to provide sites of sufficient size to meet the requirements for three storey developments, new units adjacent to such leases should step down to two storeys at the interface and a two storey height limit will be imposed on developments on these remaining blocks.

In the case of other Sections where the development potential is less, two block amalgamation will be considered. Height and other design parameters for development on single blocks that cannot be amalgamated will be determined in the light of the height of adjacent buildings and the environmental impacts that new buildings would have on their neighbours.

2.3 Streetscape

Objectives

To secure design excellence in all aspects of residential redevelopment in this area.

To retain the main existing landscape elements of the street scene and the overall treescape of the area.

To provide for relatively continuous built form elements that front and frame the street and establish an appropriate urban scale and enclosure, consistent with the width and configuration of the street.

To ensure that external design and siting of buildings, including external materials, colours and finishes, harmonise with the established development in the area.

To ensure that building design, detailing and finishes provide an appropriate scale to the street, provide visual interest and satisfactorily relate ground floor levels on street frontages to adjacent footpaths and verges.

To ensure that service infrastructure does not cause a deterioration in the streetscape.

Performance Measures

- Retain existing verges and conservation of street trees. Street trees in Kingston have significant heritage value and their retention is a critical component of streetscape preservation. Any works that impact on verges and street trees shall be the subject of consultation with the Parks & Conservation Section of the Department of Environment, Land and Planning to ensure that such works are executed in ways that do not prejudice the health of street trees. Evidence of compliance with these measures will be a prerequisite of final approvals.
- Substantial landscaped areas shall be provided behind the front building zone to ensure that the overall treescape of the area is maintained. To secure adequate tree intensity and height these landscaped areas shall be located in natural ground. In small development projects with rear parking/garaging areas these shall be designed and constructed with extensive tree planting. Any parts of courtyards that are located above decks shall be landscaped to a high standard.
- New building development which runs predominantly along the street frontage and which addresses the street. Buildings which run down the block at right angles to the street where they include elements that address the street and substantially extend along most of the street frontage.
- The highest standard of architectural design that will provide rich, imaginative and subtle design elements, articulation preferably in both the horizontal and vertical planes and detailing that adds interest and vitality to the streetscape and still respects the overall design genre of this part of inner Canberra.

A maximum unarticulated length of 15 metres to the street frontage is considered appropriate. Punctuation by bay windows, verandahs, balconies and wall offsets are considered appropriate adjuncts to articulation.

- Brick/Masonry materials in colours similar to those that predominate in the area, ie. brown, red, ochre and off white.
- Roof colours shall be consistent throughout each development.
- Any metal roofing shall be precoloured and non reflective.
- Ground floors above finished ground levels designed/landscaped to minimise visual disparities. Ground floors that do not exceed an average of one metre above natural ground level. Basements and undercroft car parks designed and landscaped to avoid extensive exposure of ventilation apertures to streets and other communal areas.
- Exposed end walls which incorporate architectural elements, features or modulation to provide visual interest. No external plumbing with the exception of down pipes.
- Electrical and telecommunications reticulation are to be underground and electrical substations, switching stations and the like are not to be located in streets. They are to be screened from public view.

2.4 Courtyard Walls

Objective

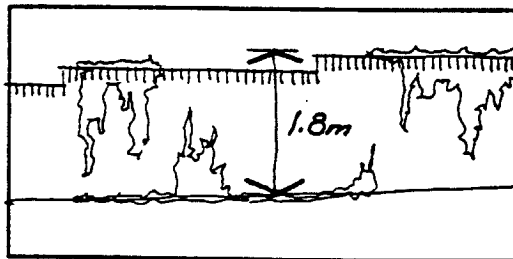
To provide for the construction of courtyard walls in circumstances where they can:

- assist in highlighting entrances and in creating a sense of identity within the streetscape
- not be used to replace existing substantial hedges
- be designed, detailed and articulated to provide visual interest to the streetscape
- be designed as an integral part of the development and constructed of materials compatible with the proposed housing
- be integrated with facilities in the street frontage area such as mailboxes.

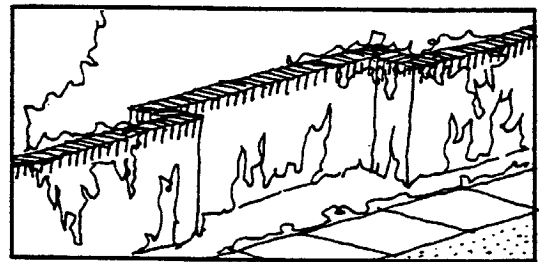
Performance Measures

Courtyard Walls which:

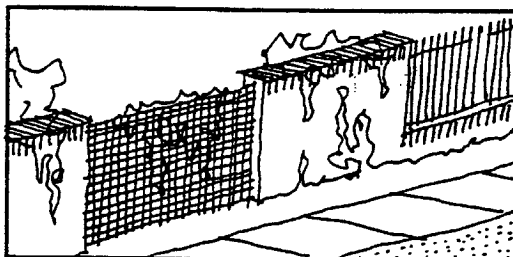
- are not higher than 1.8 metres
- consist of materials that harmonise with the external materials, colours and finishes used in the main body of the development
- incorporate adequate space for appropriate landscaping as an integral part of their design to reduce their scale and soften the visual impact of large areas of walled surfaces
- incorporate gates where practicable and emphasise entries.



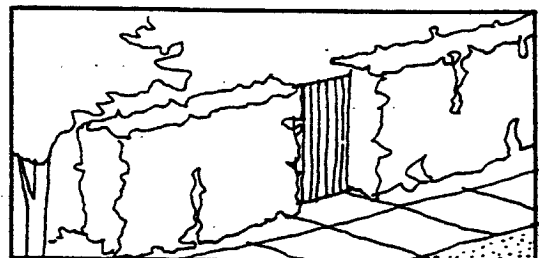
Height of Wall



Articulation



Detailing



Green Walls

FIGURE 2
COURTYARD WALLS

3.0 PROTECTION OF RESIDENTIAL AMENITY OF EXISTING DETACHED HOUSES

Some lessees may wish to remain in their established detached houses, so the Guidelines seek to protect lessees of such detached houses who adjoin redevelopment. It is inevitable that residential surroundings will change with redevelopment but it is possible to minimise the adverse impact of such effects. In circumstances where existing lessees agree, less stringent performance measures may be considered.

3.1 Side and Rear Set Backs

Objectives

To site and design buildings to protect the visual and acoustic privacy of existing lessees of detached houses.

To minimise overlooking and visual intrusion.

Performance Measures

- For two storey developments or two storey elements, side and rear setbacks in accordance with the Design and Siting Code for Multi-Dwelling Developments.
- For three storey development:
 - Blank walls and walls containing windows with sill heights over 1.7 m or with obscure glazing setback 6 m from side and rear property boundaries.
 - Other walls, outer faces of unscreened decks, balconies and external stairs setback 12 m from side and rear property boundaries.

Minimum side and rear setbacks are shown in Figure 3.

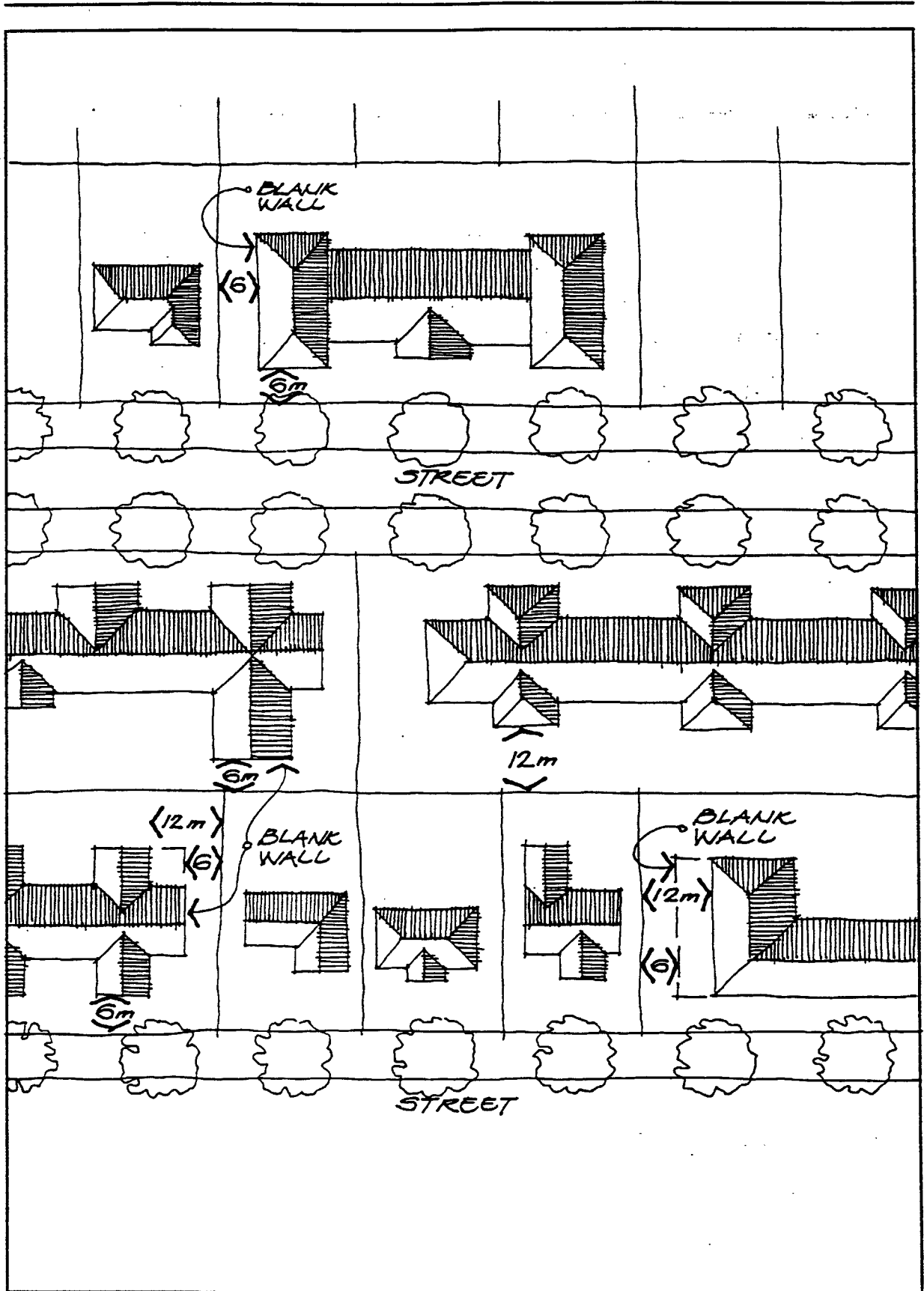
3.2 Sunlight

Objective

To minimise overshadowing.

Performance Measure

The north facing windows of main day-time living areas of existing adjacent detached dwellings receive not less than 3 hours of sunlight between 9 am and 3 pm on June 21.



**FIGURE 3
SIDE & REAR SETBACKS**

3.3 Building Height

Objective

To determine standards for new buildings that respect the established built form of recent developments in Kingston and that minimise impacts on adjacent lessees.

Performance Measure

Apart from the two existing towers - Kingston Tower and The Carrington, the height of buildings shall be predominantly three storeys with a maximum height of four storeys. Four storey development will be considered only when it is not the dominant feature of a street frontage. The maximum height from natural ground level to the highest point or points of the parapet eaves or fascia of the building should not exceed 11 metres. The maximum height from natural ground level to the highest point of the roof should not exceed 15 metres.

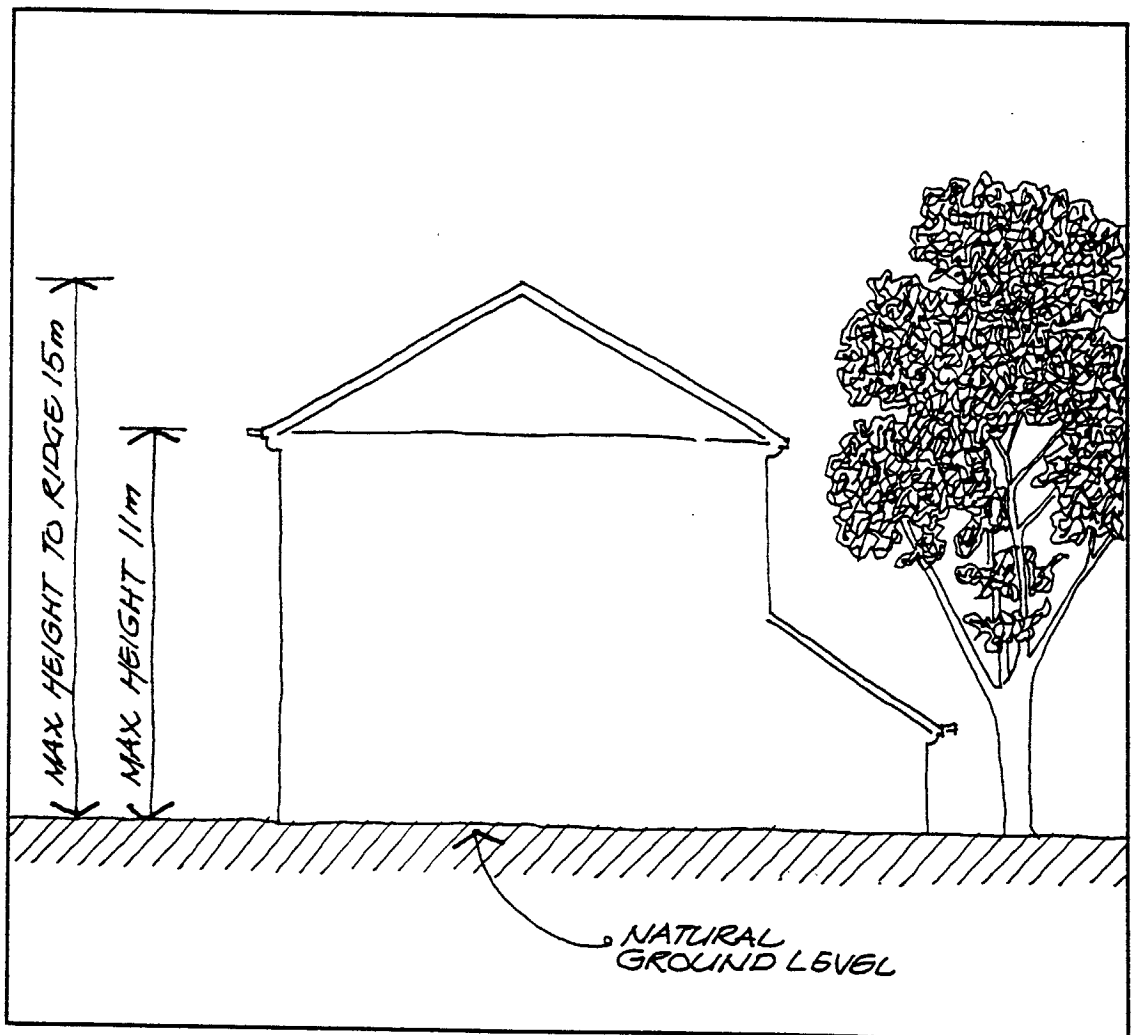


FIGURE 4
BUILDING HEIGHT

4.0 ENVIRONMENTAL AMENITY OF NEW RESIDENTS

4.1 General

Objectives

To create an attractive living environment and maximise visual and acoustic privacy.

To integrate the landscape treatment with the building design.

To provide a pleasant outlook from internal and upper level units.

Performance Measures

- Parking/service areas located behind the main building facade and screened from public view. Carports and garages which are compatible with the building design with respect to height, roof form, detailing, materials and colours.
- Landscaping in accordance with a comprehensive landscape plan submitted for the site and the adjacent verges. The landscape plan should:
 - minimise extensive hard surfaced areas particularly exposed concrete
 - screen service areas
 - break up and soften hard surface areas by significant shrubs and tree planting
 - complement existing streetscapes and integrate with new developments
 - be of an appropriate scale relative to the building bulk
 - improve privacy, particularly of adjacent developments and internal units, and minimise overlooking between buildings
 - provide some advanced specimen planting to ensure a high quality landscape immediately after construction
 - incorporate existing vegetation where practicable and ensure that during construction and the installation of services tree retention is achieved
 - provide attractive and coordinated street furniture and facilities to meet user needs.

4.2 Open Space

Objective

To provide each dwelling with open space that meets the reasonable needs of residents recognising that occupants of multi unit dwellings often seek an environment that minimises the maintenance of individual open spaces. Particularly in the case of multi unit development to provide high quality communal landscaped areas behind the front building zone to the street.

Performance Measures

- Open space provided on the basis of 11 m² of effective useable open space per habitable room or 50% of the gross floor area, whichever is the greater.
- Of the total open space requirement not more than 40% provided in the form of private gardens, courtyards, patios or private balconies.
- In the case of large scale redevelopment projects where basement parking is provided, substantial centrally located communal landscaped areas situated predominantly in natural ground and occupying approximately 20% of the total site area. This area shall not include remnant side or rear strips that are not visually and physically incorporated into the central landscaped zone. In the case of smaller projects having at grade parking areas to the rear of new buildings the parking areas shall be landscaped to provide significant tree canopies and to soften hard paved areas.
- Private open space provided within the development which is directly accessible from the dwelling.
- Private open space in the form of private gardens, courtyards, patios or balconies with the following features:

Ground level: not less than 16 m² with a minimum dimension of 4 m with direct access from a main living room of the dwelling

Above-ground level: the principal private open space of the dwelling provided in the form of balconies having a minimum area of 6 m² and a minimum dimension of 1.8 m with direct access from a main living area of the dwelling.

4.3 Vehicle Parking, Access and Service Areas

Objectives

To provide sufficient, convenient and safe car parking for residents, visitors and service vehicles.

To minimise the number of driveway crossings.

To minimise the visual impact of parking and service areas from the street and within the new development.

Performance Measures

- Car Parking and Roadways. Covered parking for residents is to be provided at the ratio of 0.25 spaces per habitable room with a minimum provision of 1 space per dwelling. Open or covered parking for visitors is to be provided at the ratio of 0.25 spaces per dwelling. The design of roads shall have regard to the type of traffic that will be using them. Road pavements are to be 5.5 metres wide with minimum 18 metre diameter turning circles where required. Each parking space shall not be less than 5.5 metres by 2.5 metres.
- Garages and carports located predominantly behind the building frontage to the street and designed to complement adjacent dwellings.
- Car parking facilities designed and located to be reasonably close and convenient to dwellings, adequately lit at night and clearly defined.
- Car parks, access ways, driveways and internal roads which allow comfortable, safe and efficient vehicle movement and good connections to the existing street network.

4.4 Interface Between Dwellings

Objective

To provide for visual and acoustic privacy for residents

Performance Measures

The minimum interface distances between dwellings shown in figure 5

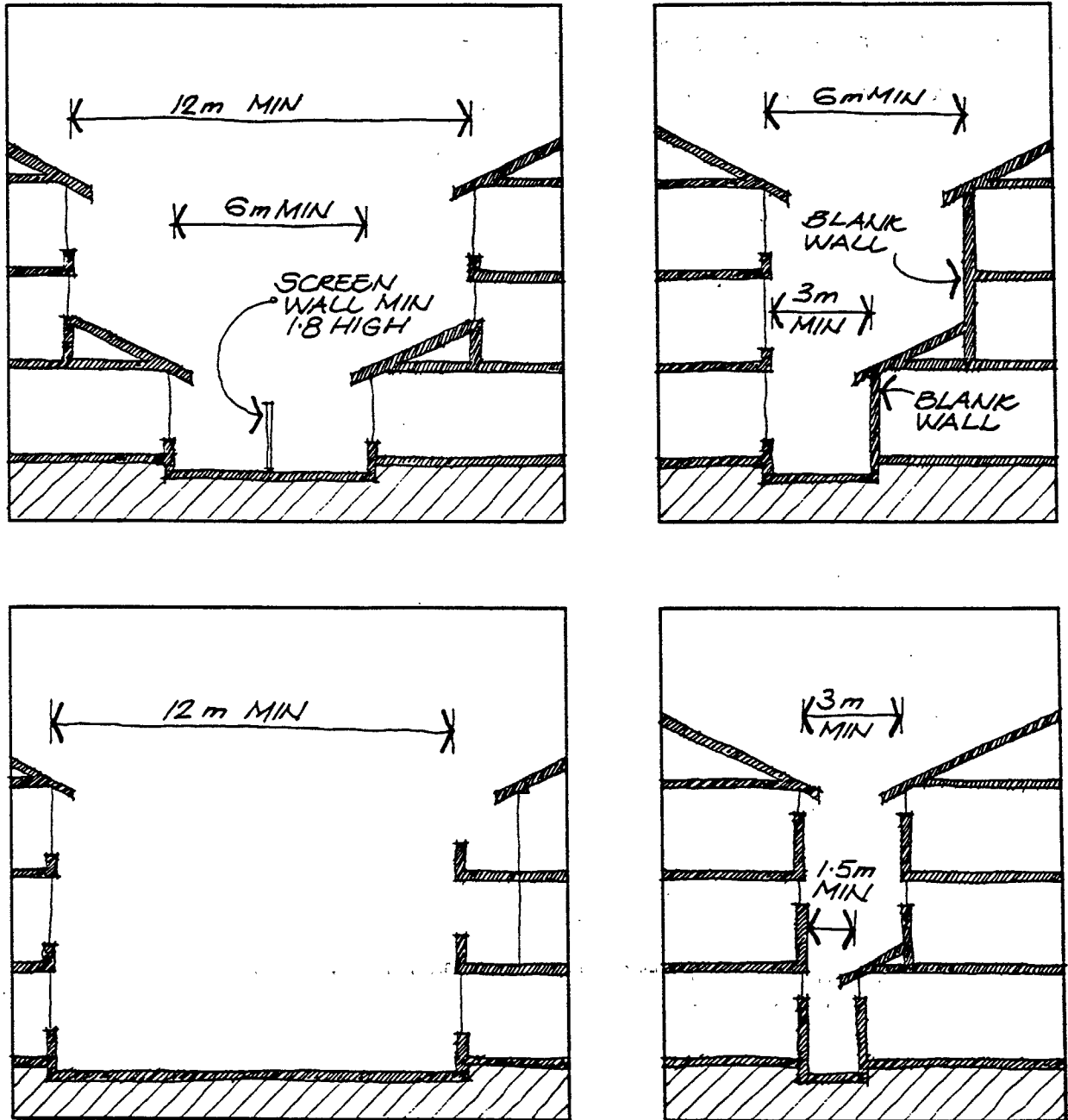


FIGURE 5
INTERFACE

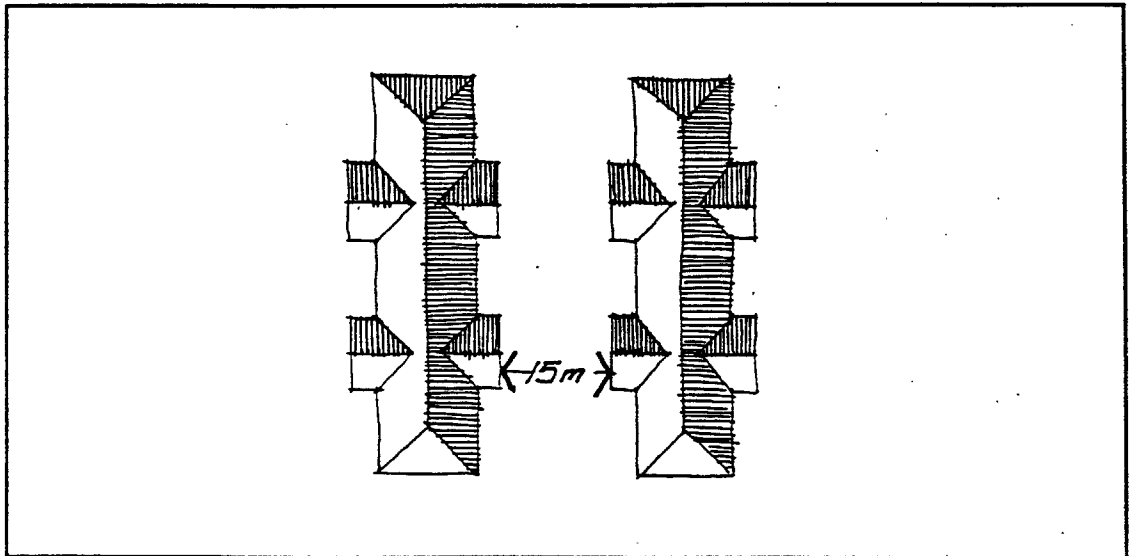
THESE MINIMUM DIMENSIONS
ONLY APPLY WHERE ALL
ROOMS ARE 'NON HABITABLE
ROOMS'

Objective

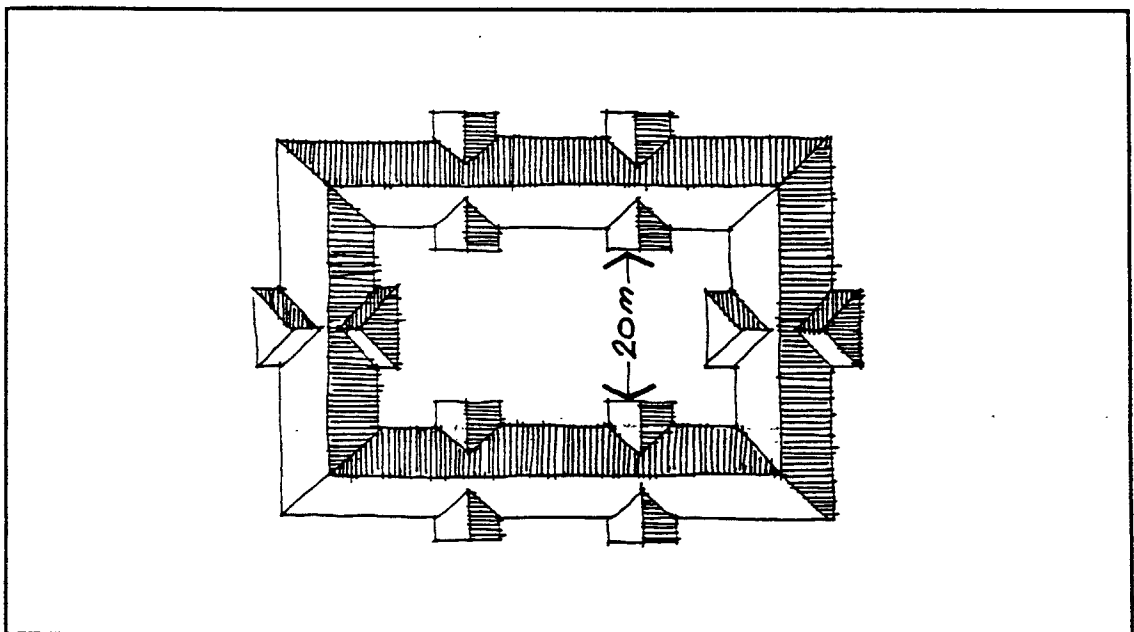
To ensure occupants of dwellings can enjoy adequate sunlight and daylight, to reduce the built form dominance of partly or fully enclosed open spaces/courtyards and to provide substantial areas of high quality landscape

Performance Measures

The minimum interface distances shown in figures 6 and 7



**FIGURE 6
INTERFACE FOR A PARTLY ENCLOSED COURTYARD**



**FIGURE 7
INTERFACE FOR A FULLY ENCLOSED COURTYARD**

5.0 ENERGY EFFICIENCY

The need to minimise energy consumption is increasingly being recognised in Australia and overseas. Medium density housing can be particularly successful in this respect because of thermal efficiencies achieved by vertical and horizontal contiguity of units. Proximity to main employment centres such as Parkes, Barton, Russell and Civic can reduce the need for extensive car usage particularly for journey to work.

Objective

To provide for a high standard of energy efficiency.

Performance Measure

A minimum of 4 star energy efficiency rating for all units.

6.0 SOCIAL MIX

Objective

To provide opportunities for a range of household types.

Performance Measure

Developers are encouraged to provide a mix of unit sizes and types to provide for a range of resident needs.

7.0 CONSULTATION

In all cases where an increase in the number of dwellings on the land is proposed, section 3.1 of the Policies for Residential Areas in the Territory Plan requires Design & Siting applications to be publicly notified and the decisions of the ACTPA are subject to third party appeal.

8.0 SUBMISSION REQUIREMENTS

Persons proposing redevelopment are advised to discuss their proposals with the ACTPA prior to the preparation of sketch plans. Submissions are to be accompanied by written assessments of the following characteristics of the site, its context and the proposed development:

- History
- Architecture
- Landscape
- Traffic and Infrastructure
- Subdivision pattern.

The assessments should cover both short and long term impacts.

9.0 DEFINITIONS

- "Habitable Room": any room in a dwelling unit other than a working kitchen, pantry, bathroom, laundry, water closet. A dining kitchen shall count as a habitable room, whilst a bed-sitting room shall count as 1.5 habitable rooms. Any habitable room of an area greater than 18 m² shall be classed as two habitable rooms, and if over 30 m² shall be classed as three habitable rooms.
- "Usable Open Space" the total area of all open spaces excluding parking areas, roads, driveways, drying areas and other service areas.