



Deakin Residents Association
A garden Community for the Future



YARRALUMLA RESIDENTS
ASSOCIATION INC

Public information Session

**IMPACTS OF PROPOSED NEW ACT PLANNING
FRAMEWORK**

YARRALUMLA AND DEAKIN

14 February 2023

Current ACT Planning Framework

ACT planning & Land Management Act 1988 (Cwth)

- Regulatory framework ACT
- s6 National Capital Authority & National Capital Plan (2021)
- s25 ACT Planning Authority & “Territory Plan”
- s26 Territory Plan not inconsistent with National Capital Plan

National Capital Plan 2021 (Cwth)

Planning and Development Act 2007

- Current ACT Planning framework & Territory Plan (s46-s104)
- S105, s106, Planning Strategy - Notifiable Instrument
- long term goals & s108 “may be used to develop statement of directions in the Territory Plan”

ACT Planning Strategy 2018

Territory Plan 2018

Governance	Precinct Maps and Codes
Strategic Direction	General Codes
Residential Zones	Overlays
Commercial Zones	Definitions
Industrial Zones	Structure Plans
Community Facility Zones	Concept Plans – Precinct Codes s93
Parks and Recreation Zones	Development Codes
Transport and Services Zones	Precinct Maps and Codes
Non-Urban Zones	General Codes



Proposed ACT Planning Framework

ACT planning & Land Management Act 1988 (Cwth)

- Regulatory framework ACT
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National Capital Plan 2021 (Cwth)

ACT Planning Strategy 2018

Planning Bill 2022 (replaces Planning & Development Act 2007)

- s38(1)&(4) District Strategy long term plans
- S48 & s49 New Territory Plan requirements
- s49(2) & s49(3) Non-statutory supporting materials
- s47(b) Territory Plans must give effect to the Planning Strategy and District Strategies

District Strategies

- Policies & desired future planning outcomes for Districts

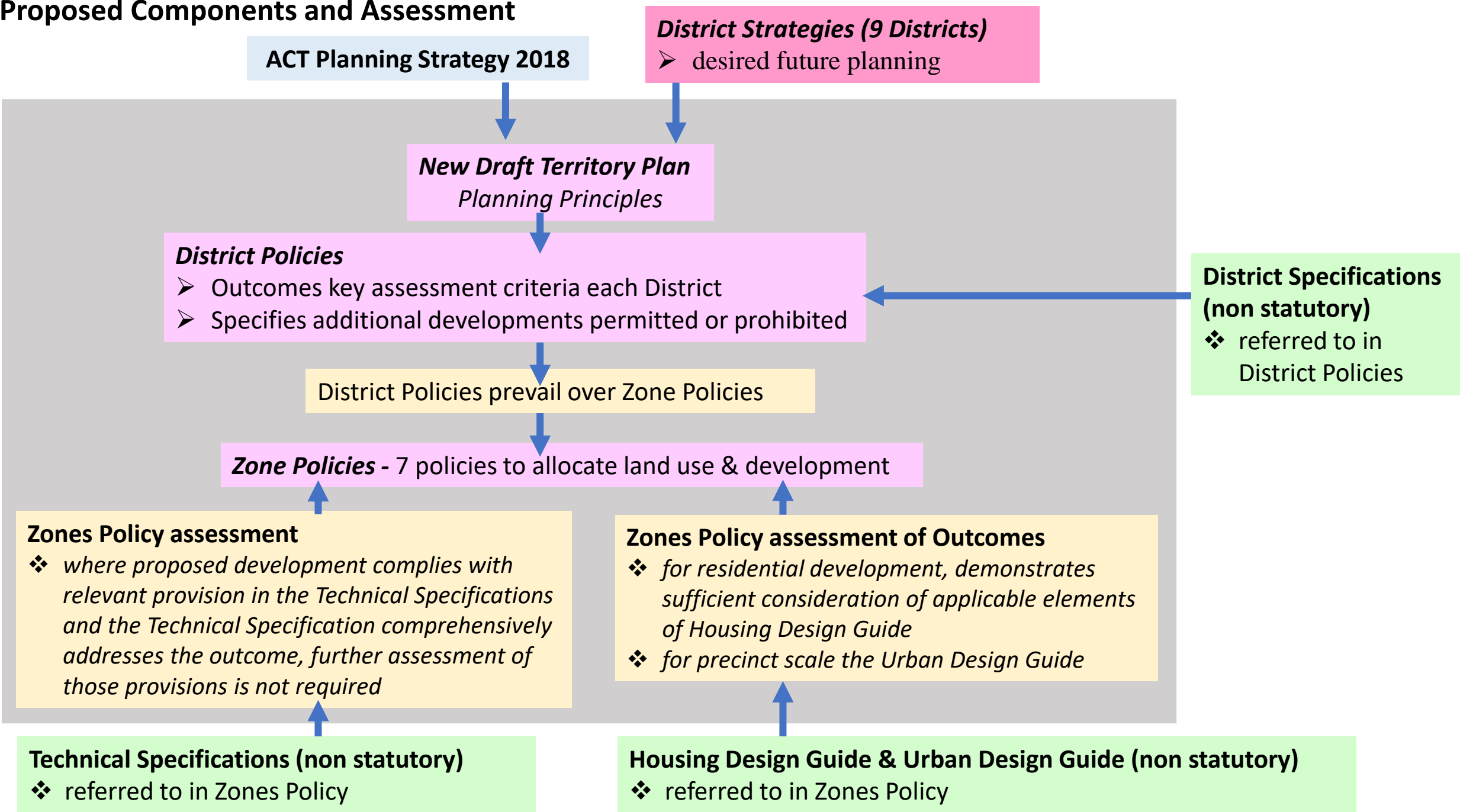
New Draft Territory Plan

- ❖ *District Policies (9 Districts)*- policy outcomes & key assessment criteria
- ❖ *Zone Policies* - 7 policies to allocate land use & development

Non statutory supporting materials – used in assessments

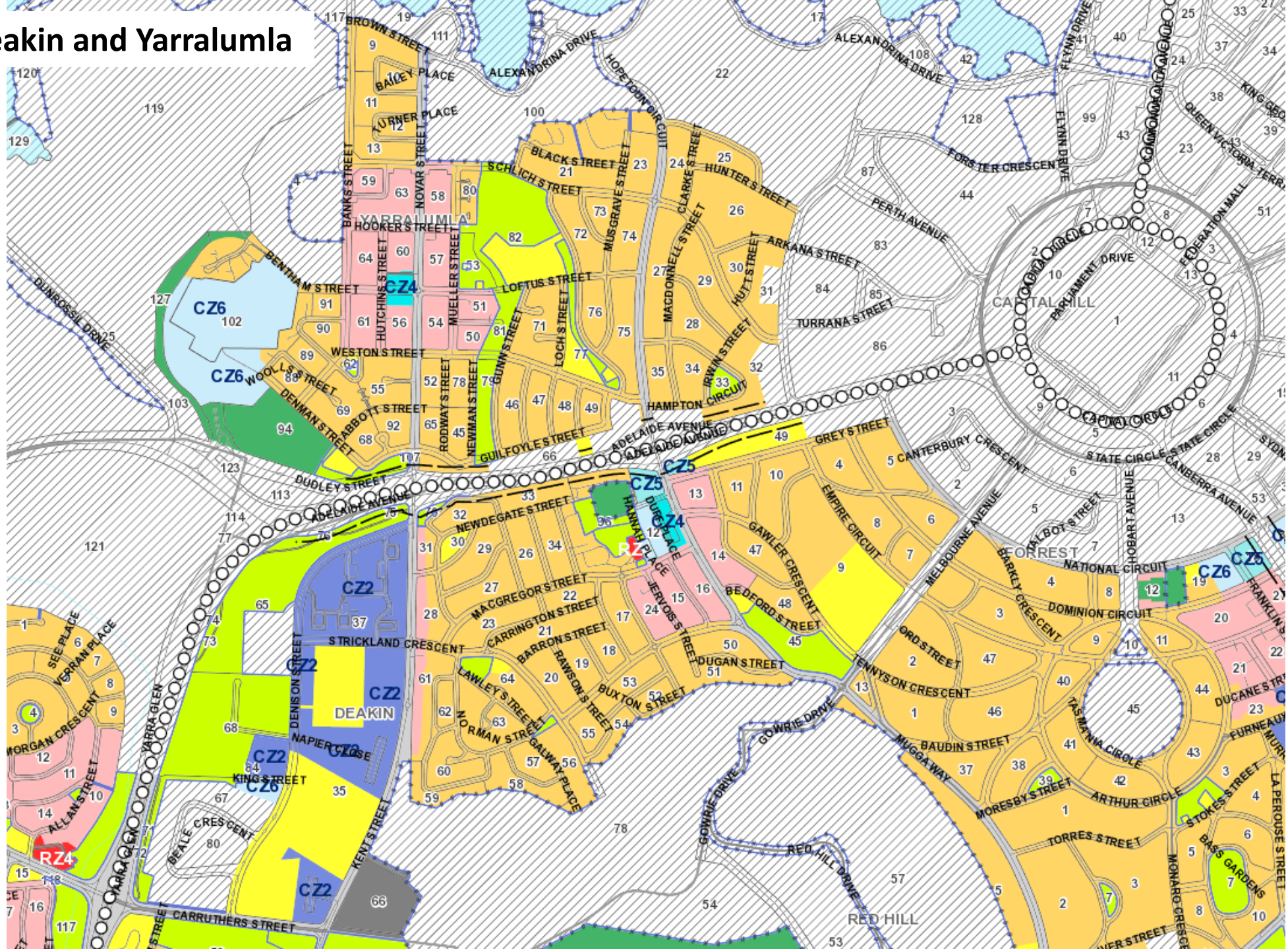
- ❖ **District Specifications** – referred to in District Policy
- ❖ **Technical Specifications** – referred to in Zones Policy
- ❖ **Design Guides**-Housing Design Guide & Urban Design Guide

Proposed Components and Assessment



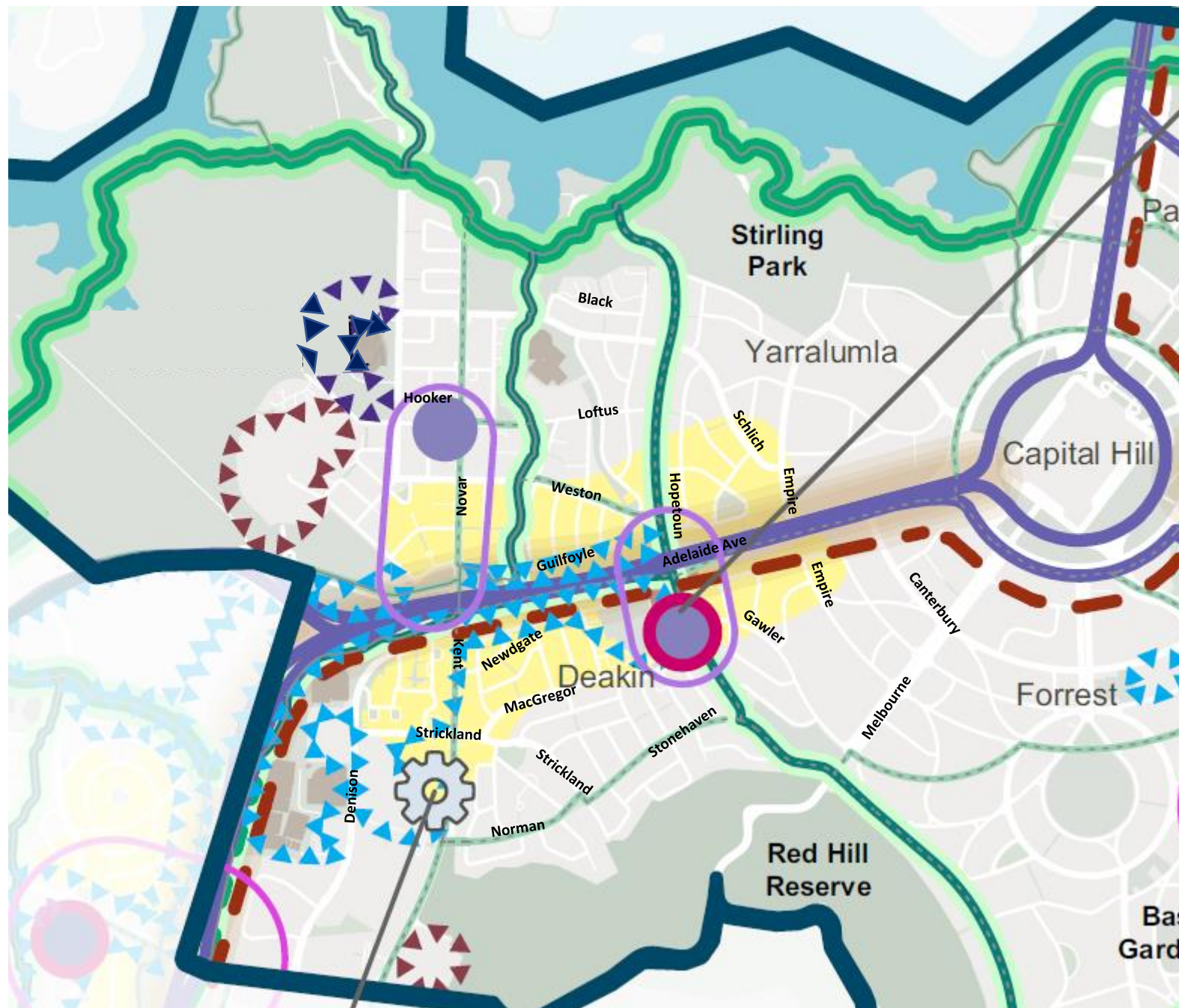
Current Zoning – Deakin and Yarralumla

- Land Use Zones
- Designated Areas
- Residential - RZ1 - Suburban
- Residential - RZ2 - Suburban Core
- Residential - RZ3 - Urban Residential
- Residential - RZ4 - Medium Density
- Residential - RZ5 - High Density Residential
- Residential
- Communities Facilities
- Commercial - CZ1 - Core
- Commercial - CZ2 - Business
- Commercial - CZ3 - Services
- Commercial - CZ4 - Local Centre
- Commercial - CZ5 - Mixed Use
- Commercial - CZ6 - Leisure and
- Accommodation
- Industrial - IZ1 - General Industrial
- Industrial - IZ2 - Industrial Mixed Use
- Urban Parks and Recreation - PRZ1 - Urban
- Open Spaces
- Urban Parks and Recreation - PRZ2 - Restricted Access Recreation



Draft Inner South District Strategy Nov 2022 - Potential Areas for New Housing (Page 58)





- Key Sites and Change Areas
- Proposed
 - Possible
 - Potential
 - Future Investigation Areas
 - Strategic Investigation Corridor



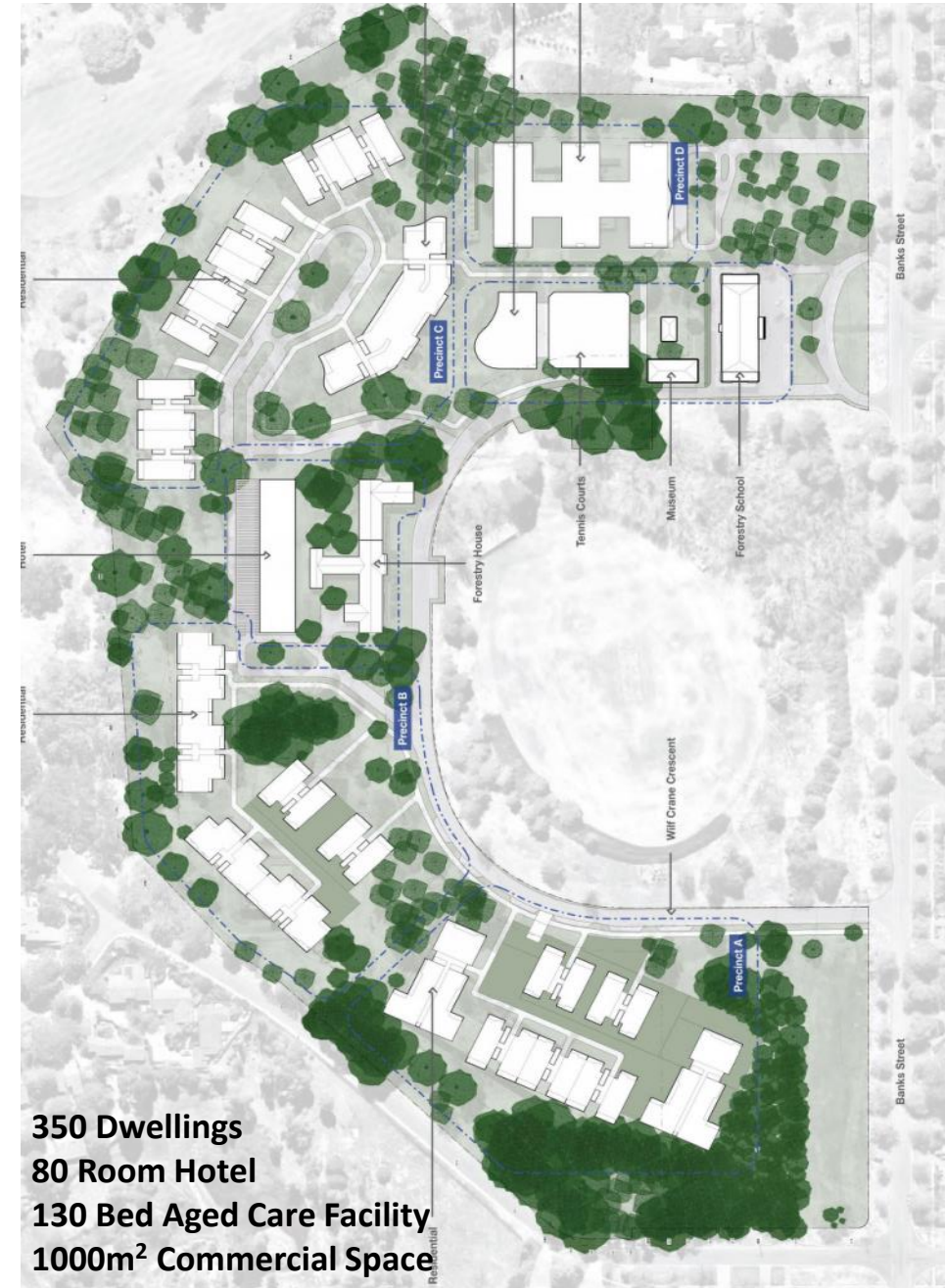
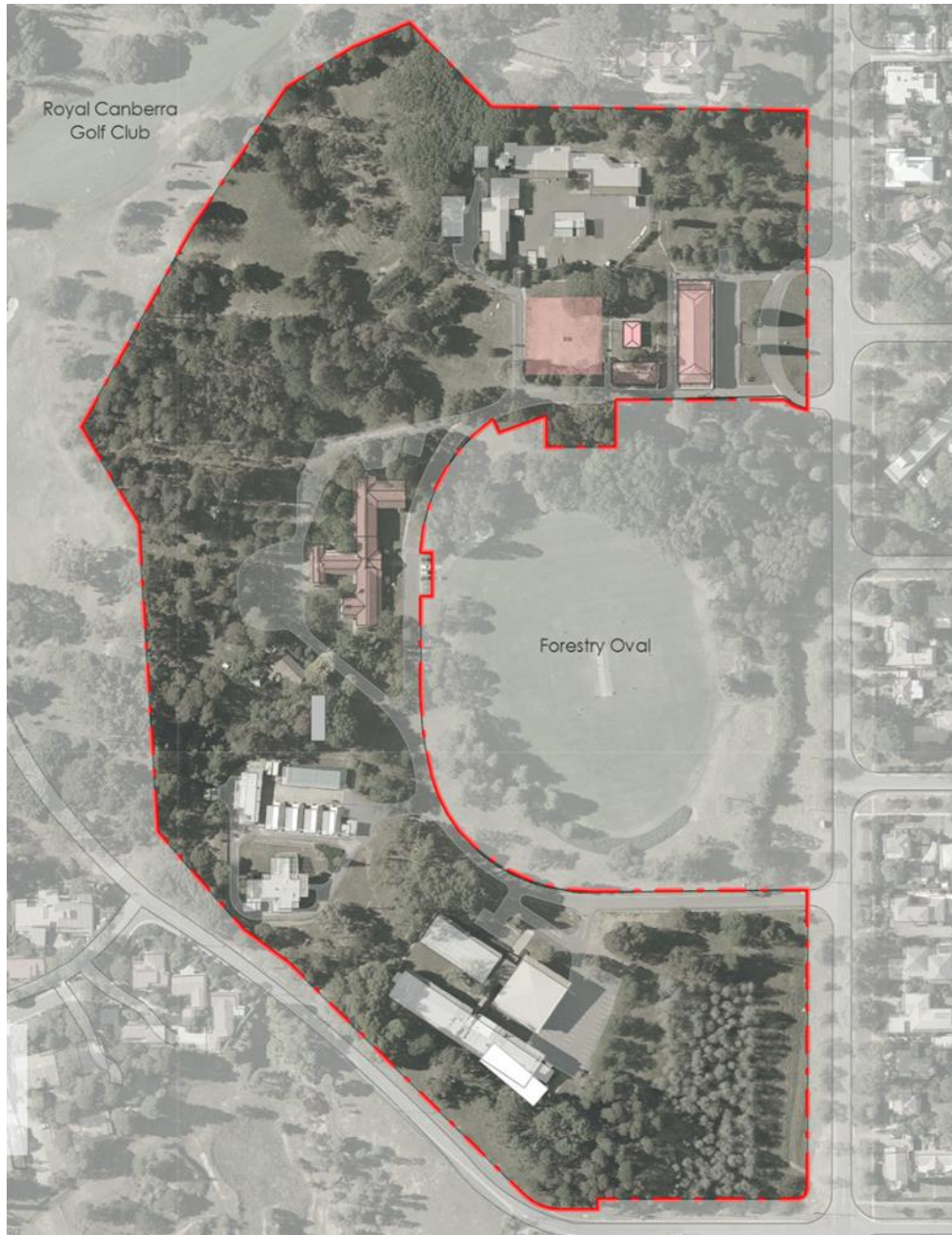
“Transforming and humanising Adelaide Avenue - With the integration of light rail, Adelaide Avenue could be transformed. This area is currently dominated by a wide roadway and is challenging for pedestrians to cross. In future, Adelaide Avenue could be a vibrant, multimodal corridor that better connects into local neighbourhoods in Yarralumla and Deakin.”

Yarralumla – Old Canberra Brickworks Site (16ha)

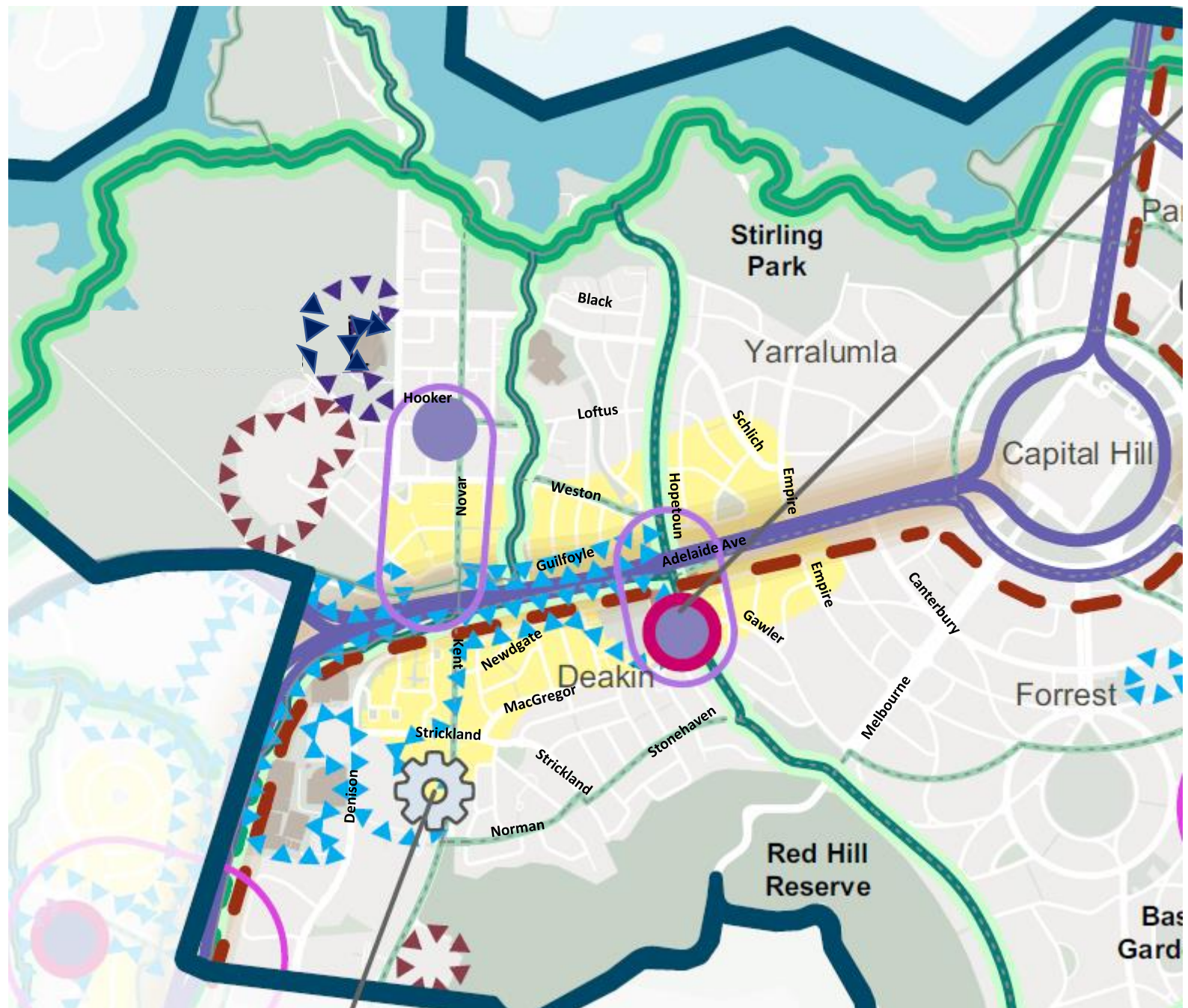


380 Dwellings (houses, terraces & apartments) and existing structures repurposed to commercial & retail

Yarralumla - Forestry Place (the old CSIRO Forestry Site) Banks Street – 11 ha



350 Dwellings
80 Room Hotel
130 Bed Aged Care Facility
1000m² Commercial Space



- Key Sites and Change Areas
- Proposed
 - Possible
 - Potential
 - Future Investigation Areas
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Draft Inner South District Strategy Nov 2022 – Deakin Local Centre (Page 119)

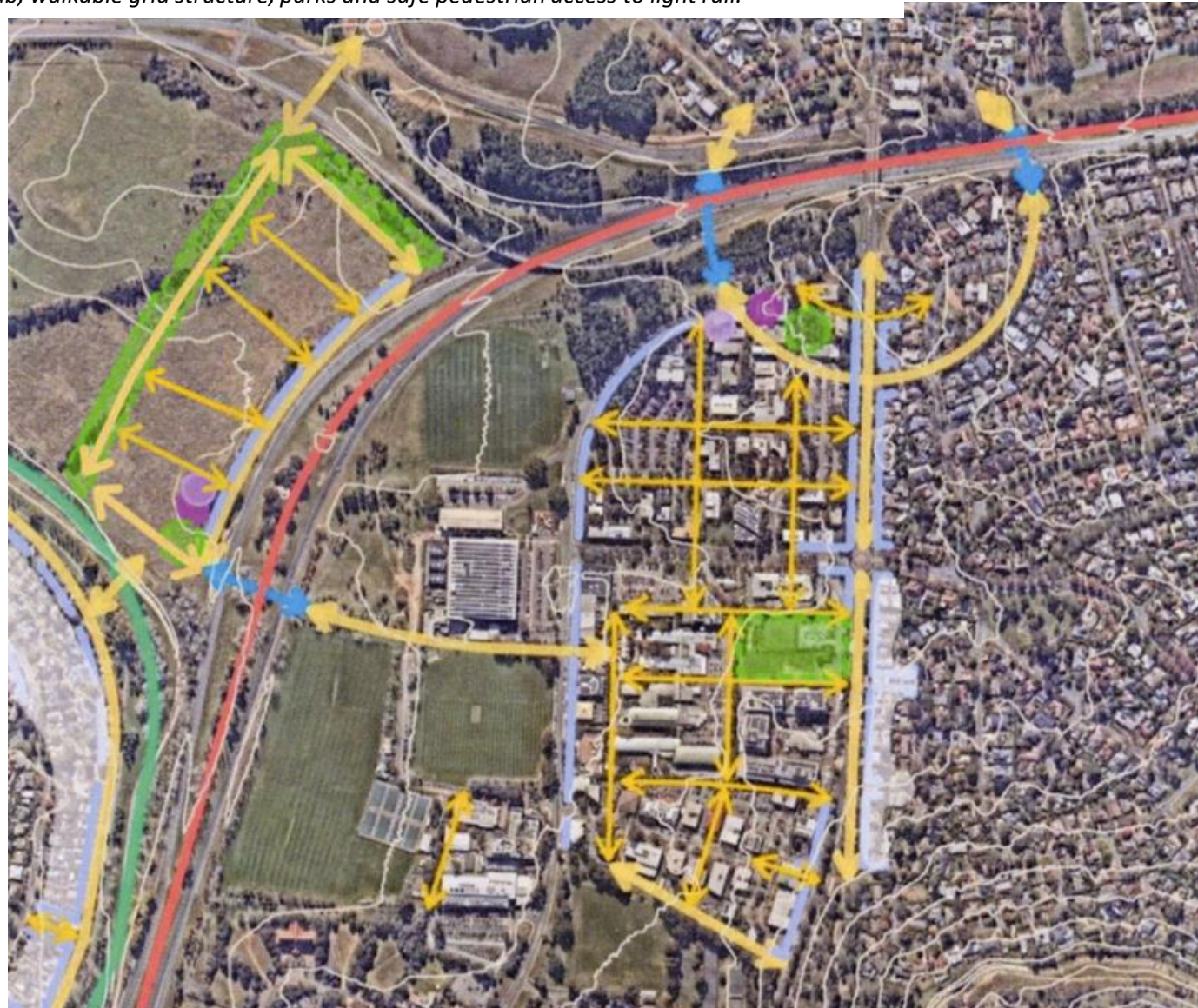
“Deakin will be a high amenity centre, with renewed streets and a new community heart offering a variety of services and facilities for locals and people from further afield, with safe pedestrian access to light rail.”



- Light rail corridor – part of a city-wide rapid transit network.
- Renewed streets clarify built edges in the centre, expand urban tree canopy, refine street based carparking (parallel and 90 degree), low vehicle speed and refined pedestrian safety and amenity.
- Walkable street grid with clear sight lines and more walkable access locally – adds canopy trees and creates regular urban blocks of one hectare or less.
- Plaza which adds canopy trees, WSUD and play opportunities.
- Community and retail facilities located prominently to create a destination and activity.
- Public activity hub, new community hub fronting the new plaza – anchor facilities with cafes and amenities.
- Built frontage contributing to street identity and spatial definition and oversight of new public links.

Draft Inner South District Strategy Nov 2022 – West Deakin (Page 120)

“West Deakin will be a high employment hub, walkable grid structure, parks and safe pedestrian access to light rail.”



● Light rail corridor – part of a city-wide rapid transit network.

● A new edge street to connect and clarify the urban edge.

● Walkable street grid with clear sight lines and more walkable access locally – adds canopy trees and creates regular urban blocks of one hectare or less.

● Local parks which respond to topography, add canopy trees and WSUD.

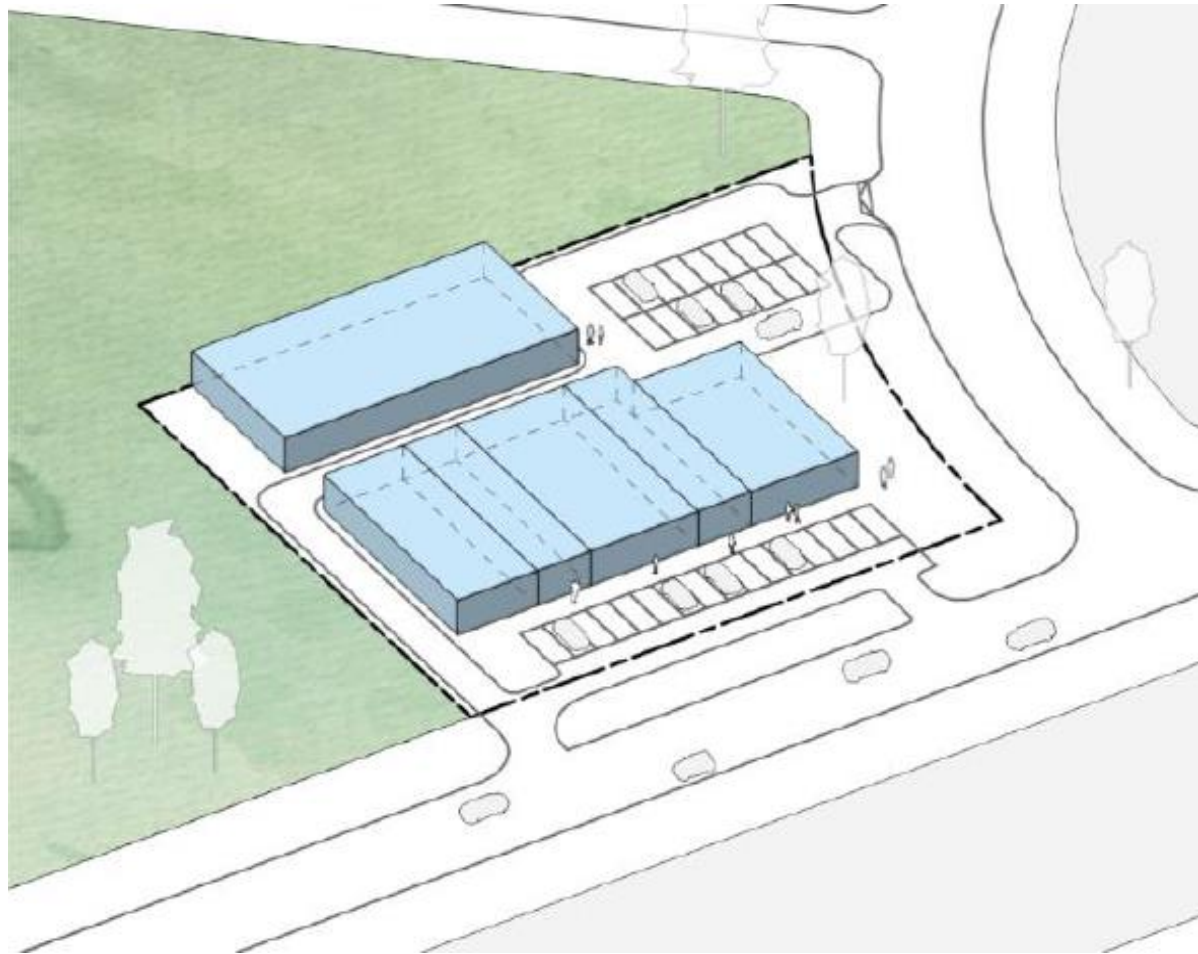
● Community and retail facilities located prominently to create a destination and activity.

● Public activity hubs at key locations including medical and other services, amenities and cafes.

● Built frontage contributing to street identity, spatial definition and oversight of new public links.

● Possible future connection..

“Existing state”



“Urban improvement”



- ❖ Surface parking relocated to perimeter streets
- ❖ Building height up to 4.5 storeys

More Information: <https://yoursayconversations.act.gov.au/act-planning-review>

Have your say



Draft district strategies [Open]

Have your say on the draft district strategy for the areas that you live, work, and play.



The draft new Territory Plan [Open]

Have your say on the new draft Territory Plan.



The Planning Bill 2022 [Closed]

You have already had your say on the Planning Bill 2022. Find out more here.



Provide Your Input - Submissions Close: 3 March 2023

1. Write a submission – any length and can be confidential


<https://yoursayconversations.act.gov.au/act-planning-review/provide-feedback>

Open

Upload a submission

Use this form to upload a detailed submissions about the draft district strategies or the draft new Territory Plan (or both).

1. Upload a submission Required

 Choose file...

Max files: 3 Allowed file types: pdf,doc,docx,txt,xls,xlsx,rtf,png,gif,jpg,jpeg Size limit: 20.00 MB

2. Quick comment - Inner South District Strategy – maximum 140 characters

<https://yoursayconversations.act.gov.au/act-planning-review/draft-inner-south-district-strategy>

Inner South District Strategy quick comment

Use the form below to provide feedback and comments on the draft Inner South District Strategy. Your comments will be displayed in the Comment Board below for other community members to see and discuss. (max 140 characters).

Tell us your idea

You have **140** characters left

DEVELOPMENT ASSESSMENT FORUM (COAG 1998) - MODEL FOR DEVELOPMENT ASSESSMENT

Leading Practices:	CURRENT ACT SYSTEM	PROPOSED ACT SYSTEM
1. Effective policy development	YES - except no Legislative Assembly scrutiny of Strategic Plans & some Plan Variations	NO – No Legislative Assembly scrutiny/approval of important ‘Supporting Documents’
2. Objective rules and tests	YES – criteria provide certainty to community & applicant	NO – “Criteria” replaced by vague, difficult to understand, poorly worded, ‘outcomes statements’
3. Improvement mechanisms	NO – no on-going evaluation of performance	NO – Major changes to current system not evidence based
4. Track-based assessment	YES	NO – all types of development are mixed up together
5. Single point of assessment	YES – however Planning Authority can override agency advice (e.g. heritage, trees)	YES – but Planning Authority has more power to override for “better planning outcomes”
6 Notification	YES – however issues with Pre-DA Community Consultation	NO – No Pre-DA Community Consultation; does not meet Consultation ‘principles’ in the Bill
7. Private sector involvement	YES – but only for building control	YES – no change
8. Professional determination most DAs	YES – however can be variable. Expert Local Planning Panels would be better for contentious DAs	NO – Ministerial ‘call-ins’ removed; non-statutory TECHNICAL SPECIFICATIONS can reduce assessment; No Expert Local Planning Panels
9. Applicant appeal	YES	YES
10. Third-party appeals	YES	YES – but some additional restrictions