

BRADDON - SECTION 59
SECTION MASTER PLAN

Planning and Land Management

February 1999

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Introduction

As part of a review and monitoring of the planning for the inner North Canberra B1 area, a Draft Variation to the Territory Plan No. 109 (DVP 109) was introduced in May 1998. DVP 109 proposes to amend the Territory Plan Map and the Residential Land Use Policies of the Territory Plan Written Statement to provide for two new Area Specific Policies identified as "Area B11 Urban Housing (generally three storey's)" and "Area B12 Urban Housing (maximum two storeys)". These policies will replace the existing Area B1 policy for selected parts of inner North Canberra.

The Urban Housing Code (Appendix III.3) is an attachment to DVP No. 109 and requires the preparation of section master plans prior to the lodgement of a development application. DVP 109 has interim effect since being introduced and, until the section master plans are prepared, proposals for residential redevelopment in Areas B11 and B12 will be affected by this requirement.

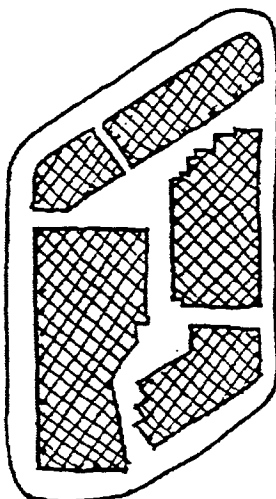
This masterplan for Section 59 Braddon indicates a development context for individual development proposals and provides guidance on how sites in the section may logically be developed.

A recently completed three-storey apartment building is situated on Block 13 on the corner of Torrens Street and Helemon Street. Since building approval for this development was issued, Section 59 has been re-classified as a B12 Increased Density Development Area with a maximum building height of 8.5 metres and no more than 2 storeys. The maximum plot ratio allowed is 0.65. This section master plan proposes a strategy for redevelopment for the remainder of the site apart from Block 13.

Section master plans may be reviewed at any time in the future, however, any amendment would be subject to the same public consultation and approval process as required in preparing the original section master plan.

Site analysis

The site analysis (see Attachments) indicates that two-storey townhouses are well-suited for this site's re-development to the permitted density of a 0.65 plot ratio.



The site analysis indicates that the section is ideally suited for a predominantly two-storey townhouse redevelopment. Two areas of the section have been identified as being well suited for either two-storey townhouses or two-storey apartments.

This section master plan proposes that approximately 35-41 dwellings can be developed on the site. This yields a density of approximately 36-42 dwelling units per hectare and represents an increase in density of four times the existing number of dwellings. With an average dwelling size of 120m² and double garage for each dwelling the 41 dwellings would represent a plot ratio of 0.65.

Community Value Statement

This section master plan has been prepared in the context of the Local Area Planning Advisory Committee (LAPAC) Area 3, Community Value Statement. In particular it is consistent with a number of the specific values including:

- Community mix - increasing housing choice
- Revitalisation of the suburb - sympathetic to existing houses and streetscape
- Types and location of existing dwellings - facilitating private dwellings and gardens
- Security - avoiding shadowing and obscuring of streets, and the maximising of passive surveillance of the streets

Typology

Two and three storey apartments are the predominant redevelopment type in Canberra's inner north, whilst townhouses are a relatively new building type in the area. This document demonstrates how the two storey townhouse and apartment types can be consistent with the character of the surrounding suburb.



A variety of townhouse block sizes are proposed in the development of the section to respond to the constraints of solar orientation, vehicular access, and the shapes and size of blocks. A range of townhouse sizes between one and four bedrooms are possible within the section. Two and three bedroom dwellings are likely to be the norm.

The proposed two-storey townhouse development type has the following advantages:

- Each dwelling has an individual street address. Primary pedestrian access to each dwelling is from the public street.
- Every townhouse has a private front yard with many dwellings also having a private rear yard.

- Townhouses give residents much greater freedom in personalising their house and garden than developments where the outdoor space is controlled by the body corporate.
- Good solar access to every dwelling's living area.
- The creation of internal streets allows for a reduction in the number of driveway cross-overs from the street and allows car parking spaces to be located away from the street frontage.

Building controls

The following building controls for Section 59 are in addition to, or instead of, the "Acceptable Standards" of the Urban Housing Code.

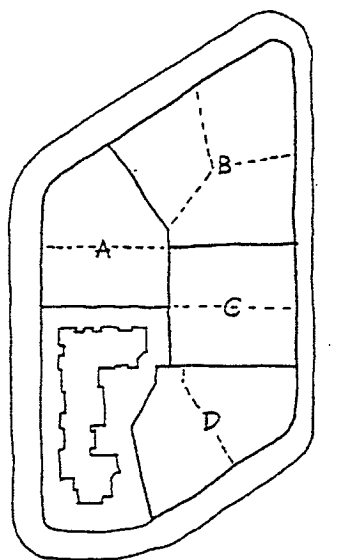
Staging

The redevelopment of the section can be implemented in a series of logical stages. This staging will be one mechanism for maintaining the amenity of those residents who wish to remain in their existing residences in the medium or long term. From the information available at this time it is anticipated that the sequence of development may be;

- blocks in Torrens and Ipima being developed in the short term;
- blocks facing Wise Street in the medium term; and,
- blocks on Helemon in the long term, if at all.

The housing types, orientation, setbacks and service provisions will minimise the impacts from each of these stages to the other.

Where properties share boundaries that require realignment under the section master plan the consent of affected lessees is required before the development application is submitted. This consent is obviously essential in cases where the existing title boundaries are being re-aligned or where a development stage may finish with a zero setback along an adjoining boundary.



As part of any further approvals to redevelop blocks in Section 59, the applicant will be required to vary their lease to be consistent with the pedestrian and vehicular access requirements of the approved section master plan.

The building types and forms of the development are essential elements of the section master plan. The staging and access provisions may be varied provided that the intentions of the section master plan are maintained and there are no adverse implications for the building types and form of the development.

Density and amenity

To maximise solar access to all dwellings and to ensure a variety of dwelling sizes across the site:

- East/west oriented blocks are to have a minimum 9.0 m frontage
- North/south oriented blocks are to have a minimum 5.5 m frontage.

Where possible it is desirable to provide private rear yards in addition to private front yards.

Consistency of streetscape elements (such as retention of hedges, gates and courtyard walls) from one development to the next is important.

If Block 10 is developed with townhouses, it is likely to necessitate two or three townhouses being created without main street frontage.

Solar access

Every dwelling is to have north facing living area and north facing private outdoor space.

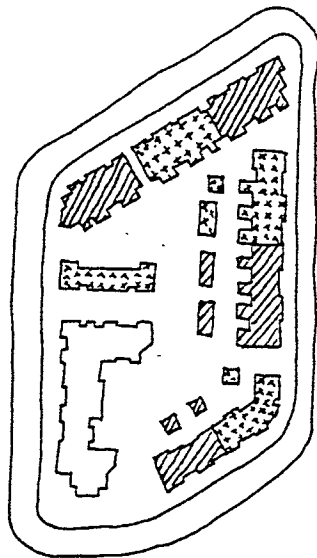
East/west facing townhouses on Wise Street are to have single storey living areas at the rear of the building which are to allow good solar access to the building to the south. Maximum wall height on the boundary wall for these rooms is 3.0m.

East/west facing dwellings are to have verandahs, balconies or some other sunshading device to all east/west facing windows.

Variety

To ensure a minimum level of variety across the section, each development group is to have a significantly different facade treatment from the adjoining development group.

A development block is defined as being no wider than 5 dwellings.



Significant differences include:

- (i) A combination of changes in the following:

- wall materials,
- balcony treatment,
- wall/door patterns,
- roof form, and
- front setbacks.

or

- (ii) Variety can be achieved for two consecutive development blocks by alternating two different dwelling facades along the length of both blocks.

Roof form

Roof material is terracotta tiles and roofs pitched between 25 to 30 degrees. Gables are the preferred roof type. Roofs are to have simple and strong forms and where possible appropriately angled north facing slope to allow for the possible installation of solar water systems or photo-voltaic arrays. Expressing of individual townhouses is strongly encouraged. Overly decorative elements which are inconsistent with the character of the surrounding area (such as mock gables or iron lace) are not to be used.

Wall materials

Wall materials are to be monochromatic clay brickwork or a rendered finish.

Corner sites

The section has three prominent corner sites. The design of the corner dwellings should respond to this prominence and are encouraged to act as significant local features.

Internal streets

Internal streets in each stage of redevelopment are to be designed to accommodate all future traffic from adjoining stages.

The predominant internal street surface is bitumen with unit pavers or concrete strips used to mark transition zones, parking bays, and pavement edges. Shared and visitor car spaces are to be distinguished from the internal street by a change of material.

A small number of townhouses may have car access from the public street where it is impractical for access from an internal street. These are to be located giving consideration to the location of pre-existing driveways and the protection of street trees.

Security

Dwelling design is to encourage the overlooking of public streets, internal streets and communal outdoor space by habitable rooms.

The fencing requirements for private outdoor space adjoining public or communal areas is the same as for courtyards in Element 3 of the Urban Housing Code.

Street setbacks

There is a six metre minimum setback for dwellings with Torrens Street, Ipima Street and Wise Street frontages.

There is a 4.5 metre minimum setback for dwellings with a Helemon Street frontage. If buildings are sited with a 4.5m front setback balconies are limited to an intrusion of 0.5 meters into this setback (ie. four metre setback).

Setbacks are the same for upper and lower floors providing that a balcony or verandah is used to articulate the two storey wall.

Balconies

Roofed balconies and verandahs for dwellings can extend 1.5 m forward from the minimum building setback (Helemon Street excepted, see above). Roofed balconies and verandahs should not contribute to the perceived bulk of the building.



To prevent overlooking of adjoining properties, roofed balconies within the minimum building setback must not be wider than 50% of the dwelling width.

Roofed balconies that are the full-width of the dwelling frontage are encouraged but must not project over the ground floor setback.

Garbage collection

Garbage collection for each development site can be designed to be either from the street frontage or from the internal street. If collection from the internal street is selected, then negotiation and consent must be given by the lessees of neighbouring development blocks which may be affected.

Electricity services

Existing overhead electricity cables within the development site are to be removed and made underground as part of the section redevelopment

Existing vegetation

Street trees and planting in the front gardens are generally the most significant vegetation in the section. Vegetation identified as significant in the plan, including all street trees and front hedges, is to be retained and incorporated as part of the section's redevelopment.

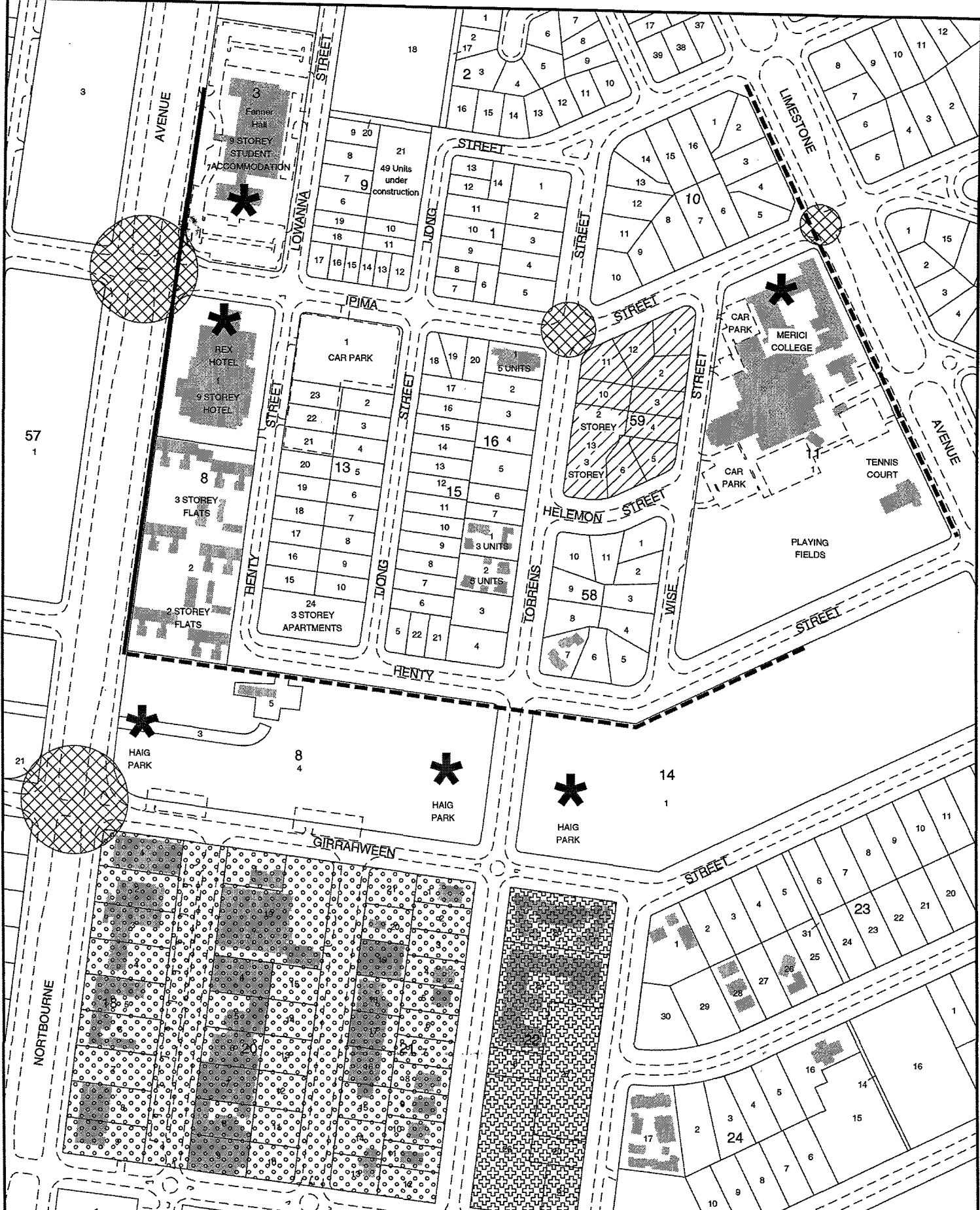
Landscaping

The planting to the front of the townhouses is to feature formal hedges and is required to minimise any detriment to solar access. Large trees to the north of living areas must be deciduous.

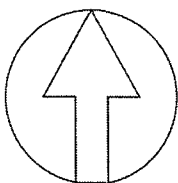
The Hawthorn trees *Cretaceous Oxycantha (Rosea)* on the Wise Street nature strip are to be interplanted with a larger species such as Chinese Elm. The larger trees are necessary to complement the two-storey redevelopment of the section. Any proposals for the removal of inappropriate street trees or replacement species must be supported by Canberra Urban Parks and Places.

The three storey building on Block 13 represents a significant overlooking and intrusion problem to the remainder of the section. This problem can be ameliorated through the use of evergreen trees of an appropriate scale. Paved communal areas are to be substantially shaded in summer by planting. A row of Wallangarra White Gum (*Eucalyptus Scoparia*) is to line the north-south internal street.





**STRUCTURAL ELEMENTS
SECTION 59
BRADDON**



NORTH

Attachment B

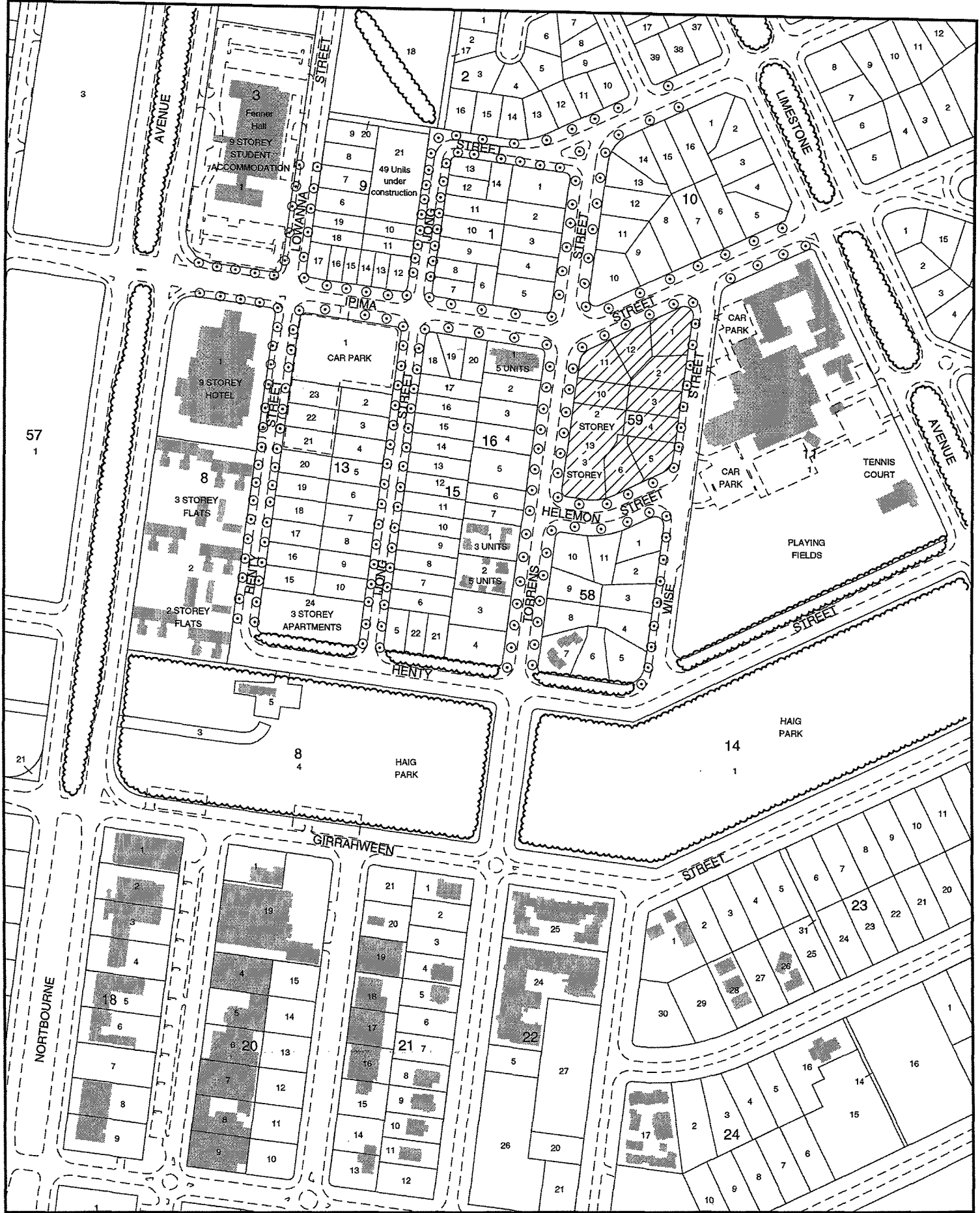
STRUCTURAL ELEMENTS

- Site
- Major nodes (intersections)
- Edge and barrier
- Edge
- Landmark
- Mixed use commercial area
- Residential apartment area

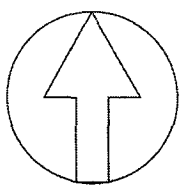
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DATE: December 1998

DRAWN: ACT Land Information Centre



LANDSCAPE STRUCTURE
SECTION 59
BRADDON



NORTH

Attachment C

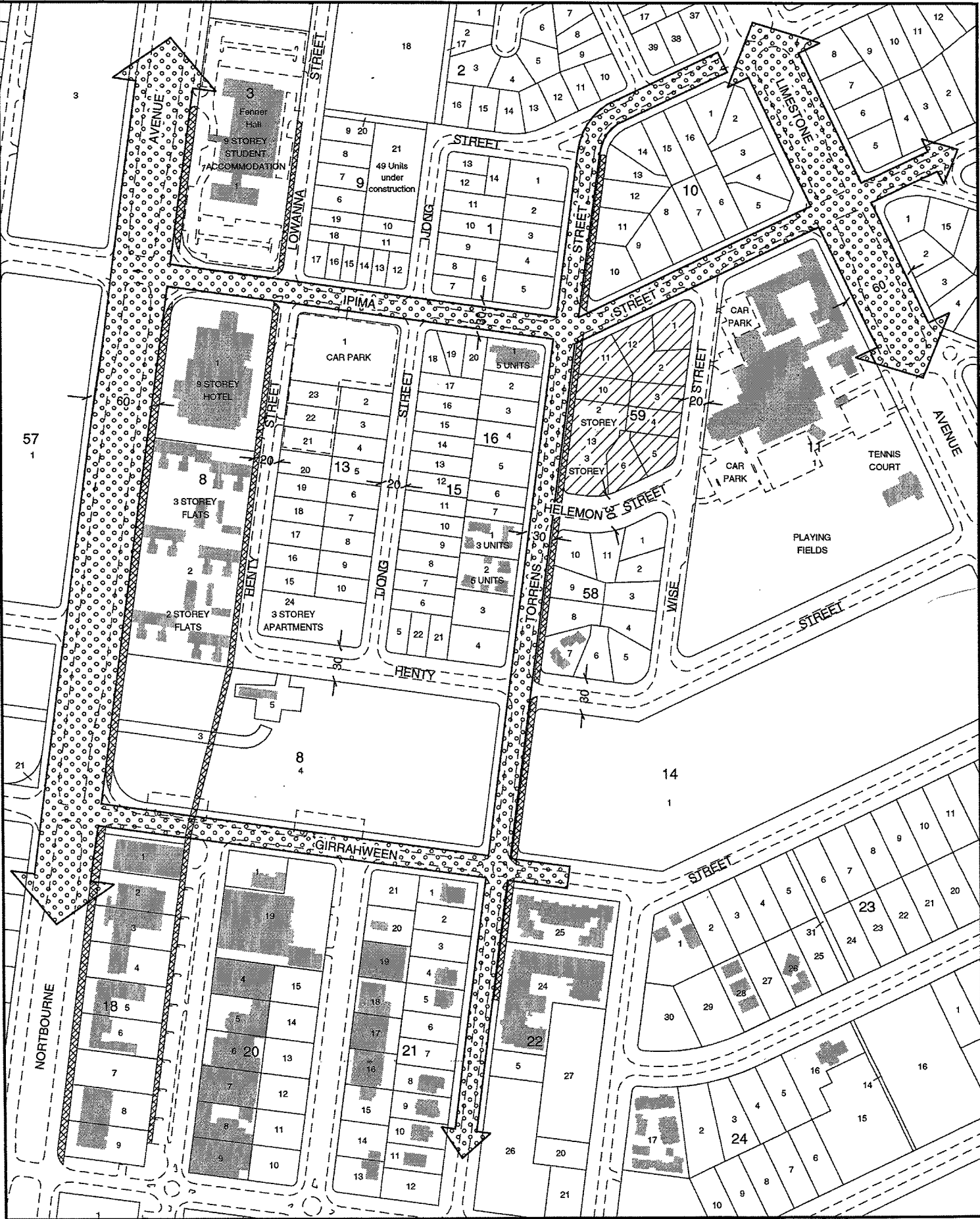
LANDSCAPE STRUCTURES

- ▣ Site
- ~ Evergreens and Natives
- Deciduous Avenue

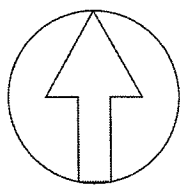
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DATE: December 1998

DRAWN: ACT Land Information Centre



TRAFFIC
SECTION 59
BRADDON



NORTH

Attachment E

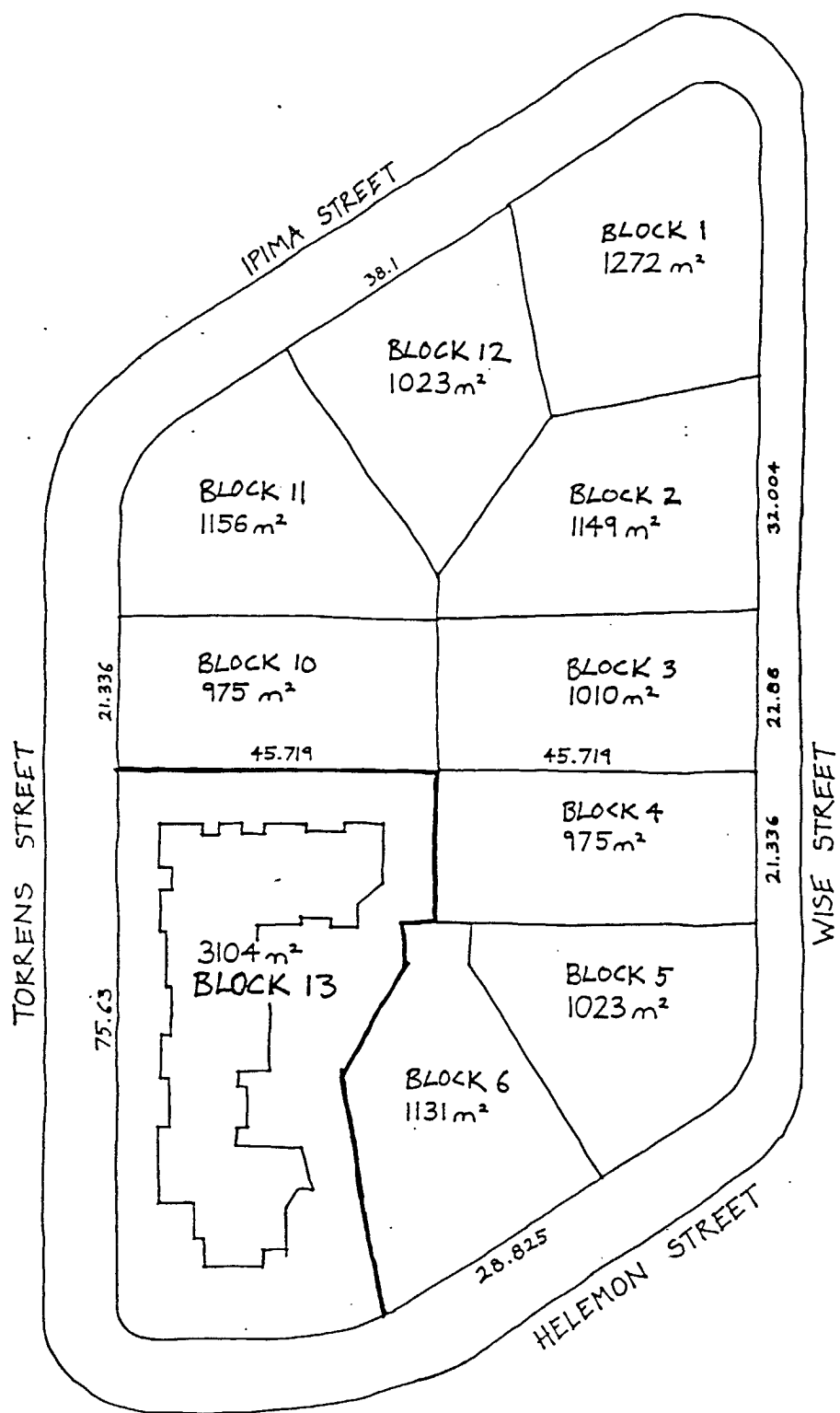
TRAFFIC

- Site
- Major transport corridors
- Major pedestrian paths
- Carriageway widths

SCALE: 1:3000 @ A3

DATE: December 1998

DRAWN: ACT Land Information Centre



EXISTING SUBDIVISION PATTERN

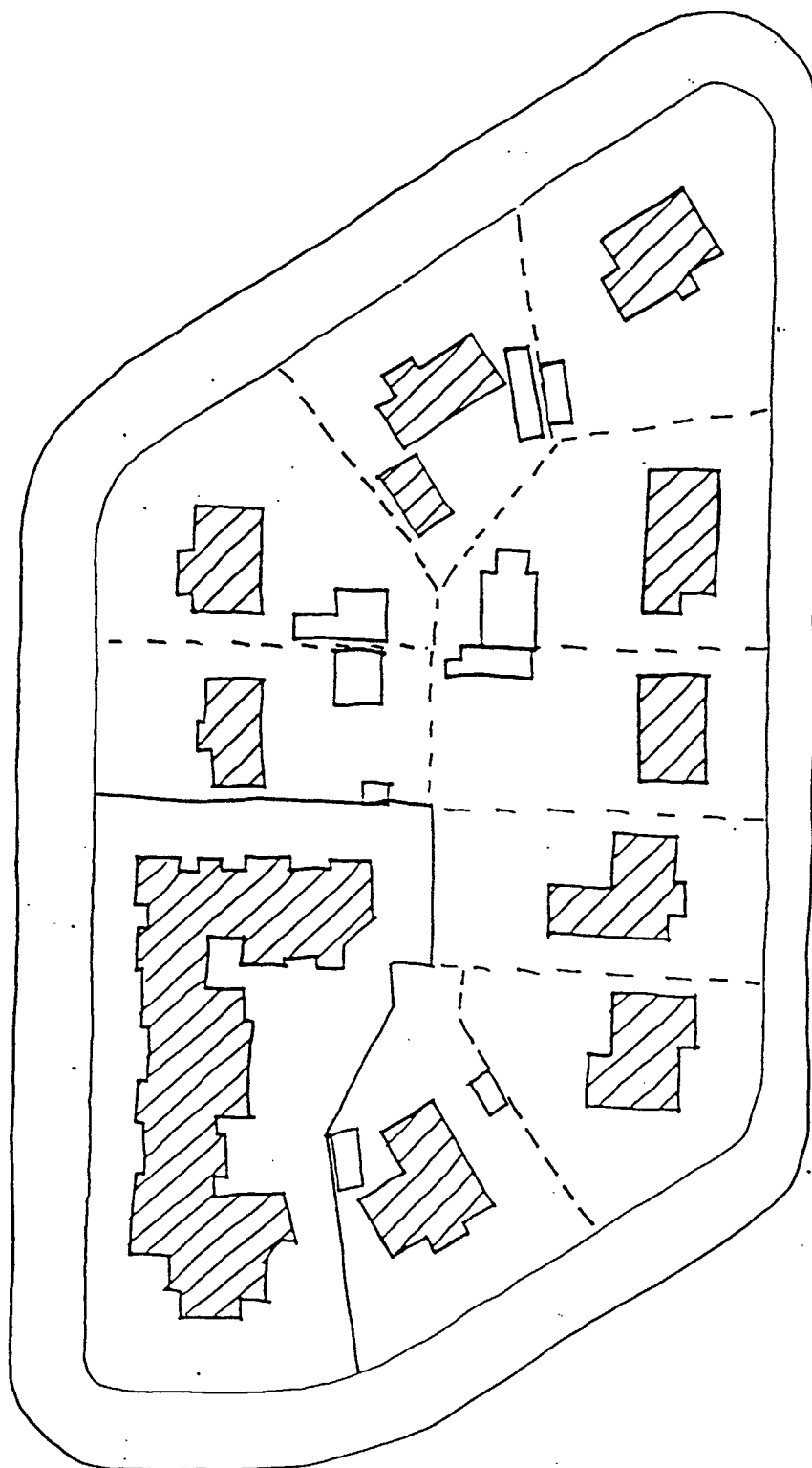
NOTES

For the Blocks that have already been developed (i.e. excluding Block 13)

Total Area: 9714 m² or 0.9714 Ha

Present number of Dwellings: 9

Site Density: 9 du/Ha

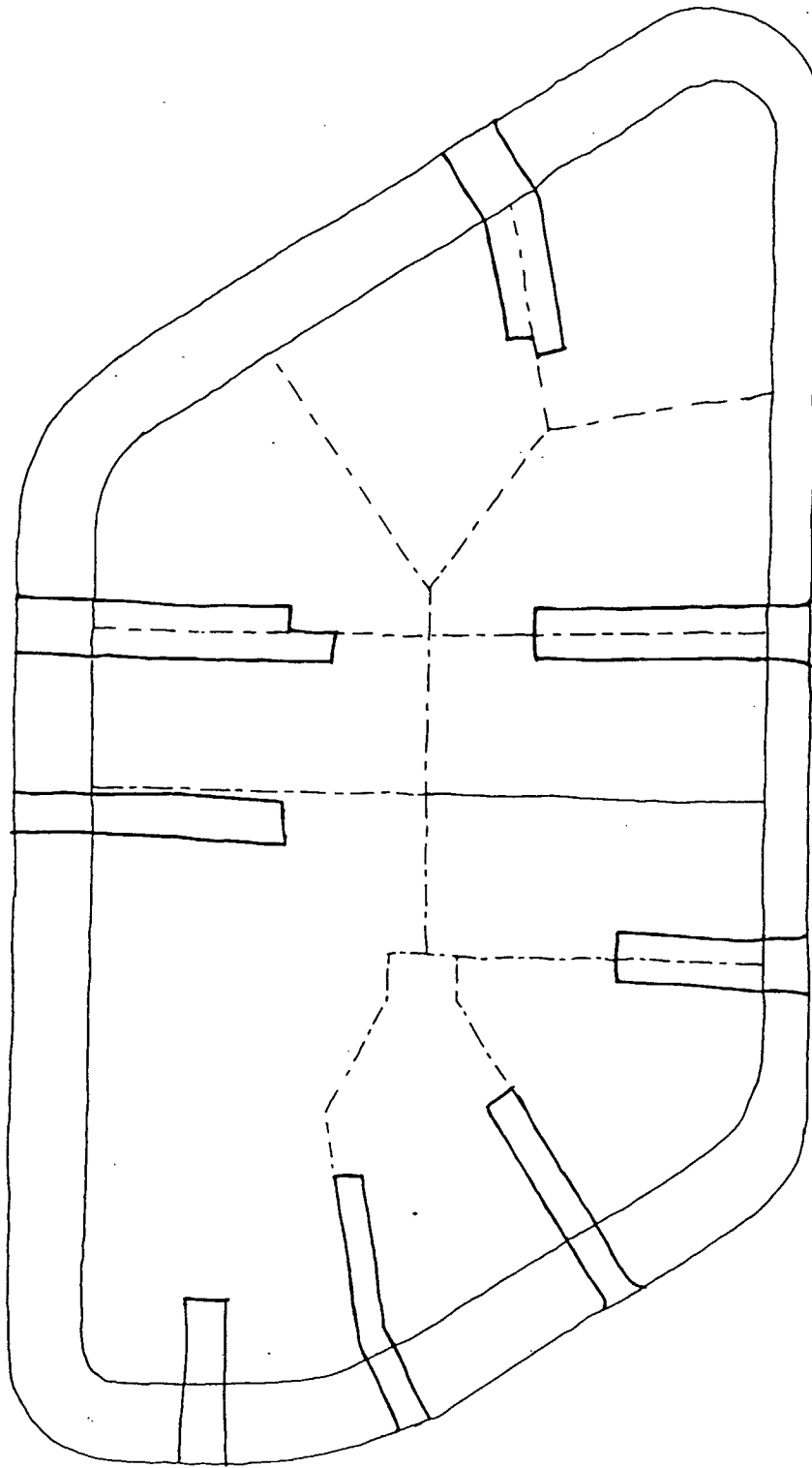


EXISTING BUILDING FOOTPRINTS

NOTES

Existing Dwellings shown hatched.
Existing Outbuildings shown unhatched.

Scale: 1:1000



EXISTING VEHICLE ACCESS





NOTES

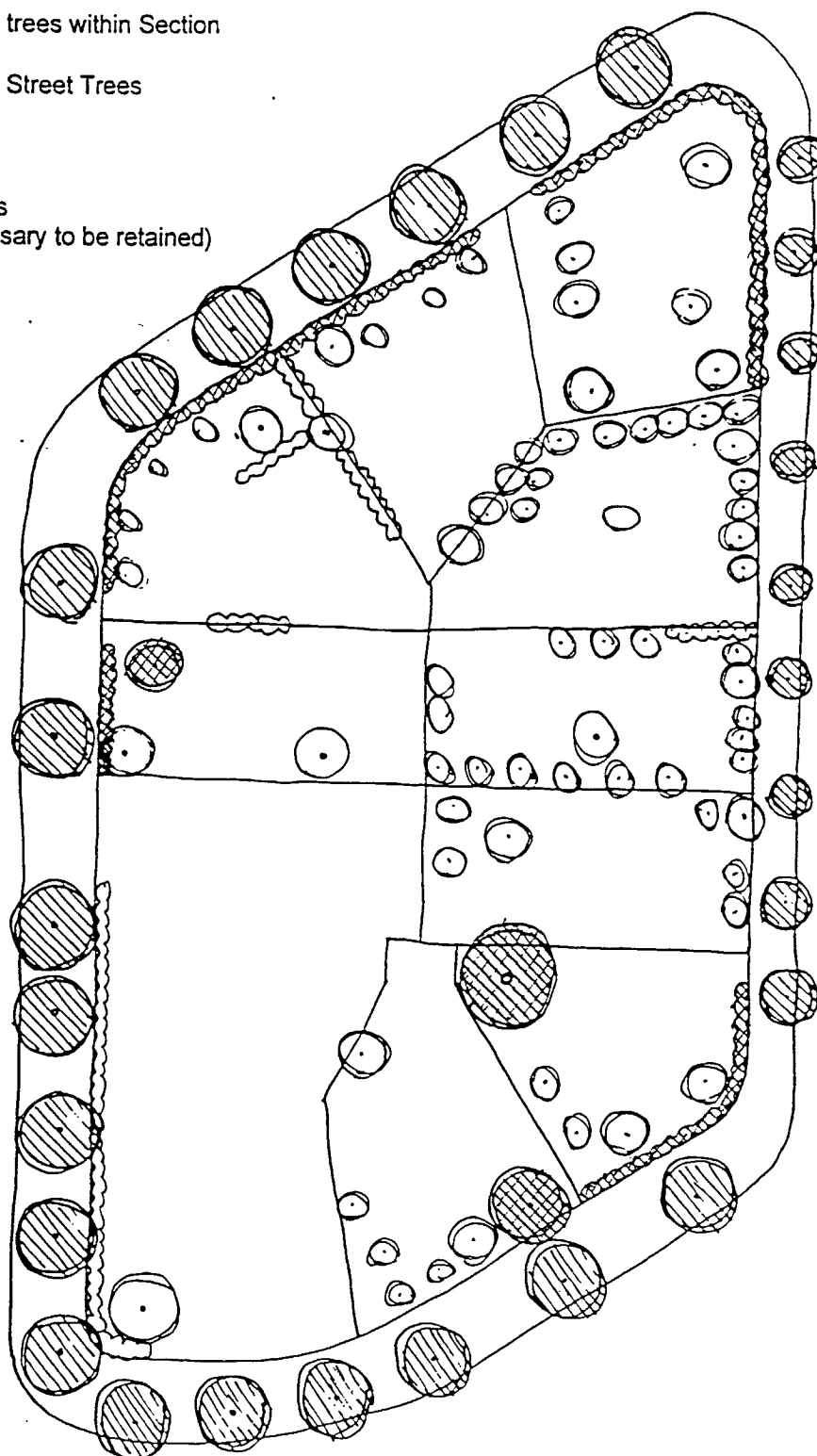
Plan shows existing verge cross overs and driveways

Scale: 1:1000

Attachment H

KEY

-  Significant trees within Section
-  Significant Street Trees
-  Hedges
-  Other trees (not necessary to be retained)



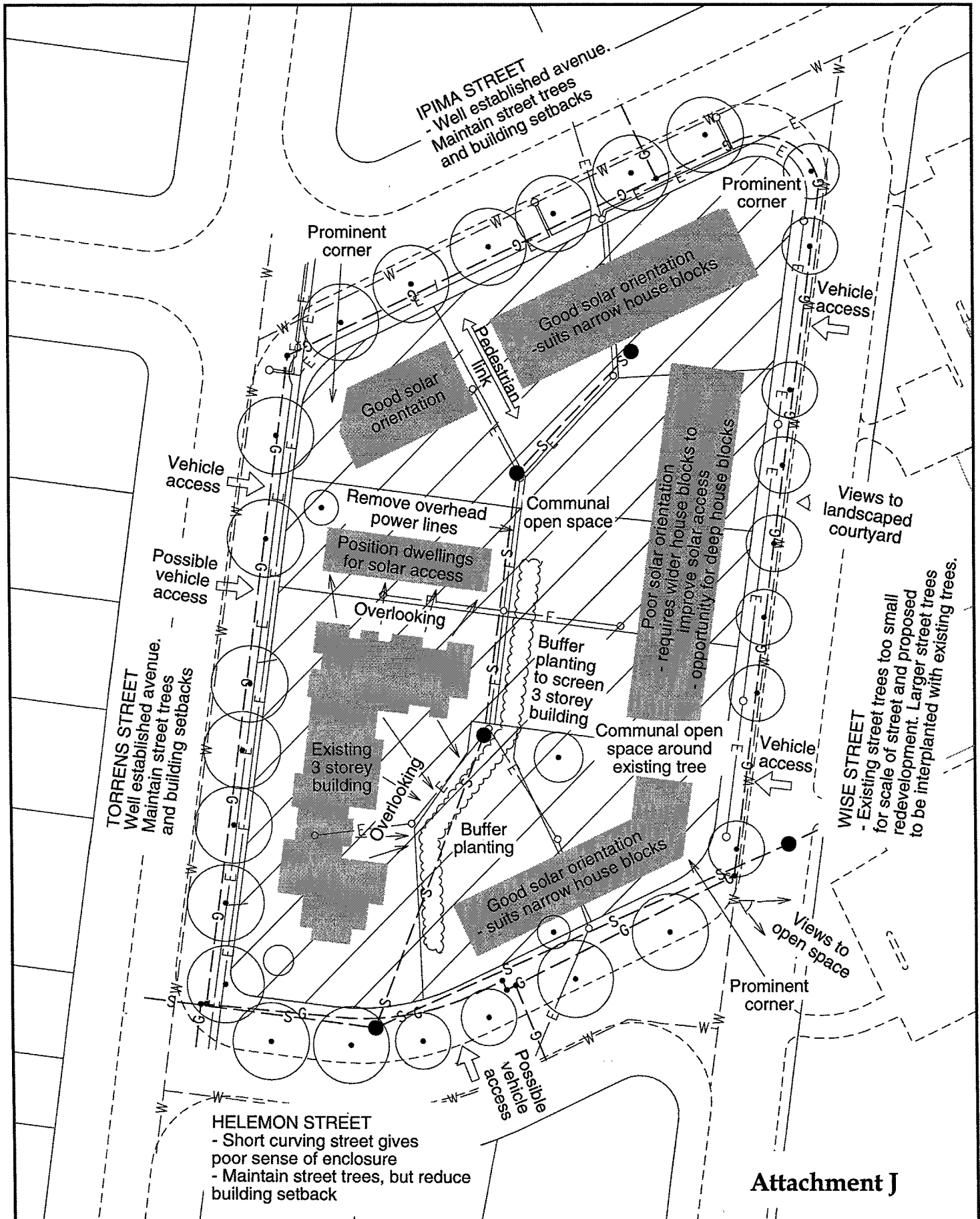
EXISTING VEGETATION

NOTES

Plan shows existing vegetation.
Vegetation shown hatched is to be retained in redevelopment.
Street trees and front hedges are to be generally retained.

Scale: 1:1000

Attachment I

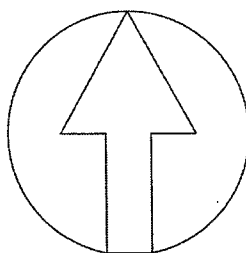


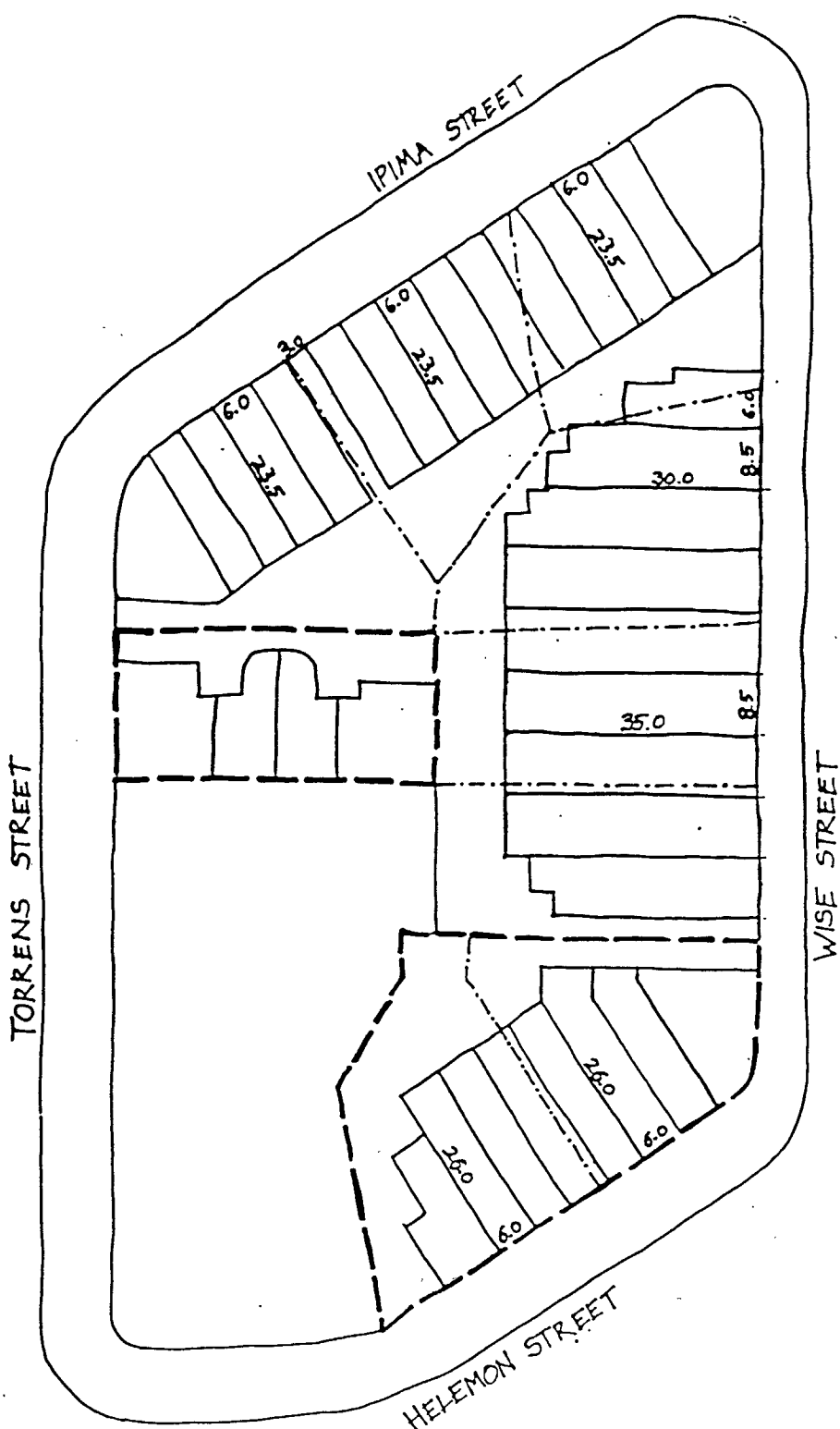
Attachment J

**ANALYSIS
SECTION 59
BRADDON**

SCALE: 1:1000 @ A4 | DATE: DECEMBER 1998

DRAWN: ACT LAND INFORMATION CENTRE



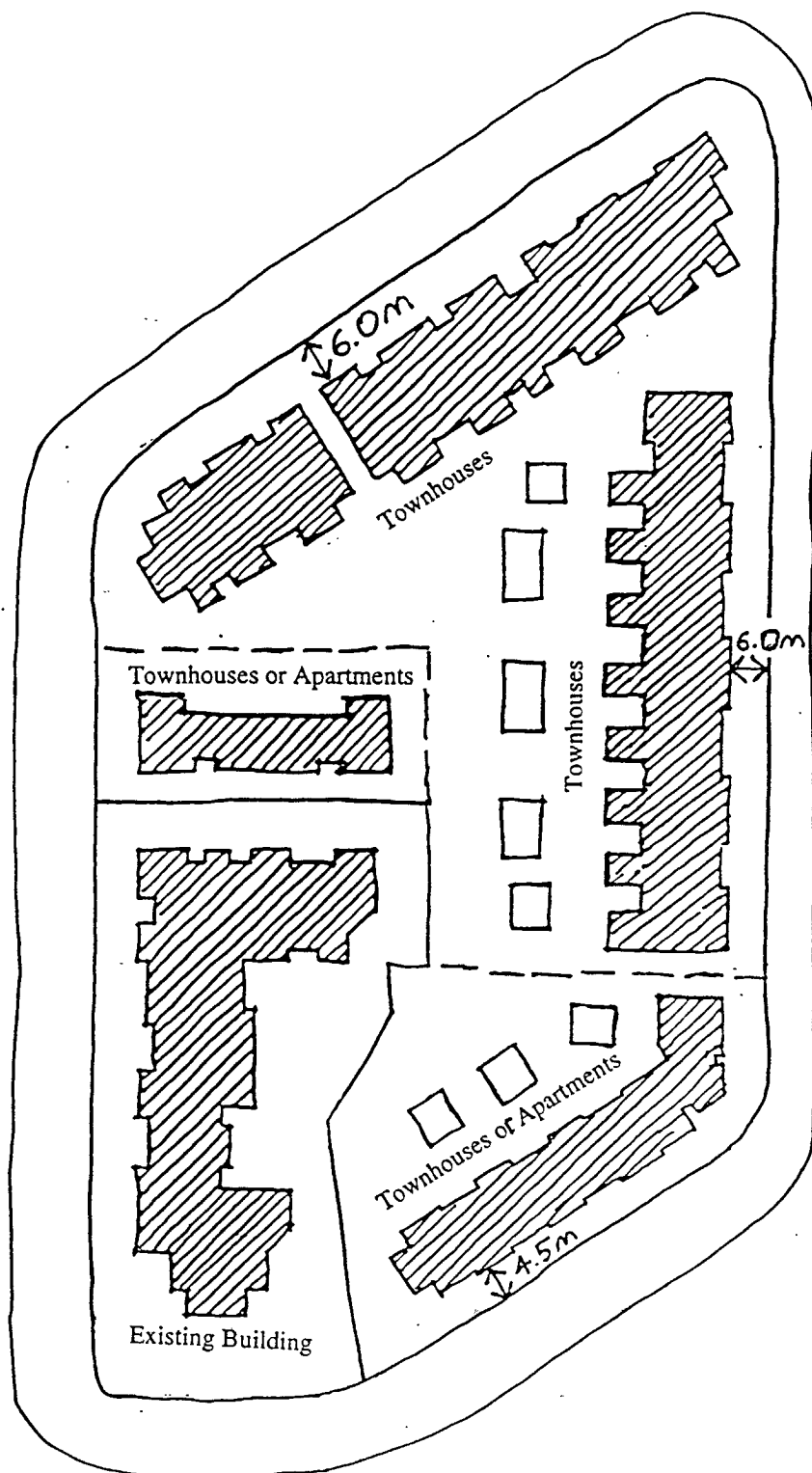


PROPOSED SUBDIVISION PATTERN

NOTES

- =Townhouse block patterns
- - - =Possible apartment boundaries
- =Existing subdivision pattern

Scale: 1:1000



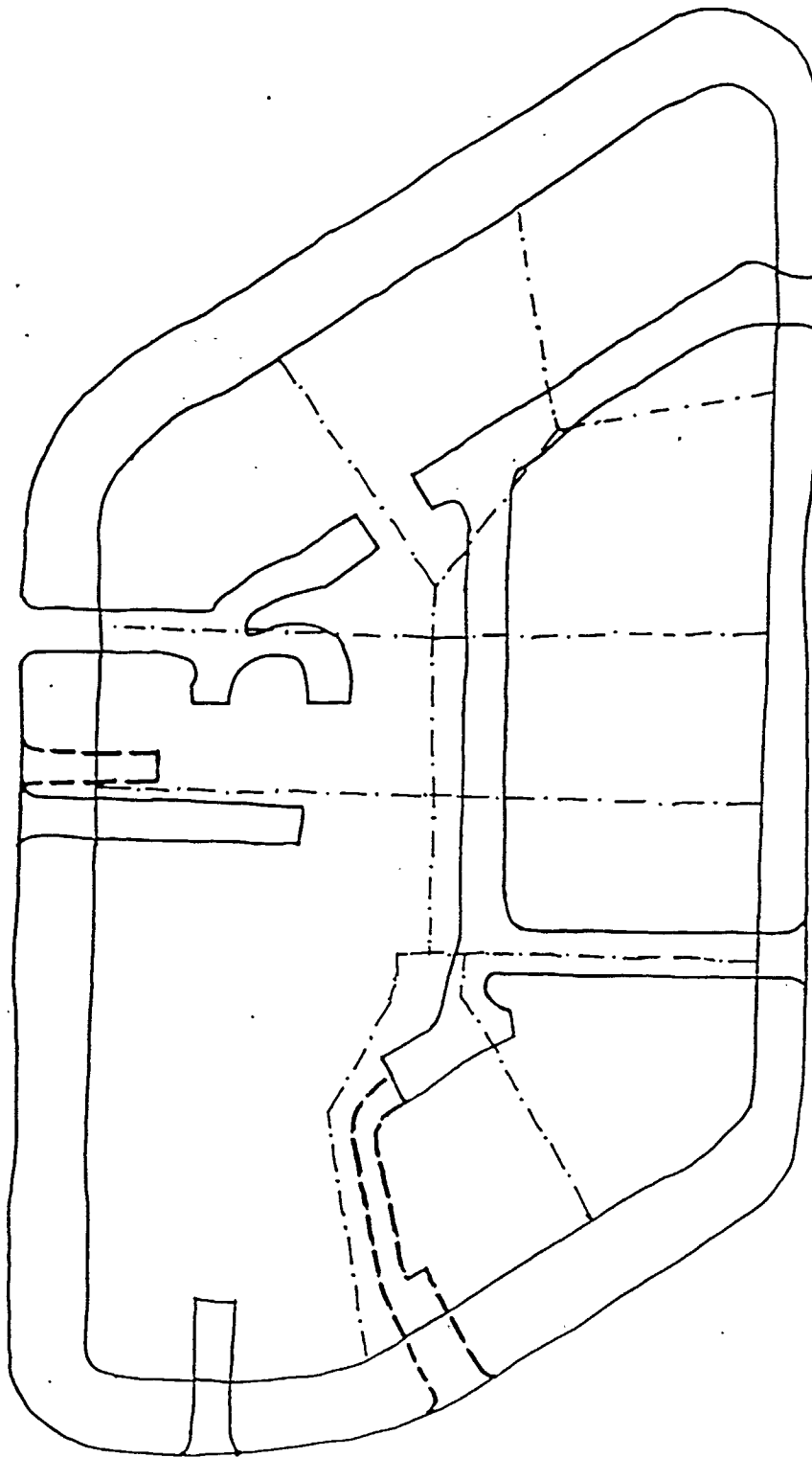
PROPOSED BUILDING LOCATIONS

NOTES

Proposed Dwellings shown hatched
 Proposed Outbuildings shown unhatched.

Scale: 1:1000

Attachment L



PROPOSED VEHICLE ACCESS



NOTES

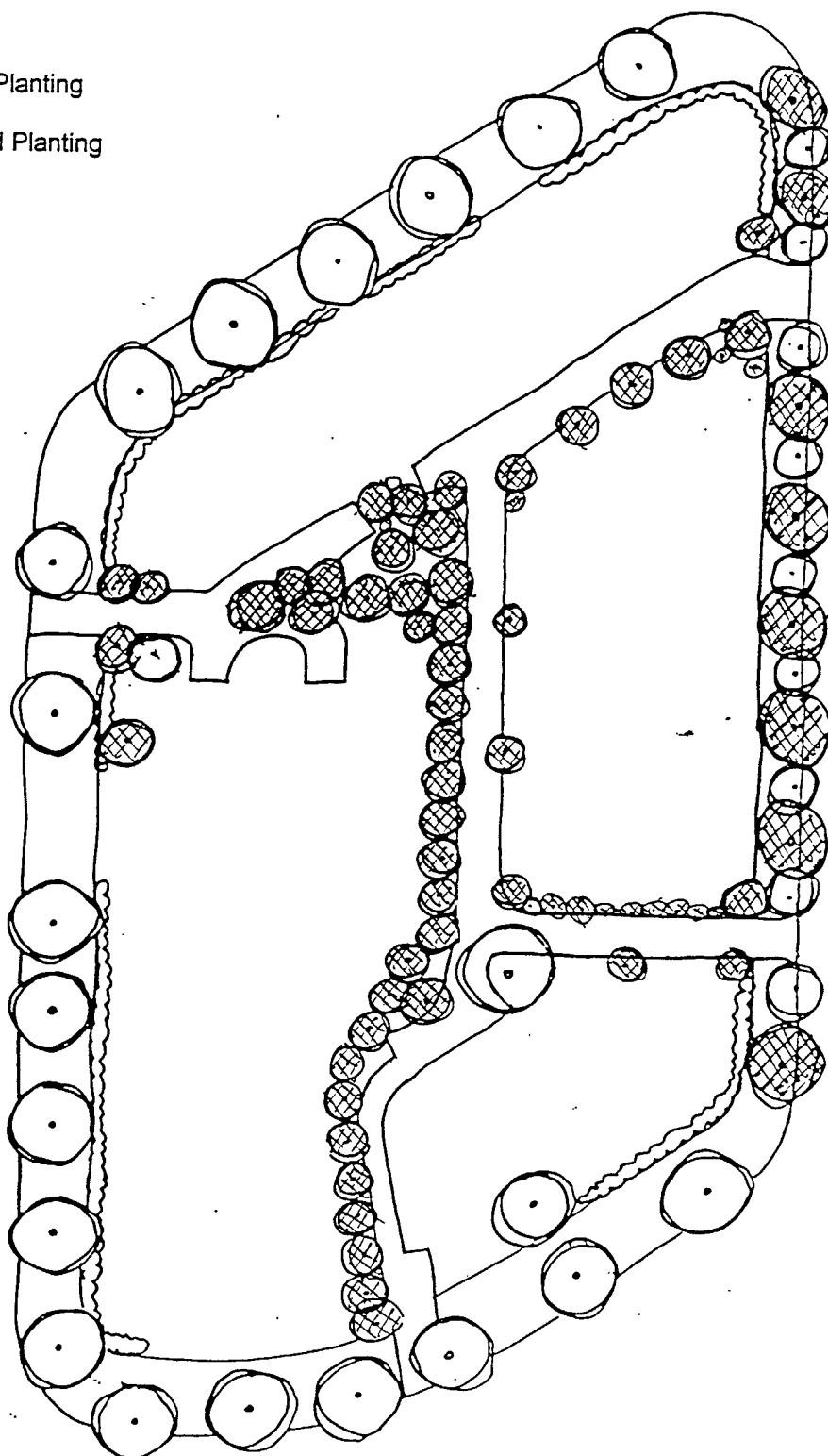
Internal streets service to new development sites.
Overall number of driveway cross-overs from public streets is reduced.
Possible additional driveway locations shown dashed.

Scale: 1:1000

Attachment M

KEY

-  Existing Planting
-  Proposed Planting



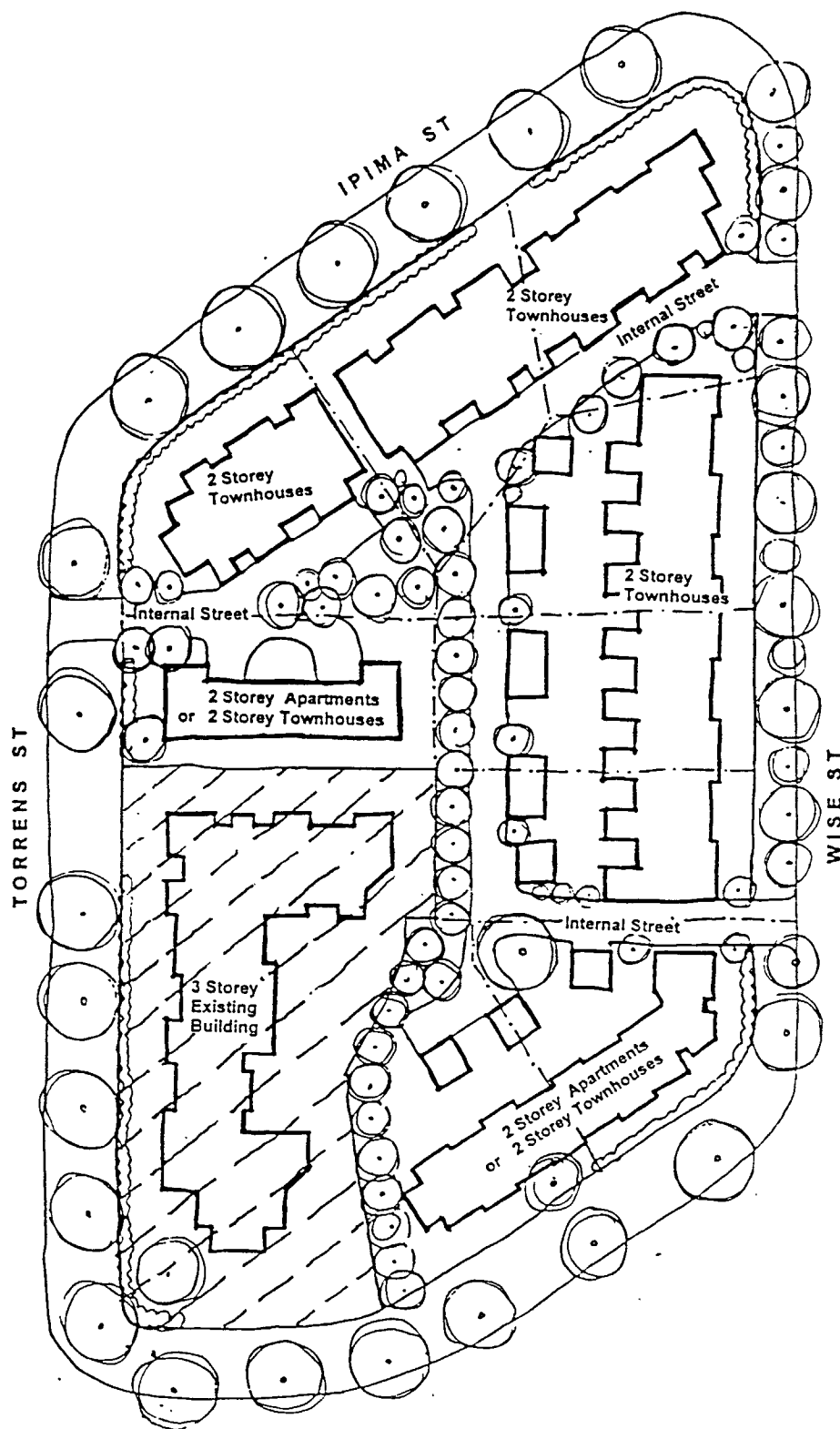
PROPOSED PLANTING

NOTES

The Hawthorn trees on Wise Street are to be interplanted with Chinese Elm.
Formal hedges are retained as part of the streetscape.
A row of tall eucalypts lines the north-south street.

Scale: 1:1000

Attachment N



SECTION MASTERPLAN

NOTES

Plot Ratio: 0.65 maximum
 No. of Dwellings: 35-41 units approx.
 Site Density: 36-42 du/Ha approx.

Scale: 1:1000

Attachment O