



PURDON

**BLOCK 16 SECTION 25 BRADDON
SYZGY DEVELOPMENTS**

**MAJOR PLAN
AMENDMENT**
JANUARY 2025



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1.0 Introduction

1.1 Purpose

This report has been prepared by Purdon Planning on behalf of Syzygy Developments in support of a proponent-initiated amendment application seeking to rezone part of Block 26 Section 25 Braddon from *CZ6 Leisure and Accommodation* to *RZ4 – Medium Density Residential Zone*.

The site comprises the former Braddon Bowls Club and the purpose of the proposed amendment is to facilitate redevelopment of the site which is more in keeping with the residential character of Farrer Street while also utilising the site's latent potential in connection with its inner north position and associated access to goods, services, transport and employment.

The proposed zoning changes comprise a major plan amendment and as such, this application is made in accordance with Section 57 of the *Planning Act 2023* (Planning Act) and addresses all information requirements set out therein. This report should be read in conjunction with the provided supporting documentation.



Figure 1: Photograph of the former Braddon Bowls Club. *Source: Riotact, 2016*

1.2 Proposal Summary

The application seeks to rezone the subject site from *CZ6 Leisure and Accommodation* to *RZ4 – Medium Density Residential Zone* to permit residential development on the site which is consistent with the character of the surrounding land as well as government policy pertaining to urban consolidation and housing choice.

A detailed description of the proposal, indicative development concept and rationale for the proposed amendment is provided at Chapter 5.0



2.0 The Site

2.1 Location

The site is located in Canberra’s Inner North district and comprises the northern side of Block 16 Section 25 Braddon (Figure 2). It is bounded by Farrer Street to the north, a childcare centre to the west and residential uses to the east. The southern side of the block is the remainder of Block 16 Section 25 Braddon, facing Elder Street.



Figure 2: Aerial imagery outlining Block 16 Section 25 Braddon (white) and shading (navy) the portion of the site forming the subject of this application. Source: Landchecker, 2024

2.2 Site History

Block 16 Section 25 Braddon is the site of the former Braddon Bowls Club Canberra. The club building was demolished in 2020 and the site is currently vacant with no temporary uses on the site. Following closure of the Club, the site was sold to the current lessees who have investigated a variety of land uses that are consistent with the existing zoning, including commercial accommodation. A development application (DA202240531) was approved on 29 November 2022 and included a lease variation to subdivide the block into two parcels as per the below extract from the plan of subdivision.

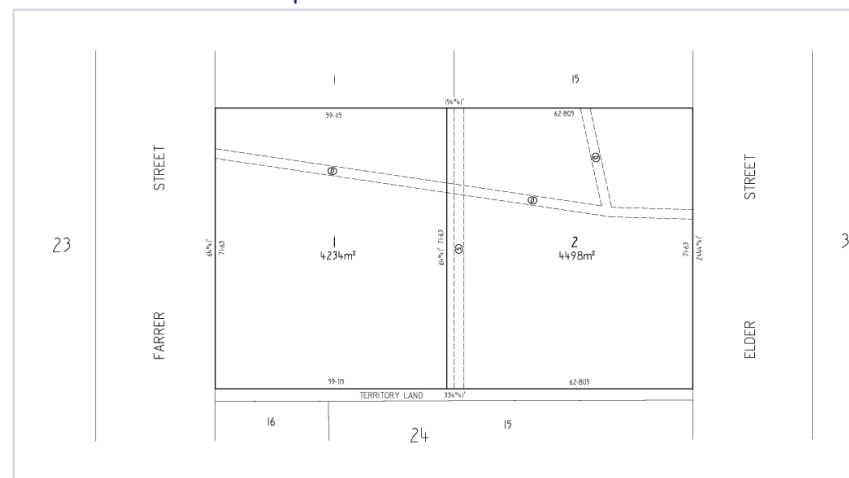


Figure 3: Extract from the plan of subdivision approved in connection with DA202240531.

2.3 Development Context

2.3.1 SURROUNDING LAND USES

Given the site’s position amidst RZ1 (suburban) zoning, the surrounding land uses are primarily low density residential, however, the site also adjoins a childcare centre to the west and the Braddon Tennis Club to the south-west. The following diagram illustrates the broader surrounding land use context.



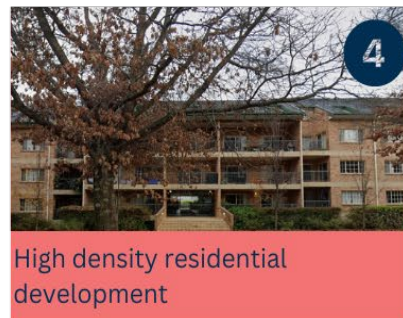
Northbourne Avenue business zone



Braddon entertainment & mixed use precinct



Low density residential development



High density residential development



KU Braddon Children's Centre



Braddon Tennis Club



Ainslie School

Figure 4: Surrounding land use context.

2.3.2 SURROUNDING DEVELOPMENT PROPOSALS

The southern portion of Block 16 forms the subject of a development application which is currently under assessment. The proposed development can be characterised as a wellness centre and consists of two buildings of three and six storeys containing a hotel with 59 units, commercial accommodation with 43 units, shop, indoor recreation facility and outdoor recreation facility and two levels of basement parking.

The vision for this proposal centres on an accessible community space on the ground floor, with commercial accommodation on upper levels with both short and long-stay hotel accommodation. Associated amenities, such as a pool, gym, day spa and wellness space are also proposed, contributing to an integrated health and lifestyle style precinct. The ground floor commercial spaces are proposed to be open to the community and complementary to the health and lifestyle facilities associated with the hotel. These could include:

- Performance spaces / conference facilities / galleries (weddings, receptions, plays, art shows, public speaking)
- Function space (conferences, events, weddings)
- Community workspaces
- Commercial space for retail uses that complements the health and wellness orientation of the development.

The proposed buildings terrace from 3 to 6 storeys, with associated 2 levels of basement car parking. Tallest elements are each approximately 20m above natural ground level. These elements are massed away from residential land and minimise overshadowing and overlooking by “stepping” the built form towards the city. Generous setbacks are provided, to offset these elements with deep root landscaping. The following figures provide a visual representation of the proposal.



Figure 5: Extract from the architectural package submitted with the development application over the southern portion of the site. The extract shows a perspective from Elders Street looking west. *Source: Turco and Associates, 2024.*



Figure 6: Extract from the architectural package submitted with the development application over the southern portion of the site. The extract shows the east elevation. *Source: Turco and Associates, 2024.*

There are no additional recently approved or pending development applications in the vicinity of the site.

2.4 Locational Advantages

The site's position in Braddon, a vibrant suburb in Canberra's inner north, provides for an array of locational advantages. The following sections describe these strategic advantages and provide an understanding of the surrounding development context.

2.4.1 CENTRES

The site is within walking distance of the Braddon entertainment and mixed-use precinct (600m) and the City (1.2km). The site is also within convenient distance of the Ainslie Local Centre (1.7km) and the Dickson Group centre (3.5 kilometres).

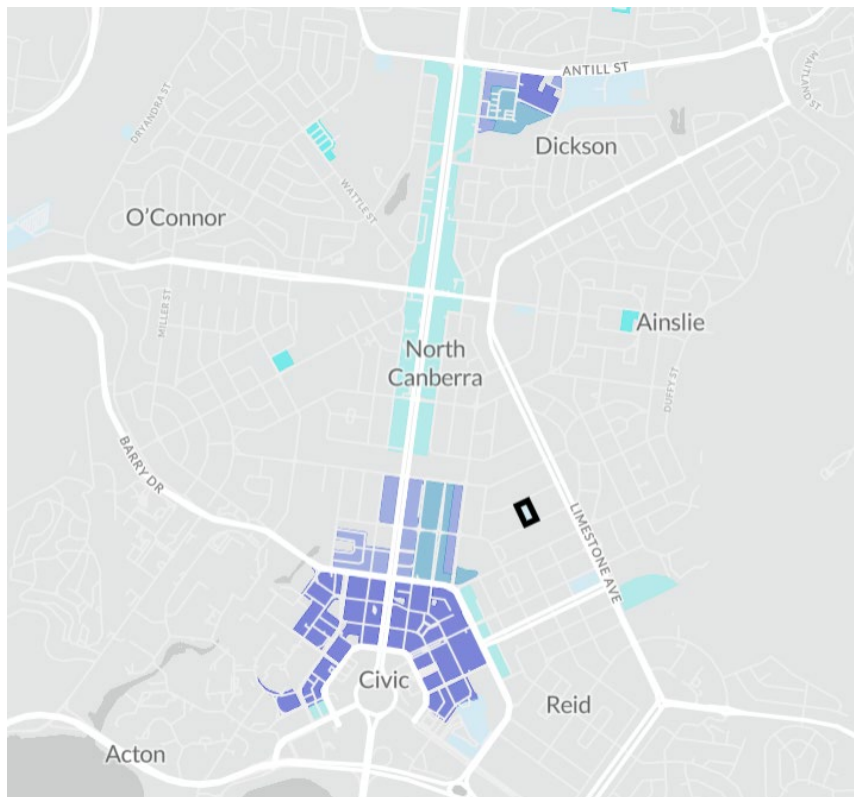


Figure 7: Map identifying the site's position relative to surrounding precincts and centres. Source: Landchecker, 2024.

2.4.2 ACTIVE TRAVEL

In addition to being within walking distance of a broad array of goods, services and amenities in connection with the site's proximity to centres as set out above, the site is also well-connected to public transport. The site is nearby to bus stops on Fawcner and Gooreen Streets and is also within 900m of the nearest light rail stop on Northbourne Avenue, providing for convenient connection to civic, the Northbourne Avenue employment precinct and beyond to Gungahlin.



Figure 8: Inner North and City Strategic movement map. Source: Inner North and City District Strategy, ACT Government



2.4.3 OPEN SPACE

The site is well-positioned to take advantage of excellent access to open space and recreational opportunities within the vicinity. As depicted in the following figure, the site is situated adjacent to the Braddon Tennis Club and within walking distance of Northbourne Oval, Gilchrist/Sulman Gardens, Haig Park, Alt Crescent, Corroboree Park Playground and the extensive nature reserve surrounding Mount Ainslie.

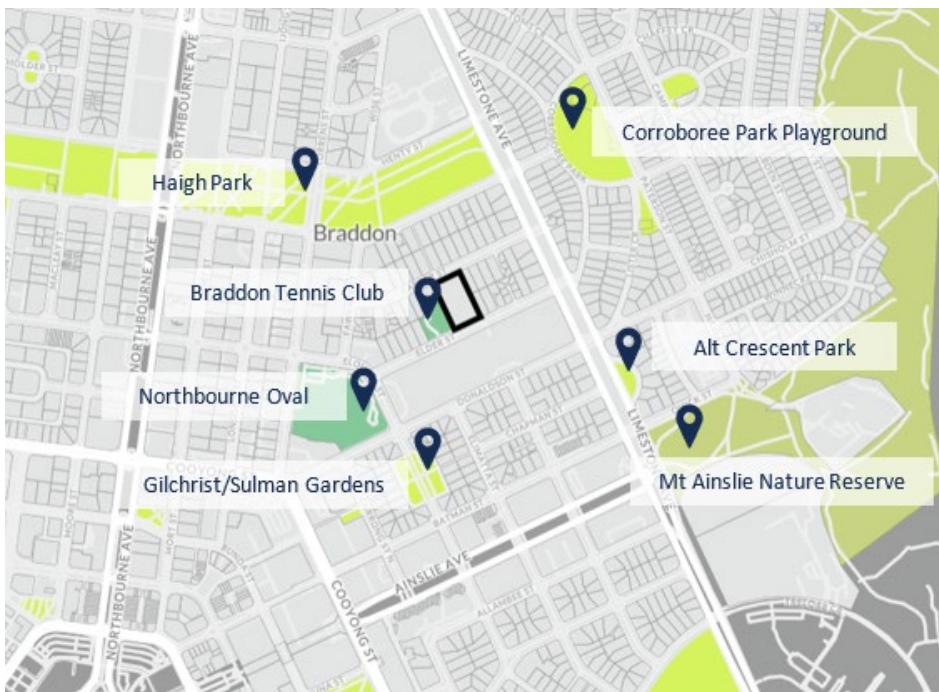


Figure 9: Map identifying existing network of open space in the vicinity of the site.
Source: Landchecker, 2024.



2.5 Site Analysis

The following table summarises key site characteristics based on a desktop assessment.

Characteristic	Description
Current Use	The subject site formerly comprised the Braddon Bowls Club Canberra. The club building was demolished in 2020 and the site is currently vacant and does not support any temporary uses.
Territory Plan Zoning	The site is currently zoned <i>CZ6 – Leisure and Accommodation Zone</i> .
Existing Access	Vehicle access to the site is available via both Elder and Farrer Streets.
Vegetation	The site is largely clear of trees, appearing to contain a couple of landscaping trees which may require assessment. The presence of mature street trees along both Farrer and Elder Streets is noted, along with the presence of a registered tree situated along the rear property boundary of the two adjoining properties to the east (Blocks 1 and 15, Section 25). The canopy of this tree overhangs the subject site. No impacts to this tree are anticipated in connection with the proposed development.
Topography & Drainage	The site is relatively flat and drains to the street network.
Heritage	The site is not protected under the ACT Heritage Act 2004. It is noted that Ainslie School forms the subject of an ACT Heritage listing.
Contamination & Hazardous materials	The site is not listed on the ACT register of contaminated sites.

Easements affecting the site are illustrated in the below figure.

The figure is a site plan map of Block 25, bounded by Farrer Street to the north and south, and Elder Street to the east. The map shows various lots within the block, with lot numbers ranging from 1 to 30. A specific lot, Block 25, is highlighted in black. A legend on the right side of the map indicates that blue lines represent Stormwater easements and red lines represent Sewer easements. The map shows several easements crossing the block, primarily along Farrer Street and Elder Street.



3.0 Policy Context

3.1 ACT Planning Strategy 2018

Major government policy relating to urban development in the Territory is contained largely within the ACT Planning Strategy 2018, which identifies 5 themes, including:

- compact and efficient city
- diverse Canberra
- sustainable and resilient territory
- liveable Canberra
- accessible Canberra

The following table outlines the proposal’s potential to contribute towards delivery of specific actions within each of these five themes.

ACTION	RESPONSE
COMPACT AND EFFICIENT CITY	
<p>Action 1.1 Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint, and by concentrating development in areas located close to the city centre, town and group centres and along key transit corridors.</p>	<p>The proposed amendment would facilitate an urban infill project in a highly strategic location, which will afford future residents convenient access to employment opportunities, goods and services associated with the site’s location in Braddon, in close proximity to the city centre.</p>
<p>Action 1.3 Use infrastructure efficiently to support our growing community.</p>	<p>Being tailored to facilitate urban infill project, the proposed amendment will connect to existing infrastructure networks, extending those networks into the site and facilitating efficient population growth.</p>
DIVERSE CANBERRA	
<p>Action 2.1 Respect Canberra's culturally rich and diverse community to foster inclusion and participation in our community.</p>	<p>The site’s position nearby the Braddon mixed-use and entertainment precinct, positions it well to accommodate a residential accommodation with convenient access to diverse cultural activities associated with this precinct. The proposed amendment would also bolster activation of this precinct by supporting growth of the surrounding residential population.</p>



SUSTAINABLE AND RESILIENT TERRITORY	
Action 3.4 Plan for integrated water cycle management to support healthy waterways and a liveable city.	Not applicable - integrated water cycle management may be considered in connection with any future development application over the land. Notwithstanding this, the proposed amendment is not expected to adversely impact potential for achievement of suitable outcomes in the regard.
Action 3.5 Protect biodiversity and enhance habitat connectivity to improve landscape resilience.	Not applicable – biodiversity and habitat connectivity outcomes may be considered in connection with any future development application over the land. Notwithstanding this, the proposed amendment is not expected to adversely impact potential for achievement of suitable outcomes in this regard.
LIVEABLE CANBERRA	
Action 4.2 Deliver recreation, open (green)space, and public spaces that support social interaction, physical and mental health and engagement in public life.	The proposed amendment does not include delivery of green space, however, it is noted that the site is well-positioned to take advantage of significant open space areas in the vicinity as per Figure 6 . Provision of open space onsite may be considered in connection with any future development application over the land.
Action 4.4 Deliver housing that is diverse and affordable to support a liveable city.	The proposed amendment will directly facilitate improved housing diversity in the vicinity by facilitating medium density residential development, which capitalises on the site’s strategic advantages while remaining sensitive to the surrounding low density residential development. Future development of medium density housing at the site can be expected to be suitable for an array of potential residents, from singles and students to small families and downsizers. As such, the proposal represents an opportunity to provide much needed “missing middle” housing or opportunities to age in place in a well-serviced location.
Action 4.5 Encourage high quality design, built form and places for a changing climate.	Not applicable – built form, design and climate outcomes may be considered in connection with any future development application over the land. Notwithstanding this, the proposed amendment is not expected to adversely impact potential for achievement of suitable outcomes in the regard.
ACCESSIBLE CANBERRA	
Action 5.2 Deliver well designed, safe and sustainable streets and public spaces to create walkable neighbourhoods that are inclusive and fair	The site’s location will provide future residents with walkable access to employment, goods and services, recreation and public transport and the proposed amendment will provide for increased activation of the neighbourhood.
Action 5.3 Create a better experience for walking and cycling into and within the city centre and our town centres.	Refer to the response to Action 5.2 above.



3.2 Statement of Planning Priorities (2024-25)

The ACT Government Minister for Planning released the *Statement of Planning Priorities* in mid-2024 to set out the main principles that will direct development within Canberra, with a view to meeting the needs and demands of Canberra's rapidly growing population and sustaining and enhancing the city's current quality of life. This statement focuses on delivering diverse housing choices close to shopping centres and travel networks such as public transport and active travel infrastructure to create better connected, accessible and sustainable city. The following eight priorities are identified:

- *Plan for more housing in and around key precincts, shops and rapid transport connections*
- *Enable diverse housing choices and the missing middle*
- *Plan for the growth of Canberra's newest regions*
- *Outline Canberra's newest jobs and innovation precincts*
- *Support community needs across the ACT*
- *Territory Priority Projects*
- *Environmental Protection*
- *Design focus and implementing the new planning system.*

The proposed amendment is closely aligned with the policy directions outlined within this document and is highly reflective of the first two priorities, being in support of residential infill in a well-served inner north location with key precincts, shops and transport. The proposed amendment has been designed to facilitate increased housing diversity and choice, namely development of missing middle housing suited to a wider variety of demographics and having the potential to accommodate aging in place.

3.3 Planning (Inner North & City) District Strategy 2023

While the District Strategy does not include any site-specific provisions of relevance, the proposed amendment is broadly aligned with the demographic insights and policy intent contained throughout this policy document.

The strategy identifies the breakdown of existing (2020) dwellings (Figure 8) and also forecasts future demand for these dwelling types within the district by 2050 (Figure 9). As shown, the distribution of demand across these broad typologies is projected to be increasingly at odds with the current split, with growth in the demand for medium (semi-detached) and high density (apartments) dwellings and a reduction in demand for low density (detached dwellings). By facilitating the future provision of medium density housing through the introduction of conducive zoning, the proposed amendment is representative of movement towards catering to this shift in demand.

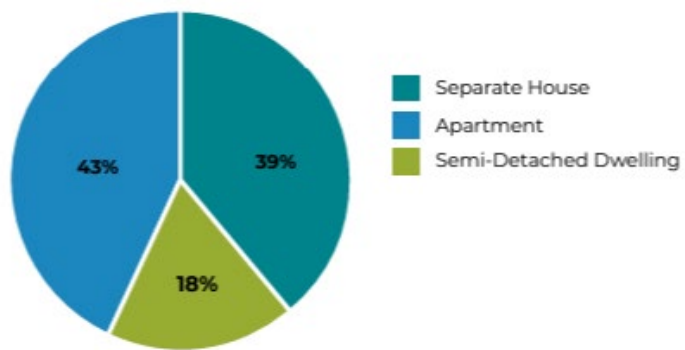


Figure 10: Housing types 2021 - proportion of dwellings. *Source: ACT Government, 2023*

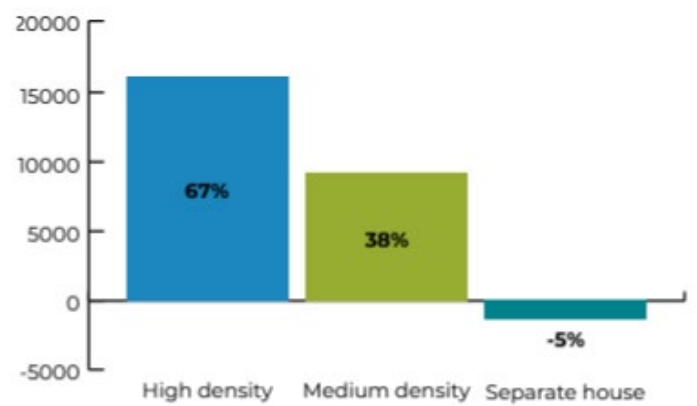


Figure 11: Potential future housing demand based on population projections – additional dwellings (2050). *Source: ACT Government, 2023*

The strategy also reiterates the need to gradually transform current suburbs to accommodate population growth in an efficient and sustainable manner. As acknowledged in the strategy, density is not all high-rise towers, which are not appropriate in some locations. The proposed amendment, which seeks rezoning to RZ4, is cognisant that high-density development is not appropriate given the site’s local context and instead seeks to allow for medium density housing options likely to suit people at different stages of life. This approach is sensitive to the

existing character of the well-established surrounding neighbourhoods, which are largely made up of low density detached housing.

Being for a major plan amendment at the block level, the five big drivers, ten targets and directions for Inner North and City are of little relevance to the proposal, which will not directly affect these outcomes, with the exception of the fifth big driver – sustainable neighbourhoods. This driver and its associated targets and directions have been reproduced below.

5 big drivers	10 targets	Directions for Inner North and City
 Sustainable neighbourhoods New residential development is of a height and density appropriate to neighbourhood characteristics and amenities, provides a mix of housing types and is a means for sustainable transformation, including enhanced active travel and walkability and better connections to centres, net zero emissions initiatives, and social and affordable housing.	Greater housing choice and affordability to meet community needs. More inclusive and fair communities.	Revise City Plan to guide high quality future development of the City Centre and reflect the City Centre entertainment precinct. Develop economic and mixed-use hubs at and nearby light rail stops along the Northbourne Avenue corridor based on sustainable urban development principles. Make sure future redevelopment contributes towards living infrastructure aims in built up areas including the City Centre.

Figure 12: Extract from the Inner North and City District Strategy showing the fifth big driver - sustainable neighbourhoods. *Source: ACT Government, 2023*

The proposed amendment will directly advance these objectives by facilitating introduction of residential infill development and increased housing diversity in the neighbourhood capable of meeting the needs of a broader array of demographics and stages of life, including aging in place. This will ultimately give rise to a more inclusive and fair community in a well-serviced and walkable location offering convenient access to centres and amenities. Furthermore, the proposed zoning as RZ4 is sensitive to the existing surrounding low-density development, limiting building height to three storeys or four storeys for that part of the building within 30m of the boundaries of blocks as per objectives and the zone technical specifications.



3.4 ACT Housing Strategy 2018

The ACT Housing Strategy was released in October 2018 it builds on the considerable achievements of the 2007 Affordable Housing Action Plan. The strategy provides a framework for government and the community to address the multiple factors that influence the supply and demand of housing.

The strategy has six key objectives:

1. provide land and housing development opportunities to meet demand.
2. set a 15% target for social and affordable housing.
3. maintain a healthy land and housing development pipeline.
4. provide a diverse mix of housing types and choice.
5. facilitate innovative design and delivery mechanisms.
6. encourage well designed, environmentally sustainable and accessible housing.

The variation and development of the subject site is considered to be directly consistent with the above key objectives.

3.5 Statement of Principles of Good Planning

Section C.2 of the Territory Plan identifies ten principles of good planning, each of which is addressed in connection with the proposal below.

3.5.1 ACTIVATION AND LIVEABILITY PRINCIPLES:

- a. Planning and design should support diverse economic and social activities, including through promoting different but compatible uses for buildings and other areas.
- b. Urban areas should include a range of high-quality housing options with an emphasis on living affordability.
- c. Urban areas should be designed to promote active travel and convenient and efficient use of public transport.
- d. Districts should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.
- e. Policies should support and enhance the quality of life and wellbeing of residents.

The proposal will contribute the range of available housing options in a well-services and walkable location offering access to significant cultural and social activities and amenities.

3.5.2 CULTURAL HERITAGE CONSERVATION PRINCIPLES

- a. Planning and design should promote the unique cultural heritage of the ACT by acknowledging established heritage significance in design and placemaking.
- b. Development should:
 - i. respect local heritage; and
 - ii. avoid direct impacts on heritage or, if a direct impact is unavoidable, ensure the impact is justifiable and proportionate.

Not applicable for this proposal.



3.5.3 HIGH-QUALITY DESIGN PRINCIPLES

- a. Development should be focussed on people and designed to:
 - i. reflect local setting and context; and
 - ii. have a distinctive identity that responds to the existing character of its locality; and
 - iii. effectively integrate built form, infrastructure and public spaces; and
 - iv. provide appropriate solar access;
- b. Public spaces should be designed to be used, appropriately landscaped and vegetated, and should be designed to contribute to the urban forest.
- c. Built form and public spaces should be designed to be inclusive and accessible to people with differing needs and capabilities, including through the serious consideration of universal design practices.
- d. Developments should be planned and designed to be well connected and integrated with surrounding development in ways that facilitate the safe, secure and effective movement of people within and through them.

Not applicable – no development proposed. However, the design is intended to compliment existing neighbourhood character in form, height and materiality.

3.5.4 HOUSING AFFORDABILITY PRINCIPLES

- a. Planning strategies, plans and policies should support the delivery of reforms that improve housing access, affordability and choice;
- b. Planning strategies, plans and policies should support more housing options for people who have a low income;
- c. Planning strategies, plans and policies should ensure affordable housing is close to essential services, amenities and affordable transport options, including public and active transport.

The proposed change of land use for residential development supports these principles by contributing to the availability and diversity of housing in Braddon.

3.5.5 INTEGRATED DELIVERY PRINCIPLES

- a. Policies relating to planning, including those arising outside the planning system, should be coordinated to efficiently and effectively achieve planning outcomes.
- b. Planning, design and development should promote integrated transport connections and equitable access to services and amenities.

- c. Infrastructure, public spaces and facilities should be planned to meet future needs and designed to be integrated with related development.
- d. Built form should be durable, designed to be adaptive (including in relation to the reuse of buildings or parts of buildings) and compatible with surrounding public spaces.

In facilitating residential infill development, the proposal supports integration with the significant existing surrounding public transport network and will provide future residents with excellent access to services and amenities.

3.5.6 INVESTMENT FACILITATION PRINCIPLES

- a. Planning and design should be undertaken with a view to strengthening the economic prosperity of the Territory and contributing to diversification of the economy, economic security and growth.
- b. Planning outcomes should be achieved by facilitating coordinated approaches that promote public and private investment towards common goals.

Not applicable for this proposal.

3.5.7 LONG-TERM FOCUS PRINCIPLES

- a. Policy frameworks should be based around long-term priorities, be ecologically sound and seek to promote equity between present and future generations.
- b. Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs.

The proposed amendment seeks to cater to forecasted shifts in demand for housing typologies in the medium-long term. In facilitating infill development, which promotes efficient use of existing road, public transport, utilities networks and open spaces, the proposal is also well aligned with longer term policy goals focusing on reducing reliance on greenfield development and encouraging more sustainable urban population growth.



3.5.8 NATURAL ENVIRONMENTAL CONSERVATION PRINCIPLES

- a. Planning and design should promote healthy and resilient ecosystems, by -
 - i. avoiding or minimising loss of habitat and other key threatening processes for biodiversity; and
 - ii. considering cumulative and incremental environmental impacts;
- b. Planning outcomes should support the operation of environmental laws applying in the ACT;
- c. Policies, planning and design should integrate and promote -
 - i. nature-based solutions to climate change and water security; and
 - ii. the valuation and maintenance of the ecosystem services and amenity provided by a healthy natural environment.
- d. Biodiversity connectivity and habitat values should be integrated across urban areas, including through appropriate planning for, and landscaping of, urban open space and travel corridors.

Not applicable – these principles may be addressed as part of any future development application at the site.

3.5.9 SUSTAINABILITY AND RESILIENCE PRINCIPLES

- a. Places should be planned, designed and developed to be sustainable and resilient;
- b. Effort should be focussed on adapting to the effects of climate change, including through mitigating the effects of urban heat, managing water supplies and achieving energy efficient urban environments;
- c. Policies and practices should promote the use, reuse and renewal of sustainable resources, and minimise use of resources.

As per the response provided at Section 4.5.7, the proposed amendment's intent to provide for residential infill development seeks to take advantage of existing infrastructure rather than focusing on undeveloped greenfield areas on the urban fringe.

3.5.10 URBAN REGENERATION PRINCIPLES

- a. Growth should be mostly within the existing urban footprint, or in areas close to the existing urban footprint, while maintaining environmental values;
- b. Urban regeneration should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.

In facilitating infill development within a well-serviced location within the existing urban footprint, the proposed amendment will promote efficient use of existing road, public transport, utilities networks and open spaces. In doing so, the proposal is also well positioned to reduce reliance on greenfield development and foster more sustainable urban population growth.

3.6 ACT Climate Change Strategy

The Climate Change Strategy came into action in 2019, when ACT joined many other cities, states and territories around the world in declaring a state of climate emergency. The strategy identifies key priority areas with actions; Energy, Buildings and Urban Development is a key priority area that would support achieving the strategies vision.

By 2045, the ACT will be a leading net zero emissions territory that demonstrates that a healthier, smarter future is possible.

In supporting residential infill development in a walkable and well serviced location, the proposed amendment positions future development to avoid car dependency, reduce reliance on greenfield development and maximise the efficiency and utilisation of existing infrastructure, services and amenities. In doing so, the proposal is well aligned with this strategy.



3.7 Canberra's Living Infrastructure Plan: Cooling the City

Canberra's Living Infrastructure Plan (LIP) was prepared in 2019 as a tool to provide strategic direction to help our expanding and densifying metropolitan areas become better prepared for and more resilient to climate change. LIP's aim is to maintain and improve the green infrastructure in Canberra. The LIP intends to identify the challenges climate change brings to the Canberra environment and proposing mitigation and adaptation measures for the public and private sector to introduce. The LIP aims to address the challenges and to enhance Canberra's urban environment by:

- Reducing urban heat island effects and increasing access to shade
- Retaining water in the landscape and using rainfall better
- Improving water penetration to sustain vegetation and allow groundwater recharge.
- Improving access to and amenity of nature in the city
- Maintaining ecosystem services and biodiversity in the city's landscape

Residential development at the site will reduce the need to expand the urban footprint and develop housing on the edge of the metropolitan area, which will in turn:

- *Prevent valuable environmental loss.*
- *Ensure more people will have access to nearby nature in the city.*
- *Maintain ecosystem services and biodiversity in the city's landscape.*

3.8 ACT Transport Strategy

The ACT Transport Strategy 2020 sets out the Government's approach to achieving flexible, reliable and sustainable options and provides a framework for planning for transport in Canberra over the next 20 years. Transport network development principles set out in the strategy are as follows:

- People focused
- City shaping
- Connected
- Reliable
- Sustainable
- Safe
- Future focused
- Flexible
- Efficient
- Healthy

	PRINCIPLE	DIRECTION
	PEOPLE FOCUSED	Meets the diverse needs of all Canberrans with high-quality customer experience and accessible design.
	SAFE	Improves the safety performance of our network to enable safe and secure travel by all transport types.
	CITY SHAPING	Integrated with land use planning to shape a more compact, vibrant, and accessible city.
	FUTURE FOCUSED	Proactively plans for future scenarios by acting ahead of the curve wherever possible, remaining adaptable and embracing new technologies and ways of doing things.
	CONNECTED	Services work together seamlessly and across Territory borders to create a whole journey experience with a clear path from start to finish.
	FLEXIBLE	Provides a wide range of journey opportunities, and the ability to travel at different times of the day and to change destination mid-trip.
	RELIABLE	Gets people and goods to where they need to be, when they need to be there, in a predictable manner, remaining resilient to unforeseen events.
	EFFICIENT	Uses space and resources well to carry the greatest amount of people and goods around the city.
	SUSTAINABLE	Leads the way in the switch to zero emission transport technologies and provides choices that will reduce the ACT carbon emissions.
	HEALTHY	Improves the health and wellbeing of all Canberrans by expanding opportunities to travel by public transport, walking and cycling.

Figure 14: Extract from ACT Transport Strategy

The proposed amendment supports the ACT Transport Strategy by supporting medium density housing options in an existing residential area within convenient walking distance of public transport, services, goods, amenities, employment and open spaces.



3.9 ACT Preventive Health Plan

The ACT Preventive Health Plan 2020 - 2025, also referred to as Healthy Canberra Plan sets out the foundations for reducing and prevalence of chronic disease within Canberra. The plan outlines five areas which are key to achieve the goals set out in the plan, they are:

- Supporting children and families
- Enabling active living
- Increasing healthy eating
- Reducing risky behaviours
- Promoting healthy ageing

The proposed amendment will provide for active living by positioning residential infill development within walking distance of public transport, schools, employment centres, retail centres and recreational facilities. Furthermore, the potential for the site to accommodate medium density dwelling types will create opportunities for ageing in place.

3.10 Urban Forest Strategy 2021–2045

The Urban Forest Strategy 2021–45 sets out the ACT Government’s vision for a resilient and sustainable urban forest that supports a liveable city and the natural environment and contributes to the wellbeing of the community in a changing climate.

The vision of the strategy is for all Canberrans to enjoy the benefits of streets lined with healthy trees. An urban forest that is resilient and sustainable and contributes to the wellbeing of the community in a changing climate.

The strategy sets out six objectives and the actions needed to overcome these challenges and achieve the vision. These are:

- Protect the urban forest.
- Grow a resilient forest.
- Balance and diversify the urban forest.
- Take an ecological approach and support biodiversity.
- Develop infrastructure to support the urban forest and liveability.
- Partner with the community.

The site is largely devoid of vegetation, however, the indicative development concept provided demonstrates that existing street trees can be retained an internal road access arrangement avoids the need for creation of multiple verge crossings along the street frontage. Delivery of landscaping, canopy cover and deep root planting outcomes may be assessed in connection with a future development application.



4.0 Current Statutory Planning Context

4.1 Crown Lease

The site is subject to a Crown lease (Vol. 1931 Folio 48), which contains the following lease purpose clause:

3(a) To use the premises only for the purpose of:

- i. a Bowling Club and any purpose incidental thereto; and/or*
- ii. community use LIMITED TO child care centre, PROVIDED ALWAYS THAT the maximum gross floor area does not exceed 1,232 square metres;*

As set out in Section 3.3.2, the development application over the southern portion of the site includes a lease variation component, which proposes to remove the childcare centre use and permits the proposed uses on site. The proposed purpose clause is as follows:

3(a) To use the premises only for the purpose of:

- i. a Bowling Club and any purpose incidental thereto LIMITED TO a maximum gross floor area of 4,835 square metres; and/or*
- ii. hotel LIMITED TO a maximum of 59 units, with additional associated uses LIMITED TO a maximum gross floor area of 1300 square metres,*
- iii. commercial accommodation use LIMITED TO a maximum of 43 units,*
- iv. shop LIMITED TO a maximum gross floor area of 250 square metres,*
- v. indoor recreation facility LIMITED TO a maximum gross floor area of 1300 square metres,*
- vi. outdoor recreation facility,*

PROVIDED ALWAYS THAT the maximum gross floor area does not exceed 10,974 square metres.

Note that hotel use includes associated uses such as the bar, cafe and restaurant areas.

It is noted that a further lease variation will be required to support residential development at the site if the proposed major plan amendment is supported.

4.2 National Capital Plan

The subject site is not within a designated area of the National Capital Plan (NCP), nor is it subject to any special requirements. It is noted that the Braddon Tennis Club, which adjoins the site to the west, forms public land mapped under the NCP.

4.3 Territory Plan

4.3.1 EXISTING ZONING

The site is currently zoned *CZ6 - Leisure and Accommodation* under the Territory Plan (Figure 6). The objectives of the current zone are:

1. Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region.
2. Protect leisure and accommodation uses from competition from higher order commercial uses and encourage activities that enhance the region's economic diversity and employment prospects.
3. Locate leisure and accommodation facilities in places that have convenient access to public transport.
4. Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy.
5. Encourage the location of facilities, their design and landscaping that is compatible with environmental values



The above objectives confirm that existing statutory controls seek to promote the intention for delivery of community facilities and/or entertainment land uses at the site.

4.3.2 INNER NORTH AND CITY DISTRICT POLICY

The Inner North and City District Policy regulates development across the Inner North and City District with additional, site-specific assessment outcomes and requirements. The Inner North and City District Policy also defines a set of outcomes for the entire district, following the Inner North and City District Strategy. The proposal responds to the greater Inner North and City District Policy outcomes as follows:

Policy Outcome 1

Protect, enhance and restore habitat values in key blue-green corridors including re-naturalisation of Sullivans Creek and its tributary waterways where possible, connections to Banksia Street and Dickson Wetlands and linkages between reserves, urban open space and Garden City precincts and application of water sensitive urban design.

Response

Not applicable to the site, which is not within a blue green corridor nor within the vicinity of the listed waterways. The application of water sensitive urban design principles will be assessed in connection with any future development applications.

Policy Outcome 2

Protect and enhance woodland connectivity between Black Mountain and Lyneham Ridge, and from Lake Burley Griffin through Mount Ainslie, Mount Majura and to Kenny, including through the installation of fauna-friendly road crossings where required.

Response

Not applicable to the proposed amendment.

Policy Outcome 3

Protect floorspace and development opportunities for future economic activities and employment to make sure the City Centre maintains its pre-eminent economic role.

Response

In reducing the footprint of CZ6 zoning over Block 16 in favour of facilitating residential development, the proposed amendment ensures the eminence of nearby commercial precincts in Braddon, along Northbourne Avenue and in the City are preserved.

Policy Outcome 4

Develop innovation precincts around economic assets in the City Centre (ANU/CSIRO and UNSW), Watson (ACU and AIE) and Campbell (ADFA).

Response

Not applicable.

Policy Outcome 5

Develop the City Centre as a multimodal transport hub including accommodating future light rail corridors, bus interchange functions and improved active travel infrastructure

Response

Not directly applicable, however it is noted that in providing for residential development at the site, the proposed amendment will promote increased patronage for surrounding transport services, contributing to the viability of increased offerings in the district, falling within the Northbourne Avenue light rail catchment.

Policy Outcome 6

Plan in long term for future faster or high-speed rail connection to the City Centre via East Canberra District and potential support infrastructure.

Response

Refer to the response to Policy Outcome 5.



Policy Outcome 7

Pursue innovative models for future community and recreational facilities to support expected population growth, given constrained land supply.

Response

The site is well positioned to take advantage of substantial existing open spaces in the vicinity and provision of open space in connection with any future residential development may be assessed in conjunction with the associated Development Application.

Policy Outcome 8

Revise City Plan to guide high quality future development of the City Centre and reflect the City Centre entertainment precinct

Response

Not applicable.

Policy Outcome 9

The City Centre Entertainment Precinct is a lively and highly accessible precinct which is characterised by its night-time and entertainment economy, the leading uses of which are entertainment and leisure

Response

Not directly applicable, however, the proposed amendment will contribute to increased population densities in the inner north, which will in turn translate to increased nighttime activation of nearby entertainment precincts, including the city centre.

Policy Outcome 10

Develop economic and mixed-use hubs at and nearby light rail stops along the Northbourne Avenue corridor based on sustainable urban development principles.

Response

Not applicable.

Policy Outcome 11

Make sure future redevelopment contributes towards living infrastructure aims in built up areas including the City Centre.

Response

Refer to Section 4.7

4.3.3 INNER NORTH AND CITY DISTRICT TECHNICAL SPECIFICATIONS

There are no additional provisions of relevance to the site within these specifications.



5.0 Proposal Rationale

This section outlines the proposal and an indicative development concept before detailing the rationale and considerations which have informed selection of the proposed zoning (RZ4) for the site.

5.1 Proposal

The application seeks to rezone the subject site from *CZ6 Leisure and Accommodation* to *RZ4 – Medium Density Residential Zone* to permit residential development on the site which is consistent with the character of the surrounding land as well as government policy pertaining to urban consolidation and housing choice.

5.2 Indicative Development Concept

An indicative development concept has been prepared to demonstrate potential outcomes which can be achieved at the site should the proposed amendment be supported (Figure 13). A copy of these plans has been provided with this application. It should be noted that these plans are representative of an early concept design, with potential to explore varying yields, layouts and typologies prior to lodgement of a development application at the site.

5.2.1 CONCEPT SYNOPSIS

The indicative development concept includes 38 townhouses with a maximum building height of 12.5m encircling a central deep root landscaping open space. In keeping with the development proposed over the southern portion of the block, the concept design features a single crossover from Farrer Street to the proposed service lane (Farrer Lane), which provides internalised basement access to all dwellings and provides for separation between the uses proposed over both halves of the block. The concept includes a mix of 1, 2, 3, 4-bedroom dwellings

suited to meeting the needs of a broad range of residents from downsizers to young couples and families.

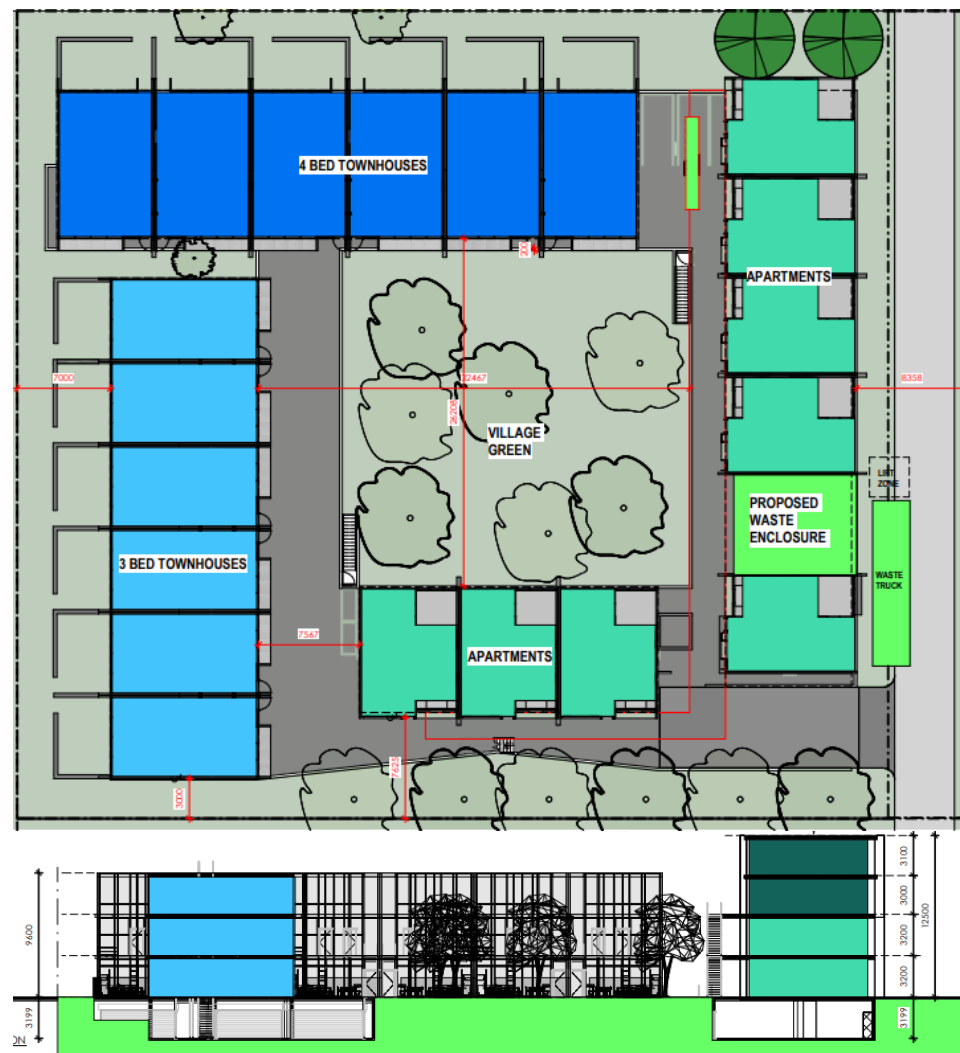


Figure 13: Indicative development concept prepared for the site. Source: Judd Studio, 2024



5.2.2 TECHNICAL COMPLIANCE

The indicative development concept demonstrates that future development can readily comply with relevant development provisions which would apply to the site should the proposed amendment be supported.

The indicative concept demonstrates compliant:

- building height (maximum 4 storeys/12.5m)
- site cover (maximum of 50%)
- spaces between buildings (6m)
- maximum building depths (16m)
- solar access (minimum 3hr mid-winter sunlight)
- loading/waste collection arrangements
- site access widths (5.5m)
- tree canopy cover (25%)

The concept is also broadly compliant with guidance contained in the Housing Design Guide (HDG). Further commentary regarding achievable outcomes at the site is provided in the outcomes assessment at Chapter 7.0.

5.3 Project Objectives

The following objectives were developed to inform the proposed amendment and development of the indicative concept design:

- Capitalise on the site's walkable inner north location with convenient access to public transport, goods, services, amenities, open space and lifestyle offerings to deliver on key policy outcome in the ACT relating to sustainable population growth (infill development) and climate responsive development.
- Respect the character of the surrounding low density residential neighbourhoods and create a visual transition from the proposed wellness centre on the southern portion of the site to these existing and longstanding uses.

- Facilitate development which can complement the existing housing stock in Braddon while also delivering opportunities for diversification of housing typologies, improving housing choice and catering to development which can allow for ageing in place.
- Preserve the eminence of nearby commercial precincts and centres, including Canberra's city centre, while also bolstering the density of inner suburbs to activate these areas and maximise the efficiency of the public transport network in the inner north.

5.4 Need for Proposal

There is growing demand for housing choice and new accommodation amongst local residents seeking opportunities to downsize from larger houses to age in place, as well as the demand being generated from immigration and interstate migration. This has been well documented in the ACT's Housing Choices paper (2018) and is still an ongoing issue for Canberra as a growing city. Braddon is known to be an affluent, highly desirable central area with a large mix of facilities within the neighbourhood.

The estimated resident population of Canberra has increased from 403,104 in 2016 to 453,558 in 2021 (Australian Bureau of Statistics, 2021), an increase of 50,454 people in five years at an average annual growth rate of 2.4%. As a result, there has been pressure on the housing market to provide for the increasing population within the ACT.

The Territory Plan currently prohibits residential development on the subject site. Redevelopment of the site for residential use is consistent with the character of the local area and government policies for urban consolidation and increased housing choice. Consequently, a variation to the Territory Plan via a rezoning is required to allow EPSDD to consider a proposal to develop the site for residential purposes.



5.5 Optimal Land Use

Following the cessation of operations by the Baddon Bowls Club in 2018, Syzygy Developments has considered a range of potential development options for the site, including use of the land for activities permitted in the current lease and zoning and possibilities currently precluded by the existing statutory controls, namely residential and commercial land uses.

While the site could be redeveloped for several different land uses under the existing CZ6 zoning, detailed consideration of the site's local context and locational advantages has led to the identification of residential purposes as being the most appropriate use for the site. With the redevelopment of the southern site increasing the density and intensity of the CZ6 zone, this creates an opportunity for better use of the northern portion. This area has significant potential to contribute towards achievement of urban infill and increased residential densities within this part of the city.

Residential use is favourable given the site's proximity to the City Centre, public transport (close to light rail corridor) and open space corridors. Furthermore, we note that the outcomes of an initial community consultation with the surrounding neighbours indicated a local preference for residential redevelopment rather than

commercial accommodation, which was proposed during the consultation in late 2022.

5.6 Optimal Zoning

Selection of the most appropriate zoning for the site, which is best suited to optimising achievement of the project objectives set out above, has hinged largely on consideration of the surrounding character and context.

The following zones were identified as permitting medium density residential development and were considered throughout the development of the proposal:

- RZ2 – Suburban Core Zone
- RZ3 – Urban Residential Development
- RZ4 – Medium Density Residential Zone
- CZ5 – Mixed Use Zone

On the over page is a triaged comparison between the above zones, comparing their statutory characteristics and their applicability to the optimal land use given the desired function, character and context of the site.



	RZ2	RZ3	RZ4	CZ5	Discussion
Policy Outcomes	1. Facilitate development or redevelopment of sites within reasonable proximity to local services to achieve a mix of low to medium density housing.	1. Facilitate development or redevelopment of sites to achieve medium density housing.	1. Facilitate development or redevelopment of sites to achieve a distinctively medium density housing character in a manner that demonstrates design excellence.	1. Encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres.	The site is intended to provide a distinctly medium-density character based on its context, and the transition between the CZ6, PRZ2, and CFZ zones and corresponding development surrounding the site.
	2. Provide for a range of housing choices where the housing is low rise and contains a mix of single dwelling and multi-unit housing.	2. Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing.	2. Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing.	2. Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities.	The site is intended to provide a distinctly medium-density character, requiring predominantly multi-unit typologies to be employed.
	3. Provide opportunities for redevelopment by enabling a limited extent of change in density.	3. Provide opportunities for redevelopment by enabling changes to the residential density and original pattern of subdivision. 4. Provide opportunities for redevelopment by enabling change.	3. Provide opportunities for redevelopment by enabling changes to residential density and the original pattern of subdivision. 4. Provide opportunities for redevelopment by enabling change.	3. Encourage a standard of urban design that is consistent with selected major avenues, approach routes and other strategically located areas. 4. Encourage activities particularly at street frontage level that contribute to an active public space. 5. Provide a high-quality public space by facilitating active uses on ground floor level that connect with the wider open space, pedestrian and cycle networks to promote active travel and active living. 6. Provide a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to encourage walking and cycling and maximise public transport patronage.	The purposes of this MPA is to enable change to the area, particularly in density. Commercial activity is not required on site, as this is the focus of the Elder Street CZ6 site.



	RZ2	RZ3	RZ4	CZ5	Discussion
Assessment Requirements (E02 & E01)					
Height of building	Maximum 2 storeys	Maximum 10.5m	Maximum 12.5m	Not specified	The indicative design for the site proposes four-storey townhouses to transition the proposed built form on the Elder Street site (5 storeys) to the surrounding RZ1-zoned land (2 storey max). A height limit of 12.5m encourages a 4-storey design that provides good flexibility for liveable design.
Site coverage	Maximum 45%	Maximum 50%	Maximum 50%	Not specified	The site is amongst predominantly residential land, which is subject to limited site coverage requirements and the area is characterised by of established trees and generous landscaping. A 50% site coverage ensures that future development of the site maintains consistency with the surrounding character and achieves good environmental outcomes.
Other requirements?	Dwelling density provisions.	-	-	1500sqm limit on retail tenancy floor area.	Dwelling density restrictions for the site would unnecessarily limit development on site and make it unable to form an adequate transition between RZ1 and CZ6.

Triage legend:

Undesirable	Somewhat desirable	Very desirable
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While both RZ3 and RZ4 are potentially suitable, RZ4 is ultimately identified as being best aligned with the project objectives and most likely to facilitate a density and built form which is sufficient to accommodate high quality four storey medium density design whilst being sensitive to the neighbourhood's low density residential character. RZ4 is representative of a sufficient departure from the outcomes sought in an inner-city neighbourhood, which would be best facilitated by RZ5 zoning and the associated higher-density housing.

RZ4 zoning also complements the proposed development to the southern portion of the block and can be seen as a continuation of the transition towards a well-serviced inner north location. Additionally, one of the stated policy outcomes of RZ4 zones in the Residential Zones Policy is the requirement for demonstrated design excellence. This is particularly relevant given the high standard of design quality set by the adjacent development to the immediate south. RZ4 zoning to the subject site will provide additional incentive and a framework within which to enable exemplary medium density residential design.

The proposed RZ4 zoning was also identified as likely to be an appropriate option in view of the prescribed 12.5m height in the Residential Zones Policy, with potential for 3.2m floor-to-floor heights which will allow for high ceilings within the proposed three and four storey design concept, consistent with the Housing Design Guide. This floor-to-floor height would also accommodate optimal crossflow ventilation and solar penetration into dwellings.



6.0 Outcomes Assessment

The following sections provide a discussion of outcomes which can reasonably be expected as a result of the proposed re-zoning and where appropriate, focuses on the likely differences between development permitted under the existing zoning compared with the proposed zoning.

6.1 Nature of Permissible Development

6.1.1 CATERING TO THE SITE'S STRENGTHS AND POSITION

Medium density residential development is considered to be a substantially preferable outcome relative to commercial uses permitted under the existing CZ6 zoning at the site for a number of reasons:

- The site is within convenient walking distance to a number of mixed use, employment and entertainment precincts and centres, with the surrounding population's needs in terms of access to goods, services, amenities and employment being well served.
- The southern portion of the site forms the subject of a development application which includes a proposal for a mixed-use development which can be characterised as a wellness centre, featuring a variety of uses permissible within the existing CZ6 zoning. Retention of CZ6 zoning over the southern portion of the site and associated delivery of development arguably satiates demand for commercial development in this otherwise low-density residential neighbourhood.
- The surrounding neighbourhood is made up predominantly of low-density residential development and the site is representative of an opportunity to provide a visual and amenity transition from CZ6

development on the southern portion of the block to surrounding detached dwellings.

- There is a significant need for infill development in the ACT to allow for sustainable population growth and reduce reliance on greenfield development.
- The site is well-located to provide for diversification of housing and housing choice, including options for ageing in place.

6.1.2 CATERING TO COMMUNITY VIEWS

The proposal seeks to align with the communities wishes to have a use consistent with the current predominant residential character of the locality.

6.1.3 CATERING TO POLICY DIRECTIONS

As demonstrated throughout Chapter 4.0, liveability, sustainability and housing choice outcomes associated with the proposal are extremely well aligned with current policy.

Providing a pathway for delivery of residential development which facilitates increased housing choice close to shopping centres and travel networks to create a better connected, accessible and sustainable city is considered to be a superior outcome in practical terms but also in terms of delivering out ACT policy priorities than delivery of potential uses permissible within CZ6 zoning at the site.



6.1.4 SUITABILITY OF ZONING IN LOCAL CONTEXT

The proposed amendment would reduce the land area zoned CZ6 and its associated uses. As demonstrated in the following table, the uses permissible within CZ6 are considered to be less appropriate than medium density housing given the site's local context.

Permissible uses within CZ6	Compatibility with local context (relative to medium density residential development)	Supporting commentary
Aquatic recreation facility	Less compatible	This use would generate traffic and noise impacts which are not compatible with the surrounding residential character.
Café	Potentially compatible	The site is within 600m an array of cafes on Lonsdale Street.
Car park	Less compatible	This use would detract significantly from the surrounding residential amenity.
Caravan Park/camping ground	Less compatible	The site's position does not provide for recreational amenity associated with this use and likely noise and traffic impacts are incompatible with the residential character of the site.
Caretaker's residence	Less compatible	Representative of an underutilisation of this site in view of its locational advantage in Canberra's inner north.
Club	Less compatible	This use would generate traffic and noise impacts which are not compatible with the surrounding residential character.
Commercial accommodation use	Potentially compatible	Compatible with the proposed development to the southern portion of the block but unlikely to provide a transition which is as sensitive to existing low-density development as a residential development.
Community activity centre	Less compatible	Potentially compatible, however, these uses would be more appropriate in or nearer to the Braddon mixed use and entertainment precinct to preserve residential amenity at the site.
Community theatre	Less compatible	Inappropriate given the site's proximity to the Braddon entertainment and mixed-use precinct, which is better suited to accommodating such uses.
Cultural facility	Potentially compatible	Potentially compatible but inappropriate given the site's proximity to the Braddon entertainment and mixed-use precinct, which is better suited to accommodating such uses.
Craft workshop	Potentially compatible	Potentially compatible but inappropriate given the site's proximity to the Braddon entertainment and mixed-use precinct, which is better suited to accommodating such uses.
Drink establishment	Less compatible	Incompatible with surrounding residential character, particularly in terms of noise and hours of operation.
Drive in cinema	Less compatible	Incompatible with surrounding residential character.



Early childhood education and care	Less compatible	The site adjoins an existing early childhood education centre.
Educational establishment	Less compatible	The site is situated in close proximity to the Ainslie School.
Group or organised camp	Less compatible	The site's position does not provide for recreational amenity associated with this use and likely noise and traffic impacts are incompatible with the residential character of the site.
Guest house	Potentially compatible	This use has the potential to be compatible with surrounding development, however, the uses proposed over the southern portion of the site include hotel and commercial accommodation units, arguably satisfying demand for tourist accommodation in the vicinity. Medium density residential development will provide for a more sensitive transition to existing residential development.
Health facility	Less compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Hotel/motel	Less compatible	This use has the potential to be compatible with surrounding development, however, the uses proposed over the southern portion of the site include hotel and commercial accommodation units, arguably satisfying demand for tourist accommodation in the vicinity. Medium density residential development will provide for a more sensitive transition to existing residential development.
Hospital	Less compatible	Incompatible amenity, traffic and noise impacts in a low-density residential neighbourhood.
Indoor entertainment facility	Less compatible	Incompatible amenity, traffic and noise impacts in a low-density residential neighbourhood.
Indoor recreation facility	Less compatible	Incompatible amenity, traffic and noise impacts in a low-density residential neighbourhood.
Outdoor recreation facility	Potentially compatible	Potentially compatible, however, the vicinity is already well-serviced by open space areas and opportunities for outdoor recreation, including in connection with the adjacent Braddon Tennis Club.
Overnight camping area	Less compatible	The site's position does not provide for recreational amenity associated with this use and likely noise and traffic impacts are incompatible with the residential character of the site.
Personal service	Potentially compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Place of assembly	Less compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.



Place of worship	Potentially compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Religious associated use	Potentially compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Restaurant	Less compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Retail plant nursery	Less compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Shop	Less compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Supermarket	Less compatible	Likely to generate amenity impacts which are less compatible with the surrounding uses than the proposed medium density residential development. Furthermore, the site is positioned with convenient access to a number of nearby centres and precincts and good access to existing supermarkets in the area.
Takeaway food shop	Less compatible	Potentially compatible, however, visitation, traffic and parking associated with this use type is less compatible with the surrounding residential amenity.
Tourist facility	Less compatible	Not suitable at the site.
Tourist resort	Less compatible	This use would generate traffic and noise impacts which are not compatible with the surrounding residential character.
Transport facility	Less compatible	Location not strategically suitable.
Veterinary hospital	Less compatible	This use would generate traffic, servicing and noise impacts which are incompatible with the adjoining uses.
Zoological facility	Less compatible	This use would generate traffic, servicing and noise impacts which are incompatible with the adjoining uses.

6.1.5 EMPLOYMENT AND ACTIVATION OUTCOMES

If left unchanged, the site’s existing CZ6 zoning would facilitate employment generating uses, however, the scale of development would be limited by the need to respect the surrounding low density residential character. Accordingly, focusing commercial development in many nearby employment, mixed-use, local and city centres/precincts is considered to be a superior outcome in terms of generating employment.

Furthermore, rezoning to cater to medium density residential development will support residential infill development, thereby giving rise to increased patronage and improved viability of surrounding transport infrastructure, business and services, in turn generating employment growth. Increasing residential populations in this area will also contribute to the activation and vibrancy of nearby centres and precincts.



6.2 Built Form

6.2.1 POTENTIAL FOR ADVERSE IMPACTS TO NEIGHBOURING DEVELOPMENT

The proposed transition to RZ4 zoning is likely to deliver built form outcomes which are more respectful of surrounding developments compared with CZ6 zoning, with reduced building height stipulations and requirements relating to solar access, site coverage, landscaping and overshadowing which will allow for development of the site which is sympathetic to the surrounding low density residential development.

6.2.2 DESIGN

As demonstrated by the indicative design concept, a medium density residential development on site has the potential to adopt a rhythm and form that is more harmonious with the surrounding lower density residential developments than could be achieved by a commercial development. This may be achieved through strategically placed breaks in the built form when viewed from Farrer Street as well as through the employment of a distinctly residential scale with regard to articulation, massing and modulation.

6.3 Active Transport

6.3.1 SUPPORTING ACTIVE LIFESTYLES

A development proposal in keeping with the site's existing zoning would maintain the status of the site as being part of a small-scale and localised break in the residential neighbourhood, being in the vicinity of a childcare centre, tennis club, Ainslie School, development proposal for a wellness centre on the southern portion of the block and formerly, the Braddon Bowls Club. Surrounding residents have immediate walkable access to these leisure activities and services, however, the introduction of further commercial development in this location is unlikely to translate to increased support for active lifestyles on the same scale as the introduction of medium density housing.

Potential future residents would not only have immediate access to the above-mentioned amenities but would also gain walkable access to surrounding open spaces, public transport, employment, goods and services associated with nearby precincts and centres. Collectively these centres are capable of servicing a broad (and arguably full) range of needs of the residential population. The introduction of medium density residential development at the site also has the potential to signal change in the area, as the inner north transitions towards accommodating increased infill development in keeping with its strategic locational advantages.

6.3.2 MAXIMISING INFRASTRUCTURE VIABILITY AND UTILISATION

By positioning increased residential populations within walking distance of major transport infrastructure, particularly light rail services along Northbourne Avenue, the proposed amendment will facilitate increased patronage within an existing public transport catchment, promoting future viability of these services.

6.4 Traffic

Traffic generated by medium density residential development is expected to be lower than that generated by a commercial development permissible under the existing CZ6 zoning. The diurnal patterns of movement are also expected to be more appropriately aligned with the surrounding residential character.

A detailed traffic report will be required to be prepared in conjunction with any future development application for the site.



6.5 Environment

6.5.1 SUPPORTING SUSTAINABILITY AND CLIMATE RESPONSIVE DEVELOPMENT

Residential infill development at the site will reduce the need to expand the urban footprint and develop housing on the edge of the metropolitan area, which will in turn prevent environmental loss, ensure more people will have access to nearby nature in the city and maintain ecosystem services and biodiversity in the city's landscape.

Furthermore, in supporting residential infill development in a walkable and well serviced location, the proposed amendment positions future development to avoid car dependency and maximise the efficiency and utilisation of existing infrastructure, services and amenities.

6.5.2 CONTAMINATION

The site was previously occupied by the Braddon Bowls Club, which is not considered a potentially contaminating use. A Hazardous Materials Assessment was prepared and undertaken to support the demolition of the former building. The site is not listed on the ACT register of contaminated sites.

6.5.3 NOISE

Both commercial and residential development would be associated with noise impacts during construction, however, medium density residential development is likely to be associated with quiet residential amenity upon completion as opposed to commercial development in keeping with the existing CZ6 zoning, which is likely to generate increased noise in connection with visitation, operations and waste collection.

The site will adjoin commercial development to the south in the future and as demonstrated by the indicative development concept, an acceptable level of residential amenity can be achieved through the separation afforded by an internal laneway providing for basement access.

6.5.4 VEGETATION

The site has been cleared and does not contain any endangered native vegetation or remnant vegetation. All vegetation on site was previously removed as part of the demolition of the club building, therefore vegetation will not present a constraint to its future development.

The neighbouring lot has a protected tree whose canopy falls within the subject site and will be protected during construction and further design.

6.6 Heritage

There are no known Indigenous or European heritage items located on the site.



7.0 Technical Recommendations

7.1 Rezoning to RZ4

The proposed amendment seeks to allow for development of the site for residential purposes. As detailed throughout this report, a change to the zoning over the subject site presents as the most practical approach to facilitating the outcomes set out in the Territory Plan. As stated, RZ4 has been identified as the most suitable zone for the site.



Figure 14: Existing Territory Plan Map

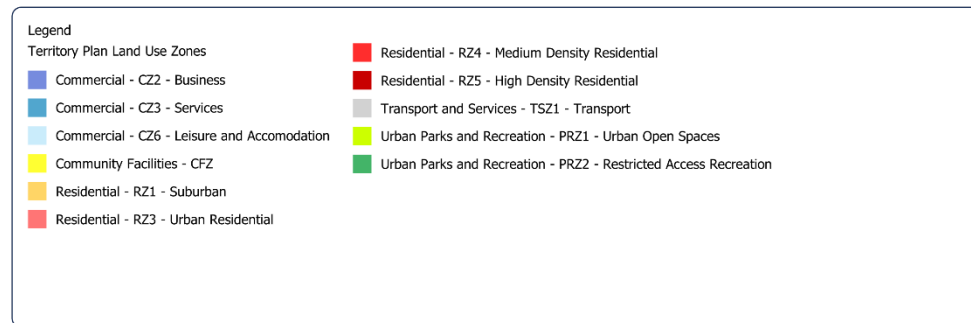
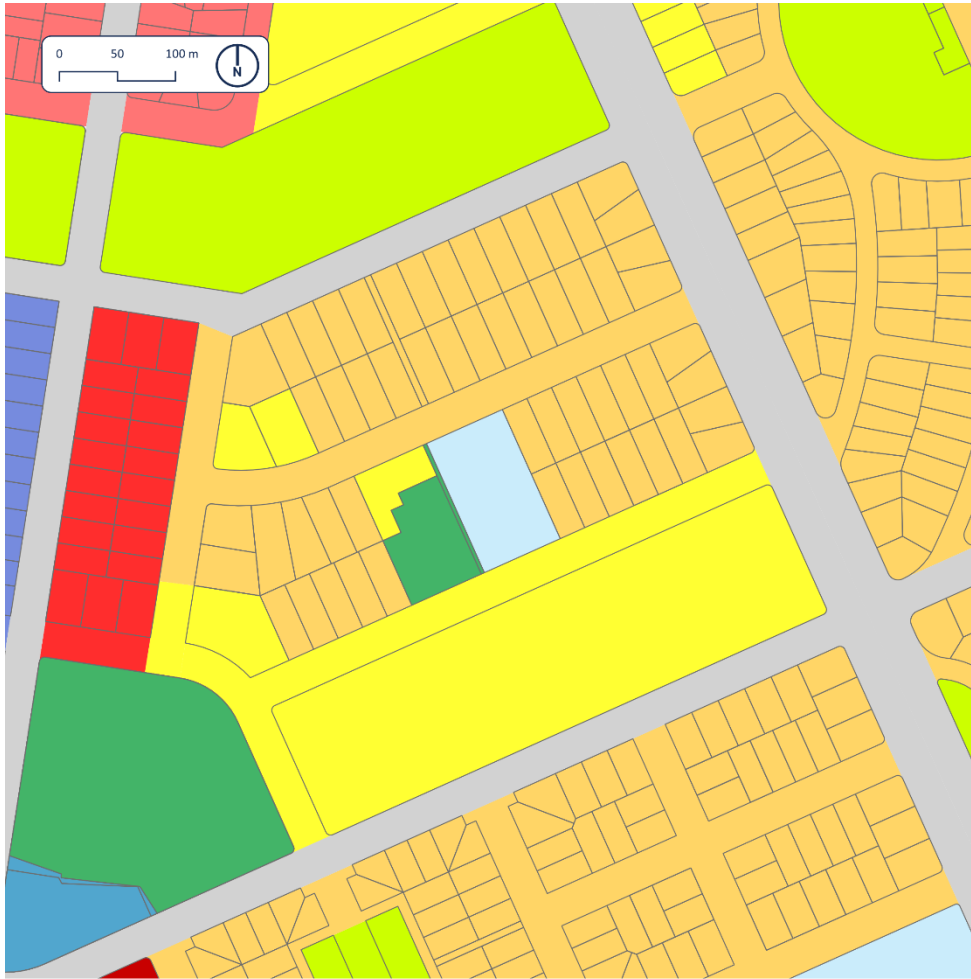
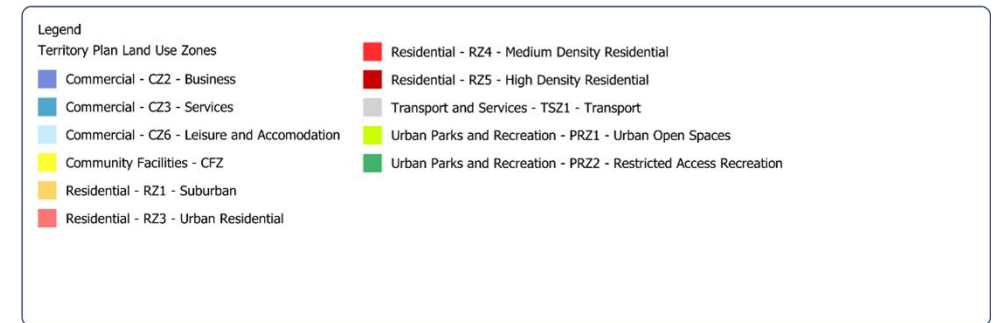
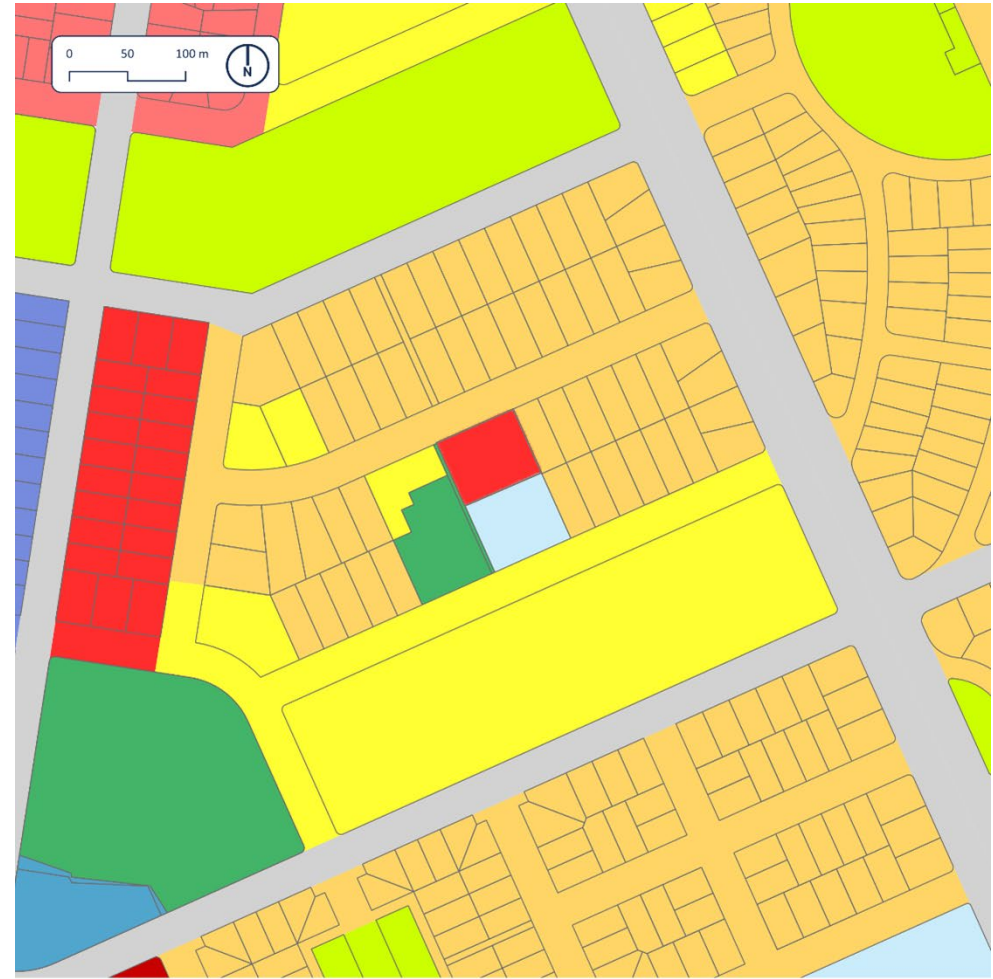


Figure 15: Proposed Territory Plan Map





7.2 Site specific provisions

Based on our assessment of the provisions of relevance to medium density residential development at the site, the existing provisions are well suited to guiding a development outcome at the site which is responsive to the site's surroundings and context. As such, no further insertions, deletions or amendments to specific provisions are recommended.



8.0 Conclusion

This submission has been prepared by Purdon on behalf of Syzygy Developments to support a Major Territory Plan Amendment affecting Block 16 Section 25 Braddon.

As detailed herein, medium density residential development is considered to be the optimal land use for the site and is well aligned with ACT Government objectives for urban infill in established North Canberra suburbs. A detailed review of current policy directions in the ACT across planning, development, housing, sustainability, climate and living infrastructure has concluded that the proposal is broadly consistent with policy across all of these topics.

Achievement of the intended site outcomes necessitates a Major Plan Amendment and this report recommends changing the zone of the land from CZ6 to RZ4, with no further amendment being identified as required in this instance.

It is readily apparent that the site's local context and situational advantages make it well suited to this type of development and no known physical constraints to the proposed variation have been identified.

It is therefore **recommended** that TPA support the proposed Major Plan Amendment.

Purdon
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