

ACT Planning System Review and Reform Project



FOR CONSULTATION

Explanation of Intended Effects for:
ACT Urban Design Guide
ACT Housing Design Guide
November 2022

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ACKNOWLEDGEMENT OF COUNTRY

*Yuma. Dhawura nguna ngurumbangu gunangu Ngunnawal.
Nginggada dindi dhawura Ngunnawalbun yindjumaralidjinyin.
Mura bidji mulanggaridjindjula.
Naraganawaliyiri yarabindjula.*

*Hello. This country is Ngunnawal (ancestral/spiritual) homeland.
We all always respect elders, male and female, as well as Ngunnawal country itself.
They always keep the pathways of their ancestors alive.
They walk together as one.*

The Environment, Planning and Sustainable Development Directorate acknowledges the Ngunnawal people as Canberra's first inhabitants and Traditional Custodians. We recognise the special relationship and connection that Ngunnawal people have with this Country. Prior to the dislocation of Ngunnawal people from their land, they were a thriving people whose life and culture was connected unequivocally to this land in a way that only they understand and know, and is core to their physical and spiritual being. The disconnection of the Ngunnawal people from Culture and Country has had long-lasting, profound and ongoing health and wellbeing effects on their life, cultural practices, families and continuation of their law/lore.

The Environment, Planning and Sustainable Development Directorate acknowledges the historic dispossession of the Ngunnawal people of Canberra and surrounding regions. We recognise the significant contribution the Ngunnawal people have played in caring for Country as for time immemorial they have maintained a tangible and intangible cultural, social, environmental, spiritual and economic connection to these lands and waters.



INTRODUCTION

Our city is growing. With more people living and working in Canberra, we need a planning system that can accommodate this growth without compromising the characteristics of the city that we value. Through the ACT Planning System Review and Reform Project, we are reforming our planning system to deliver better outcomes for communities, development, the environment and importantly people across Canberra.

A modern planning system is fundamental to our vision of a liveable and sustainable city. We want a planning system that is focused on delivering outcomes for the residents of Canberra, provides some flexibility to encourage better outcomes and is efficient and easier to use.

In the 15 years since the last major review of the Territory Plan, the long-term aspirations for Canberra have evolved to reflect the importance of adapting to climate change, delivering important infrastructure for our growing population and providing greater housing choice and accessibility.

Together with the 2018 ACT Planning Strategy, this has shaped the content of planning for Canberra.

The major reforms to the planning system include a new Planning Bill and Territory Plan and the introduction of a new level of planning called district strategies.

Design guides will be important companion documents supporting the interpretation of the new Territory Plan's policies and provisions. Important design provisions and policies will be communicated through the new design guides, using accompanying graphic diagrams to support the legibility of the Territory Plan and provide further clarity on requirements and desired outcomes.



1. PURPOSE OF EXPLANATION OF INTENDED EFFECTS (EIE)

1.1. CONTEXT OF EIE

The Government is committed to ensuring an ongoing dialogue occurs with the ACT community and other stakeholders regarding issues that affect the built and natural environment.

The purpose of this EIE is to communicate the intent and key components of two proposed new design guides, the Urban Design Guide (UDG) and Housing Design Guide (HDG), which are proposed to be introduced as supporting materials to the new Territory Plan, which is found in section 49 of the Planning Bill 2022.

The EIE provides guidance to assist the community and industry to understand the purpose, intent, look and feel of the new design guides. The EIE also provides high level indications of the content, practical usage, benefits and limitations of the documents

The proposed new design guides are intended as a resource to improve the planning and design of streetscape, public space and residential development in the ACT. These guides will facilitate better design outcomes by providing benchmarks for designing and assessing how development responds to key themes.

The design guides will be important companion documents in supporting the interpretation of the new Territory Plan's policies and provisions. Important design provisions policies contained in the Territory Plan will be communicated through the new design guides, using accompanying graphic diagrams to improve the legibility of the Plan and provide clarity on its intent and requirements.

The new design guides will also support the preparation of development applications and the associated assessment processes.

While the design guides will sit alongside the Territory Plan, each is given effect by reference in the Territory Plan and statutory compliance will be required. The function of the design guides will be to graphically communicate the design provisions of the new Territory Plan – complying with the design guides will demonstrate compliance with certain aspects of the Territory Plan.

In relation to the draft district strategies, the design guides will provide general guidance that is broadly applied to urban design and housing projects across the ACT. The district strategies are place-base guidance and will define contextually and spatially specific outcomes that are called for in key spaces in each district. The district strategies may therefore call for design outcomes that will need to be coordinated and considered by the design guides in an ongoing way as part of the statutory planning process.

1.2. STRUCTURE OF EIE

The structure of this EIE is as follows:

- Part 1 - purpose of the proposed UDG and HDG, timeline and next steps;
- Part 2 - aims of the UDG and HDG;
- Part 3 - principles of the UDG and HDG;
- Part 4 - key components of the UDG;
- Part 5 - key components of the HDG;
- Part 6 - proposed implementation of the UDG and HDG including relationship of the guides to other planning legislation; and
- Part 7 - intended effects of the UDG and HDG.

1.3. TIMELINE AND NEXT STEPS

The ACT Government commenced the ACT Planning System Review and Reform Project (the 'Project') in 2019. The purpose of the Project is to deliver a clear, easy to use planning system that encourages improved spatial and built outcomes across the Territory. The key outcomes of this project are proposed in the Planning Bill 2022, district strategies, and two design guides.

Since commencing the project, the ACT Government has investigated what changes could be made to the planning system to improve outcomes. This work has involved consideration of other systems in Australia and around the world, and consultation with the community through several channels. The consultation strategy is shown below in Figure 1.

The design guides will be delivered in two stages, being:

- Stage 1: An EIE which provides guidance to assist the community and industry to understand the purpose, intent, look and feel of the new design guides. The document will also provide high level indications of the content, practical usage, benefits and limitations of the documents.
- Stage 2: The two design guides will be delivered as supporting materials documents to the Territory Plan. The design guides will act as supporting material to better define and illustrate the statutory provisions detailed in the Territory Plan.

This document represents the delivery of Stage 1. This EIE is being exhibited concurrently with the consultation requirements of the new Territory Plan, as contained in Part 5 of the Planning Bill 2022.

Whilst the EIE for the design guides is being publicly exhibited as per the Planning Bill 2022, additional engagement activities will be undertaken to include the community, industry and peak bodies, and Territory Directorates.

To register your interest in participating in these activities, please visit the Plan our Say website or email (epsddcomms@act.gov.au).

Following public exhibition and engagement submissions and feedback from the activities will be consolidated and considered to inform the drafting of the design guides.

Figure 1: Public consultation activities for ACT Planning System Review and Reform Project

November 2020	Last 12-18 Months	16 March to 15 June 2022	Late 2022 to early 2023
Policy direction papers released	Identification and development of the changes required to deliver on the policy directions as outlined in the 2020 papers. Stakeholder workshops on district planning to help inform key aspects of the district planning approach and to help EPSDD prepare draft district strategies for the nine districts of the ACT.	Release of the draft Planning Bill on the Document Library on the Planning System Review & Reform Project YourSay page for comments	Community consultation on draft District Strategies and the new draft Territory Plan

2. AIMS OF URBAN DESIGN GUIDE (UDG) AND HOUSING DESIGN GUIDE (HDG)

In response to community feedback on the draft of the new Territory Plan, the final version of the new Territory Plan will include the introduction of design guides. The feedback received by the Planning System Review and Reform Project includes comments around simplification of processes, greater certainty and flexibility, consistent interpretation, housing choice and improved design quality.

The proposed new design guides will assist proponents in interpreting and applying provisions and policies contained in the new Territory Plan. These design guides and design evaluation processes will also have a critical role in supporting the development application and assessment processes. Specifically, those planning provisions that are less prescriptive and leave more room for interpretation and innovation. These guides will also support the Territory Planning Authority in assessing and determining development proposals that contribute to high-quality development outcomes.

The overall purpose of each of the design guides are outlined below.

- UDG – addressing public realm outcomes at a range of scales;
- HDG – addressing housing at a range of densities, including apartment design guidance.

The reasoning for the incorporation of these two design guides to support the new Territory Plan are outlined in detail below.

Community benefit & value

Guiding best practice design can play a significant role in generating social, environmental and economic benefits to the community, government and private business. Social benefits include supporting people's quality of life and overall health and wellbeing. Environmental benefits encompass the protection and enhancement of environmental assets and the inclusion of sustainable design features and travel. Economic benefits also comprise reduced infrastructure and delivery costs as a result of efficient land use patterns through greater density in proximity to activity centres, employment areas and active transport.

Greater clarity & flexibility in process

In response to the feedback noted above, these guides can help to provide greater clarity, flexibility and consistency for the community, authority officers and industry.



As documents that play a supporting role to the new Territory Plan, the design guides will be written and developed in a style and format that assists the interpretation of statutory policy, and provides clear guidance to proponents and statutory officers (including development assessment staff, Courts and Tribunals) within an outcomes based planning system paradigm – the use of images, drawings and graphics will assist in this regard. These guidelines will ensure that all stakeholders have confidence and can fully participate in the planning and development process.

Responsive to contemporary challenges

Our urban environments need to be responsive and adaptable to these societal challenges. This has been highlighted by recent events such as various natural hazards and the Coronavirus pandemic. These guidelines can contribute to the public realm and housing within the Canberra locality being designed to consider and be responsive to these issues.

By encouraging development to be designed in a responsive manner and of a high quality this could contribute to improvements in community health and wellbeing.

Quality planning outcomes

Incorporating these guidelines to support the new Territory Plan can ensure the system adequately considers design quality and development appropriateness, which will result in improved design quality and overall planning outcomes. These outcomes can also enable the creation of more distinctive places that have strong community identities.



3. THEMES


The UDG and the HDG will be structured around the following six key themes. They were developed through defining the core components of the built environment and housing to which the ACT Principles of Good Planning (Planning Bill 2022) would apply and be implemented.

The themes are consistent across both design guides to ensure the documents are read as a package together and provide seamless integration between the two design guides where there are elements of cross over.

Whilst the UDG focuses more on the broader spatial and public realm outcomes, and the HDG focuses primarily on the built form and housing components, it is where the interface between the built and public realm meet that is the most critical for success in any city, neighbourhood or street. To this extent, it is unavoidable that there will be some overlap between the two design guides – where buildings interface with the public realm and vice versa.

Six overarching themes have been developed for the design guides that have a dual intent and purpose. The first is the intent to structure the guide using a set of broad thematic layers that are flexible enough to contain the breadth of the design guide’s objectives, provisions, outcomes, and criteria. The second intent is to continue the nomenclature and structure of the draft new Territory Plan to better interface with it, providing clarity and legibility for users in drawing a line of sight from the Territory Plan’s statutory provisions, through to the design guide’s aspirational provisions.

The themes are outlined below, along with identifying the areas of implementation relevant to both the UDG and the HDG.

THEME 1	THEME 2	THEME 3	THEME 4	THEME 5	THEME 6
					
Land use and development	Urban structure and site	Building design and built form	Access, movement and place	Sustainability and environment	Public spaces (amenity) UDG only

THEME 1: LAND USE AND DEVELOPMENT



	Areas for implementation (UDG)	Areas of implementation (HDG)
<p>The planning, design and delivery of urban design, public realm and built form outcomes should be informed by the relationship to strategic city drivers and planning outcomes to respond to the unique make-up of the city shape, form, amenity, landscape character and climate. Design outcomes will focus on place-led outcomes that are guided by a framework of overarching principles and objectives of the Territory.</p>	<ul style="list-style-type: none"> → Contextual and character response → Climate responsiveness → Demographic and social profiling → Gender sensitive urban design → City wide transport networks → Hierarchy of land use centres 	<ul style="list-style-type: none"> → National Capital Design Review Panel (NCDRP) Design Principles → Contextual and character response → Climate responsiveness → Housing typologies → Leadership in the design and planning process

THEME 2: URBAN STRUCTURE AND SITE



	Areas for implementation (UDG)	Areas of implementation (HDG)
<p>Design should respond to and contribute to its unique characteristics, qualities and contextual inputs in order to create bespoke design outcomes that sensitively integrate the project into its respective place. Context refers to the key natural and built features of an area, as well as its social, economic, health and environmental conditions. Understanding all these aspects at varying scales and their inter-relationships will enable informed decisions to be made that will positively shape the future of a development and its area of influence</p>	<ul style="list-style-type: none"> → Indigenous history → Contextual and character response → Overshadowing → Natural systems – waterways, open space and topography → Heritage → Views → Street blocks and lots 	<ul style="list-style-type: none"> → Orientation → Height and massing → Setback and separation → Building depth

THEME 3: BUILDING DESIGN AND BUILT FORM: DESIGN CONSIDERATIONS



	Areas for implementation (UDG)	Areas of implementation (HDG)
<p>Buildings play a key role in shaping the quality of our cities and the way in which people experience them. The design of buildings and their interface with the public realm are crucial to the overall function and success of the city. At the street level, building edges should facilitate attractive and engaging edges that improve amenity, usability, safety and diversity of the urban fabric, while at the precinct level, the built form should unlock a diverse range of new public spaces and opportunities. At the city level, built outcomes must be responsive to context and climate.</p> <p>High quality housing should be designed to meet the growing needs of residents, while catering for a diversity in housing choice, living arrangements, stages of life and working life. Higher density living equals more amenity for residents, enhancing liveability and accessibility to open space, transport opportunities and activity. Attractive and well-designed buildings will bolster and strengthen a sense of community and ownership that will have a positive impact on the broader streetscape and precinct.</p>	<ul style="list-style-type: none"> → Site planning and arrangement → Contextual and character response → Housing diversity and mix → Scale and massing → Streetscape / public realm interface → Gender sensitive urban design → Ground floor edge conditions and programming → Integrated services → Privately owned public spaces → Building setbacks 	<ul style="list-style-type: none"> → Common circulation → Communal open space → Apartment mix and diversity → Apartment configuration → Private open spaces → Building articulation and materiality → Storage → Sunlight and daylight access → Natural ventilation → Acoustics and pollution → Visual outlook → Façade design → External shading devices

THEME 4: ACCESS, MOVEMENT AND PLACE



	Areas for implementation (UDG)	Areas of implementation (HDG)
<p>Streets are one of the most important parts of the city, where human life comes together and people can interact. A shift must be made to ensure that when appropriate, streets are focused on people and not cars, with successful cities placing a high focus on movement and place, and balancing the different movement demands required within the streetscape zone.</p> <p>The interface between buildings and the public realm is critical to providing appropriate levels of movement and activity to cater for user demand and needs. Streets must be adaptable and responsive to future changes in society, climate and technology, while unlocking efficiencies in using and managing resources.</p>	<ul style="list-style-type: none"> → Block layout and pattern → Street typologies and design → Pedestrian focused streets → Active transport infrastructure → Public transport infrastructure and interface → Car parking 	<ul style="list-style-type: none"> → Connectivity and access → Sense of address → Engaging the street → Sustainable infrastructure → Active transport → Parking and servicing

THEME 5: SUSTAINABILITY AND ENVIRONMENT



	Areas for implementation (UDG)	Areas of implementation (HDG)
<p>Providing healthy and sustainable environments for both natural systems and communities is an important function of any urban ecosystem.</p> <p>Considering ways to modernise and repurpose existing assets to achieve better environmental outcomes should be a priority. New and existing developments should be designed to respond to the Canberra climate, and integrate sustainable building technologies.</p> <p>All buildings and public spaces should be designed to ensure they have a long lifespan, so that their embodied energy is spread over a great period of time, and must be adaptable, consume less energy, produce less waste and manage water responsibly</p>	<ul style="list-style-type: none"> → Siting and location → Environmental performance → Natural features and plant life networks → Biodiversity → Resilient planting and materials → Responding to future → Topography 	<ul style="list-style-type: none"> → Passive Environmental Design → New technologies → Embodied carbon materials → Water sensitive design → Waste management → Future potential

THEME 6: PUBLIC SPACES (AMENITY) UDG ONLY



	Areas for implementation (UDG)
<p>The public realm should be designed to respond to the needs and values of its users by creating people centric places that are walkable, well connected and comfortable to linger in and stay. Successful public realm will encourage people to forgo a quick drive and walk between destinations instead. The public and built environment should be design with consideration of its quality, quantum, connectivity and functionality of the ACT's spatial network.</p>	<ul style="list-style-type: none"> → High quality and adaptable public realm → Orientation and overshadowing → Crime Prevention Through Environmental Design (CPTED) → Contribution to local identity and character → Activation → Public art integration → Hierarchy of spaces

4. KEY COMPONENTS OF URBAN DESIGN GUIDE



THEME 1: LAND USE AND DEVELOPMENT: DESIGN CONSIDERATIONS

Proposed Design Criteria Intended Effect

Emphasise the ACT's role as Australia's National Capital.	→ Critical elements of Walter Burley Griffin and Marion Mahony Griffin's plan for Canberra are respected and celebrated as a key defining feature of the ACT and Canberra, contributing towards its distinct civic character and qualities and reinforcing the ACT as the National Capital and of national significance.
Respond to the ACT's climatic context.	→ Open spaces, public places and buildings facilitate environments that make it more comfortable to be outdoors in the ACT's specific climatic conditions. → Improves resource efficiency through passive approaches to heating and cooling where appropriate.
Respond to the contextual demographic profile and social setting.	→ Buildings, spaces and places are made bespoke to better serve the specific people and audiences who use them through reflecting their needs and values in the built environment, whether it relates to gender, race, abilities, age or culture. → Creates better long term economic, social resilience and place vitality outcomes through driving a more responsive design and place offer.
Align with ACT's broader centre hierarchy policy framework with regards to land use, built form and spatial amenity provision.	→ Improves convenience and walkability of neighbourhoods through providing an ideal mix of daily amenities, services, destinations, and conveniences throughout the ACT. → Creates better outcomes through delivering a diverse range of densities and built form typologies to provide an expanded suite of housing choices
Align with broader ACT design principles and intended outcomes for new development.	→ Elevates expectation of design quality across the ACT's new developments. → Ensures new development reflects and responds to local character, identity, climatic context, and landscape. → Provides broader social, economic, health, wellbeing and environmental benefits of design qualities can be realised across the ACT
Align with the broader ACT movement network policy context.	→ Ensures movement networks, key places and transit infrastructure are more responsive to the needs of the broader network across the ACT. → Ensures transit infrastructure and movement networks are more legible and useable, achieving a better modal split.
Diversify land uses and built form typologies to unlock dynamic mixed-use development.	→ Neighbourhoods, precincts and centres are able to be self-contained in providing a diverse range of housing, employment typologies, spaces, amenities, services and infrastructure within a walkable area. → Improved economic vitality outcomes through embedding diverse populations into compact precincts and facilitating consistent levels of activation.

THEME 1: LAND USE AND DEVELOPMENT: DESIGN CONSIDERATIONS

Proposed Design Criteria	Intended Effect
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Deliver place-led and human centric built environment outcomes.	
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| | <ul style="list-style-type: none">→ Buildings, spaces and places are designed to put people first, ensuring new development is of an appropriate human scale and streets prioritise the pedestrian experience where appropriate→ The urban environment is designed facilitate enjoyment, comfort and safety.→ Buildings, spaces and places are made bespoke to better serve the specific people and audiences who use them through reflecting their needs and values in the built environment. |
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THEME 2: URBAN STRUCTURE AND SITE: DESIGN CONSIDERATIONS

Proposed Design Criteria Intended Effect

Celebrate the region's Aboriginal history, narratives and knowledge systems.	<ul style="list-style-type: none"> → Creates unique places that are distinct through leveraging Indigenous Aboriginal, histories, and knowledge systems to embed distinctiveness and sense of place. → Creates an inclusive, meaningful, and welcoming environment for First Nations Peoples through reflecting culture and connection to country. → Ensure an understanding of Country, the Traditional Custodians of this region's culture and story inform culturally sensitive buildings, spaces and places that reflect local context and respond to the current needs of our community.
Align with the site's contextual urban structure, movement networks and water and landscape infrastructure networks.	<ul style="list-style-type: none"> → Improves connectivity, efficiency, useability, legibility, convenience, and amenity outcomes across the broader urban structure of the ACT by aligning with the local urban structure and movement network context. → Improves active transport, biodiversity, wildlife connectivity and community access to open space outcomes by aligning with local water and landscape infrastructure networks.
Express surrounding natural elements and environmental features, such as topography, waterways, significant trees, and views.	<ul style="list-style-type: none"> → Celebrates local context and grounds the built environment in place through emphasising nearby natural elements and features. → Creates better building interfaces with the public realm in responding to topography. → Ensure better solar access to buildings and outdoor spaces through responding to solar orientation and topography.
Celebrate, protect, adapt, and reuse heritage buildings, elements, landmarks, and urban fabric.	<ul style="list-style-type: none"> → Creates distinct, recognisable places through celebrating historic urban fabric → Provides the infrastructure and spaces for future generations to learn the history of ACT's places, while giving historic fabric a purpose, function, and context into the future.
Align with contextual transport networks and infrastructure.	<ul style="list-style-type: none"> → Maximises the usability, convenience, choice, and autonomy of users of the transport network. → Ensures movement and place considerations are driving design outcomes from early project stages. → Assists in establishing where centres and development clusters should develop through understanding the infrastructure network.
Incorporate Smart City Technology into the urban environment	<ul style="list-style-type: none"> → Boosts the ACT's ability to monitor the performance of the urban environment through data collection and analysis. → Gains efficiencies and cost savings through reducing overlap and redundancy of services. → Improves flexibility, adaptability and resilience of the urban environment through modular Smart City infrastructure. → Improves perceived safety and crime incidence reduction through increased CCTV coverage.

THEME 3: BUILDING DESIGN AND BUILT FORM: DESIGN CONSIDERATIONS



Proposed Design Criteria	Intended Effect
Support a diverse mix of built form typologies, lots and blocks uses to cater for diversity and choice in the ACT's living arrangements, stages of life and workplaces.	<ul style="list-style-type: none"> → Strengthens social resilience and inclusivity outcomes within communities by allowing a diverse population to access services, amenity and infrastructure and live a reasonable distance from key trip generators. → Establishes vibrant, diverse places that can be more consistently activated throughout the day due to a range of embedded functions and populations.
Ensure that the scale and massing of built form outcomes is suitable and responds to surrounding local character and conditions.	<ul style="list-style-type: none"> → Celebrates local context and identity through recognition of natural landscape, cultural values, heritage assets and embeds distinctiveness into the urban fabric. → Respects human scale and pedestrian-focused street environment outcomes and boosts passive surveillance of the urban environment. → Ensures appropriate transition in built form outcomes depending on location and type of use helps to establish key neighbourhoods → Improves climatic outcomes with regards to overshadowing of adjacent open spaces common areas and streets.
Articulate and configure the built form interface to be engaging and attractive.	<ul style="list-style-type: none"> → Improves activation and passive surveillance of the urban environment and the perceived level of safety and security. → Creates more attractive, engaging and functional street environment with less inwards-facing elements that detract from the aesthetic appeal of the street
Strategically integrate services, utilities and back-of-house functions to facilitate great streets, spaces and places.	<ul style="list-style-type: none"> → Reduces impact of services, utilities, basement entrances, waste collection areas, loading docks, driveways on the public realm. → Creates a more consistent pedestrian-friendly environment on primary streets and important places
Articulate and configure the built form to unlock new public space and contribute to the amenity and functionality of the urban environment.	<ul style="list-style-type: none"> → Improves urban life for the community at large through providing more opportunities for social interaction, exchange, commerce and living infrastructure. → Creates a more-responsive network of complementary publicly accessible spaces that connects the community with open space and provides for the daily spatial needs of adjacent populations.
Respond to the ACT climate and integrate sustainable strategies.	<ul style="list-style-type: none"> → Improves resource management and consumption outcomes, such as energy usage, water capture and management, natural ventilation, waste management. → Lowers maintenance costs and improved durability outcomes. → Creates better resilience to acute shocks and long-term stressors such as climate change and extreme weather events.
Facilitate active, vibrant and engaging places that people love.	<ul style="list-style-type: none"> → Creates attractive, engaging and enjoyable places through more active built form interfaces where appropriate and feasible. → Contributes economic value through activating and utilising spaces for longer hours of the day and boosts the ACT's capacity to support a night time economy, where appropriate and feasible. → Improves safety and reduces crime through after-hours activation and improved lighting of key public spaces



THEME 4: ACCESS, MOVEMENT AND PLACE: DESIGN CONSIDERATIONS

Proposed Design Criteria Intended Effect

Respond to streets' place and movement contextual and functional drivers and ensure that streets are pedestrian-focused where appropriate.	<ul style="list-style-type: none"> → Ensures a more responsive movement network that caters to the contextual place and/or movement drivers of a given street or road. → Creates better public realm, amenity, activation and economic vitality across the ACT's centre areas and high streets. → Encourages and promotes a healthy and active travel through walking, cycling and scooting – as well as skating, skateboarding, and the use of mobility aids. → Provides better traffic movement outcomes on arterial roads and distributor roads.
Boost the quantum, quality, connectivity, and functionality of active transport infrastructure as a priority transport method.	<ul style="list-style-type: none"> → Improves active transport take-up and usage due to gains in network safety, legibility, comfort and convenience. → Reduces dependency on vehicles and improved sustainability outcomes through reduced emissions and congestion. → Creates better community health outcomes and economic vitality of retail streets served by active transport infrastructure.
Establish a diverse hierarchy of street connections that serve the full spectrum of functional and amenity roles.	<ul style="list-style-type: none"> → Improves the diversity of broader spatial network's functional land use and amenity offer through embedding an appropriate mix of streetscape typologies, including, but not limited to fine-grain street networks, laneways and mid-block connections. → Provides flexibility in future development opportunities and allows for diversity in built form and public realm outcomes. → Facilitates better urban connectivity and permeability in the broader movement network.
Respond to the needs of the movement network through balancing the appropriate mix of transport modes.	<ul style="list-style-type: none"> → Creates a more optimised movement network outcomes that respond to the contextual needs of adjacent populations, land uses and trip generators. → Provides better public transport and active travel adoption and take-up through improved access and infrastructure.
Ensure that streets and adjacent spaces are flexible and adaptable to accommodate a range of functions, events and activations where appropriate.	<ul style="list-style-type: none"> → Improves capacity for placemaking, events and activations across the movement network. → Improves resilience outcomes in the movement network in accommodating a range of functions
Deliver a movement network that is equitable and inclusive.	<ul style="list-style-type: none"> → Improves permeability, accessibility and equity outcomes across the movement network and transit and community infrastructure → Public spaces are well lit and legible to support ongoing use throughout the day and maximise spatial utilisation and safety for vulnerable groups. → Improves social sustainability and economic capital outcomes through boosting accessibility to key trip generators, infrastructure public places and destinations for users of all gender, race, culture, age and abilities.

THEME 5: SUSTAINABILITY AND ENVIRONMENT: DESIGN CONSIDERATIONS



Proposed Design Criteria Intended Effect

Design streets, open spaces and buildings to maximise passive design outcomes and sustainable resource management.	<ul style="list-style-type: none"> → Optimises solar access to public spaces, landscaped areas and building interfaces. → Reduces energy consumption and reliance on mechanical systems. → Boosts opportunities for optimising resource capture and management, including but not limited to Water Sensitive Urban Design (WSUD) elements
Protect, enhance, and celebrate existing natural systems and water and landscape infrastructure networks.	<ul style="list-style-type: none"> → Improves community access to open space and natural amenity assets. → Improves biodiversity outcomes through boosting the quantum and connectivity of habitat networks. → Strengthens the ACT's 'Bush Capital' character and legacy through retaining and building upon existing natural systems. → Boosts the diversity, functionality, and connectivity of the broader open space network through sensitively integrating functional public spaces and connections into natural infrastructure networks.
Improve biodiversity outcomes across the urban environment.	<ul style="list-style-type: none"> → Creates stronger ecological outcomes through embedding habitats, connections, and infrastructure for endemic species across buildings, streets, and open spaces. → Improves amenity and urban cooling outcomes through increased presence of urban greenery
Reduce maintenance costs and resource consumption through utilising local, endemic species across the urban environment.	<ul style="list-style-type: none"> → Ensures planting and trees are present all year round and can weather both the extreme hot and cold temperatures. → Reduces maintenance costs and water consumption. → Utilises local planting and vegetation showcases the ACT's distinctive landscape character and identity that responds to context and climate
Embed flexibility and adaptability into buildings, streets and spaces.	<ul style="list-style-type: none"> → The urban environment can accommodate emerging and future technologies, such as electric vehicle charging, and other e-mobility modes of transport. → Buildings, streets and spaces are able respond to changes in land use patterns, functional needs over time. → Ensures the ACT is resilient to acute shocks, long term stressors and changes in the macroeconomic environment.
Facilitate better urban cooling outcomes across the ACT's urban environment.	<ul style="list-style-type: none"> → Reduces urban temperatures and heat island effect through urban cooling strategies, including but not limited to boosting canopy coverage across streets and urban spaces, permeable surfaces and sustainable rainwater harvesting and management mechanisms. → Improves biodiversity outcomes through boosting vegetation and canopy coverage. → Improves comfort and amenity of the urban environment, boosting adoption and take-up of active travel modes and improved urban life.
Utilise sustainable materials and processes across the urban environment.	<ul style="list-style-type: none"> → Boosts take-up, adoption and implementation of embodied carbon materials, reducing the ACT's carbon footprint in aggregate. → Reduced waste and improved recycling and upcycling of materials. → Increased adoption of sustainable construction and governance practices.

THEME 6: PUBLIC SPACES (AMENITY): DESIGN CONSIDERATIONS



Proposed Design Criteria Intended Effect

Provide a diverse hierarchy of publicly accessible spaces that strengthens the broader quantum, quality, connectivity and functionality of the spatial network.	<ul style="list-style-type: none"> → Improves the diversity of broader open space network's functional and amenity offer and its ability to respond to contextual drivers. → Improves community access to open space and associated social, health, economic and sustainability benefits. → Provides an appropriate mix of public open space typologies, including, but not limited to privately-owned and delivered, publicly accessible spaces, such as parks, plazas, sport and recreation facilities, forecourts, courtyards, elevated outdoor spaces, interior connections and arcades, cross-block connections, laneways and landscaped setbacks
Mitigate built form impacts to adjacent public spaces.	<ul style="list-style-type: none"> → Open space can be accessed and for longer periods of the day by optimising solar access. → Ensures public spaces are protected from overshadowing while optimising solar access and orientation. → Provides clear guidance and controls for built form adjacent key plazas and spaces, particular around height and setbacks.
Ensure that the public realm is safe and secure for all users to enjoy throughout the day.	<ul style="list-style-type: none"> → Activates streets and spaces more consistently. → Buildings that engage with and overlook the street. → Embed of CPTED design principles and Gender Sensitive Urban Design Principles throughout the ACT's streets and spaces. → Public spaces are well lit and legible to support ongoing use throughout the day and maximise spatial utilisation and safety for vulnerable groups → Improve safety outcomes with regards to real incident reduction and improvement in perceived safety for vulnerable populations.
Deliver a spatial network that is equitable and inclusive.	<ul style="list-style-type: none"> → Improves accessibility and equity outcomes across the spatial network → Improves social sustainability and economic capital outcomes through boosting accessibility to key trip generators, infrastructure public places and destinations for users of all gender, race, culture, age and abilities
Connect the community with open space.	<ul style="list-style-type: none"> → Provides more opportunity for activity and interaction around open space, through either density or active uses will creates places that are engaging and well used.
Explore opportunities to embed public art and placemaking initiatives.	<ul style="list-style-type: none"> → Provides opportunities for people to engage with the public realm through public art and the humanisation of the built environment. → Embeds distinctiveness into the urban environment through strengthening sense of place and creating local landmarks. → Creates opportunities to celebrate local Indigenous culture, narratives, knowledge systems and stories.
Ensure public spaces are flexible and adaptable.	<ul style="list-style-type: none"> → Boosts the ACT spatial network's capacity to host a range of temporary functions for events, popups, activations and placemaking initiatives. → Strengthens the resilience and sustainability of the spatial network to host a range of temporary functions in the face of acute shocks and long-term stressors.

5. KEY COMPONENTS OF HOUSING DESIGN GUIDE

THEME 1: LAND USE AND DEVELOPMENT: DESIGN CONSIDERATIONS



Proposed Design Criteria Intended Effect

Align with Design Principles for the ACT and intended outcomes for new development.	<ul style="list-style-type: none"> → Elevates expectation of design quality across the ACT's new developments and support the NCDRP process. → Ensures new development reflects and responds to local character, identity, climatic context, and landscape. → Enables better city shaping and sustainability outcomes through reducing urban sprawl, commuting distances and unlocking economic and place vibrancy gains of higher density development close to services and amenities.
Design for ACT's climatic context.	<ul style="list-style-type: none"> → Understanding the ACT's climate zones, its characteristics and communicate an understanding of the principles of thermal comfort. → Improves energy efficiency through passive environmental design principles to reduce heating and cooling loads. → Design for a changing climate to ensure apartments will remain energy and water efficient and comfortable for its occupants to live in for years to come.
Offer housing forms that support greater density, amenity, affordability, and diversity in a manner compatible with surrounding lower density environments.	<ul style="list-style-type: none"> → Delivering housing choice to support the growing population, changing demographic and lifestyle aspirations of residents. → Provide clarity for suitable residential typologies across different zone codes.
Leadership in the design and planning process	<ul style="list-style-type: none"> → Promotes better places for people and play a key part in boosting liveability, adaptation to climate change and achieve economic prosperity. → Meet strategic objectives set out in the New Territory Plan that enhance Canberra's strong reputation as a great place to live and work. → Encourage applicants to engage suitably qualified team that have demonstrated experience and competency in the relevant development type. → Develop a robust auditing and compliance framework to ensure critical components of the design quality is realised.



THEME 2: URBAN STRUCTURE AND SITE: DESIGN CONSIDERATIONS

Proposed Design Criteria Intended Effect

Residential developments will reflect the local context and intended character of the area and neighbourhood for which it sits.	<ul style="list-style-type: none"> → Development responds and contributes positively to its context including social, economic, health and environmental conditions. → Create great places to live that are more responsive to the environment and desired future character. → Support design decision with comprehensive site analysis to uncover the site's contextual opportunities and constraints
The siting and orientation of each building must consider privacy, solar access, overshadowing and natural ventilation.	<ul style="list-style-type: none"> → Improves overall amenity and liveability in higher density urban living. → Consider urban context and contribute to establishing future desired character and strengthen the street continuity. → Adopting correct solar orientation improves overall building performance and resource consumption, including energy consumption and internal comfort.
Building heights and massing should be considered not to overshadow adjacent public spaces, common areas and streets and encourage activity at the street.	<ul style="list-style-type: none"> → Articulates building height and massing to create opportunities for access to daylight, sunlight, visual privacy, outlook and ventilation to buildings, and space for landscaping. → Building massing and heights can be articulated to defines key streets and improve legibility of the urban landscape. → Promote flexibility of mixed use and street life at ground level by adopting higher floor-to-floor height ceiling.
Building setbacks should be considered appropriate to location and relative to the desired streetscape and developments use and mix.	<ul style="list-style-type: none"> → Strengthen the street continuity through defining street edges where activity is expected or required, acknowledging referencing datums, setbacks and massing that respects the rhythm of the street. → Provide consistent and high-quality streetscape outcomes. → Contribute to liveability in higher density urban living by providing appropriate building setbacks to adjacent buildings and uses to ensure access to daylight, sunlight, visual privacy, outlook and ventilation to buildings, and space for landscaping is adequate
Adopt optimal floor plate configurations and building depth to maximise amenity for apartments and minimise impact on surrounding public spaces and surround buildings	<ul style="list-style-type: none"> → Improves overall amenity and liveability in higher density urban living. → Respond to the ACT's climate and local context to optimise access to daylight, sunlight, visual privacy, outlook, ventilation to buildings and landscaping for public and communal space and individual apartments. → Maintain adequate building separation to neighbouring buildings and open space.

THEME 3: BUILDING DESIGN AND BUILT FORM: DESIGN CONSIDERATIONS



Proposed Design Criteria	Intended Effect
Well-designed common circulation contributes to well-articulated urban streetscapes and liveability in higher density urban living.	<ul style="list-style-type: none"> → Contribute to a higher-quality pedestrian experience of the urban environment through legible and engaging building interfaces with clearly identifiable function, entries and circulation. → Ensure a high level of amenity for apartments common circulation considering equitable access, functional and efficient movement, daylight and natural ventilation, safety and social interaction. → Improved safety and perception of safety through passive surveillance and overlooking of the public realm. → Provide a sense of belonging and opportunities for casual social exchanges that foster a sense of community.
Provide thoughtfully located communal open spaces that boost the amenity, diversity, inclusivity, and liveability of higher density urban living.	<ul style="list-style-type: none"> → Promotes higher density living across the ACT through the delivery of a compelling urban lifestyle offer and supplanting demand for greenfield stock. → Improved liveability, wellness and accessibility outcomes across housing communal areas in the ACT. → Improved capacity of communal areas to facilitate a range of functions and activities. → Increased presence of landscaping and vegetation in housing communal areas. → Improved social sustainability outcomes through responding to the needs of different users' gender, age, abilities, race and culture.
Deliver a range of apartment types, sizes and configurations to promote flexible housing that caters for current and projected housing needs of the community.	<ul style="list-style-type: none"> → Boosts the range of housing choices across the ACT and supports equitable access to housing. → Establishes an appealing lifestyle alternative to suburban detached houses. → Ensures new buildings will be able to accommodate a diverse range of needs and household structures across the building lifetime without costly retrofitting. → Universally designed apartments are safer, inclusive and easier to access and use for users with impairments.
Design apartments that are functional, offering good amenity and adaptive to different needs over the life of the building.	<ul style="list-style-type: none"> → Creates homes that are efficient, naturally ventilation, have adequate daylight and sun access and well-planned for varying family sizes and dynamics. → Allows for flexibility in building adaptation over time, which provides longevity of housing stock.
Provide private open space that connects nature to the home, foster better liveability and contribute to the overall aesthetic appeal of the building.	<ul style="list-style-type: none"> → Higher adoption of higher density living across the ACT through the delivery of a compelling urban lifestyle offer and supplanting demand for greenfield stock. → Improved liveability outcomes across the ACT's new housing development. → General elevating of design quality across the ACT's new housing development. → Enhance the amenity and indoor/outdoor lifestyle of residents and take advantage of ACT's cold temperate climate. → Contribute to the building articulation, form and detailing to provide visual interest and identity.

THEME 3: BUILDING DESIGN AND BUILT FORM: DESIGN CONSIDERATIONS

Proposed Design Criteria Intended Effect

Careful consideration of building articulation, material selection, public art and lighting design contributes greatly to the character of the local area and pedestrian experience.	<ul style="list-style-type: none"> → Contribute to a higher-quality pedestrian experience of the urban environment through legible and engaging building interfaces with clearly identifiable function, entries and circulation. → The materiality and building articulation reflect and celebrate local character, environment and lifestyle. → Ensure the longevity of a finish and reduce ongoing maintenance costs through selecting robust, durable and low maintenance materials.
Provide adequate storage to allow resident to live comfortably and support a diversity of households.	<ul style="list-style-type: none"> → Ensure whole of life needs of residents are better catered for. → Access to adequate storage is a key requirement for residents moving from detached homes into apartment living. → Maximise usage of internal area and improve functionality of apartment.
Maximise access to sunlight and daylight to ensure comfortable living conditions that respond to the ACT climate.	<ul style="list-style-type: none"> → Optimised heat storage in winter and reduced heat transfer in summer. → Improve indoor light quality and liveability in higher density urban living. → Improve economic and environmental resilience through reduction of energy demands for artificial lighting, cooling and heating loads.
Maximise the use of effective natural ventilation.	<ul style="list-style-type: none"> → Improves thermal comfort, passive cooling opportunities and a comfortable and healthy indoor environment. → Improve economic and environmental resilience through reduction of energy demand for building cooling loads. → To allow residents to effectively manage natural ventilation of dwellings and maximise opportunities for cross ventilation to improve liveability.
Provide comfortable and private residences that minimise the impact of noise and pollution.	<ul style="list-style-type: none"> → Improves overall amenity and liveability in higher density urban living. → Reduces conflict and improves relationships amongst residents. → Improves wellbeing and health outcomes.
Provide outlook and a visual connection from a dwelling to its context while balancing need for privacy.	<ul style="list-style-type: none"> → Improves overall amenity and liveability in higher density urban living. → Reduces conflict and improves relationships amongst residents. → Improves wellbeing and health outcomes.
Optimise façade design to respond to solar orientation	<ul style="list-style-type: none"> → Ensures building interfaces incorporate external shading devices, layered facades and recessed elements where appropriate to minimise solar gain to facades → Reduces energy consumption through reducing the need for mechanical temperature regulation. → Reduces proliferation of inappropriate high-spec solutions such as dark glazing, coatings or films as the sole means to control solar gain.



THEME 4: ACCESS, MOVEMENT AND PLACE: DESIGN CONSIDERATIONS

Proposed Design Criteria Intended Effect

Development provides for connected, safe and accessible places to activate street life.	<ul style="list-style-type: none"> → Promotes walkable neighbourhoods and the 30-minute city with integrated local services. → Strengthen connection to pedestrian, cycle, vehicle, public transport, and open space network to activate street life. → Encourages and promotes a healthy and active lifestyle through walking, cycling and public transport as the preferred methods of travelling. → Incorporates existing laneways and new cross block links into development to maximise permeability, accessibility and vibrancy within sites.
Create a sense of address through well-designed building entry and circulation.	<ul style="list-style-type: none"> → Strengthen the street continuity and character of area. → Encourage social interaction, pedestrian experience and informal surveillance. → Provides easily identifiable entries and clear separate access for pedestrians and vehicles to support safe and convenient access and circulation for residents and visitors.
Engaging the street to create a sense of activity and community.	<ul style="list-style-type: none"> → Animates street life and soften the interface between buildings and street through provision of public amenity, landscaping and orientating active uses onto the street. → Buildings should incorporate meaningful connections between the public realm and private development interfaces that encourage a seamless transition. → Contribute to the safety of amenity of the public realm by providing passive surveillance, visual interest and outlook for residents
Maximise opportunities for landscaping and canopy cover.	<ul style="list-style-type: none"> → Reduce urban heat-island effect, improve the micro-climate and contribute to the wellbeing of people and the environment. → Introduce mature trees and landscaping to softens the built form, provides shade and improves privacy and outlook for residents. → Consider integrating landscaping on structure to increase vegetation cover in addition to required deep soil planting to enrich our urban experience and create places that supports a more sustainable lifestyle. → Understand the area's distinctive ecological qualities to develop landscaping design and species selection that is appropriate to the ACT's climate to ensure its longevity and contribute to biodiversity of the area
Encourage and promote healthy and active lifestyle through walking, cycling and public transport.	<ul style="list-style-type: none"> → Prioritise safe pedestrian and cycle access to the site. → Provision of well-integrated storage facility for bicycles and electric scooters can influence travel behaviour and encourage healthy lifestyle while reducing carbon emissions and traffic congestions.
Sensitively integrate parking and services infrastructure.	<ul style="list-style-type: none"> → Consider the impact of vehicular access, car parking and servicing to ensure they don't negatively impact the street frontage and residential amenity, privacy and outlook. → Ensure safe and convenient pedestrian access around and within driveway and car parking structures

THEME 5: SUSTAINABILITY AND ENVIRONMENT: DESIGN CONSIDERATIONS



Proposed Design Criteria Intended Effect

Incorporate passive environmental design principles.	<ul style="list-style-type: none"> → Improves energy efficiency, thermal performance and daylight access outcomes. → Optimises heat storage in winter and reduced heat transfer in summer, using low thermal transmittance construction and shading devices. → Increases amenity to occupant and reducing energy costs. → Reduces carbon footprint and impacts of fossil fuel consumption per home. → Improves guidance for meeting energy rating systems through better design practices and quality.
Implement new technologies to improve energy resource capture, production and management, and overall building performance.	<ul style="list-style-type: none"> → Reduces impact on climate change and create a more resilient and robust economy and energy market. → Facilitates local energy production where possible and practical. → Reduces energy consumption, operational costs and carbon emissions and boosts adoption and utilisation of embodied carbon materials. → Generates economic savings for building occupants over a building's life cycle
Improve water resource capture, management and reuse through water sensitive design and practice.	<ul style="list-style-type: none"> → Reduces stormwater quantities and increased water quality of discharge from the site by circulating rainwater through integrated nature-based infrastructure in the landscape to provide hydraulic and water treatment function, as well as visual amenity benefits. → Encourages the use of alternative water source such as rainwater, stormwater and recycled water to minimise portable water usage and have reliable water services. → Improves resilience to the changing environment and extreme drought events. → Improves outcomes for health, wellbeing, liveability and environmental health.
Optimise waste management and recycling outcomes.	<ul style="list-style-type: none"> → Improves environmental outcomes by providing accessible, adequate and attractive source separation and recycling. → Minimises impacts on the streetscape, building entry and amenities of residents through well-designed waste storage facilities, reducing impact to the visual appearance of the building.
Design buildings to be robust, durable, flexible, adaptable and future-proofed.	<ul style="list-style-type: none"> → Ensures that apartments are designed to have a long lifespan, so their embodied energy is spread over a greater period. → Selecting robust, durable and low maintenance material ensures the longevity of a finish and reduce ongoing maintenance costs. → Existing buildings adapted for reuse as apartments improves sustainability, aesthetics, character and valuing their social and cultural significance outcomes. Adapted buildings provide residential amenity while not precluding future adaptive reuse. → Ensures the ongoing needs of residents are better catered for through more accessible, flexible, reconfigurable space capable of adapting to future drivers.

6. IMPLEMENTATION

6.1. RELATIONSHIP WITH OTHER PLANNING INSTRUMENTS

This section and diagram below illustrate how the planning system operating in the ACT, from the National Capital Plan down to the new design guides, relate and interact with each other. For further detail in this section, see *Proposed New Territory Plan – Supporting Report (November 2022)*.

National Capital Plan

The National Capital Plan is an Australian Government statutory document, the purpose of which is to ensure that ‘Canberra and the Territory are planned and developed in accordance with their national significance.’

Section 26 of the Australian Capital Territory (Planning and Land Management) Act 1988 (Cwlth) describes the specific nature of the relationship between the new Territory Plan and the National Capital Plan:

The Territory Plan has no effect to the extent that it is inconsistent with the National Capital Plan, but the Territory Plan shall be taken to be consistent with the National Capital Plan to the extent that it is capable of operating concurrently with the National Capital Plan.

Planning Bill 2022

The ACT Planning System Review and Reform Project was announced in 2018. The project involves a new Planning Bill, a new Territory Plan and district strategies.

A draft Bill was released for public consultation from 16 March 2022 to 15 June 2022. The Planning Bill 2022 was introduced to the Legislative Assembly on 21 September 2022. If passed by the Legislative Assembly, it will become the Planning Act and will replace the Planning and Development Act 2007.

It is anticipated that the new Planning Act will commence in 2023. The Bill sets out requirements for the new Territory Plan. One of those provisions is that the new Territory Plan ‘may include anything else relevant to the object of the Territory plan’. The design guides have been identified as a relevant matter and they are considered Supporting Material under section 49 of the Bill.

The Territory Plan must promote the Principles of Good Planning as specified in Part 2.2 of the Bill. These Principles include:

- Activation and liveability principles
- Cultural heritage conservation principles
- High-quality design principles
- Integrated delivery principles
- Investment facilitation principles
- Long-term focus principles
- Natural environment conservation principles
- Sustainability and resilience principles
- Urban regeneration principles

These key overarching principles will be reflected through the entirety of the new Territory Plan and supporting material, including the design guides.

New Territory Plan

The Territory Plan is a statutory document that guides planning and development in the ACT.

A new Territory Plan is being prepared that will be a key element for achieving an outcomes-focussed approach and delivering on strategic and spatial planning directions. A draft new Territory Plan is available to the community for consultation at the same time as this EIE.

A vision has been added to the draft new Territory Plan to articulate what planning is aiming to achieve in the ACT. The vision of the Territory Plan is consistent with that of the 2018 ACT Planning Strategy which is:

To be a sustainable, competitive and equitable city that respects Canberra's unique legacy as a city in the landscape and the National Capital, while being responsive to the future and resilient to change.

The new outcomes-focussed Territory Plan will be clear and, rather than focus on a prescriptive rules based system, it will encourage innovation and high-quality design. The new Territory Plan will outline expected outcomes and identify ways of achieving those outcomes.

The new Territory Plan is structured to discern between two main sets of policies, i.e. district policies and zone policies:

- District policies are an important and distinctive feature of the new Territory Plan that sets it apart from previous plans. The use of district policies is underpinned by strategic planning work undertaken at a district level that builds on detailed analysis and research undertaken for each district. There are nine districts, each with its own unique characteristics and themes. District policies outline desired policy outcomes that are important to each district and include key assessment requirements, expected assessment outcomes and development compliance provisions relevant to each district. District policies are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns.

- Zone policies use the proven planning concept of land use zoning to allocate land uses and development opportunities based on the zoning of the land. There are seven zone policies that follow a clear hierarchy of land uses. Zone policies outline desired policy outcomes unique to each zone and include key assessment requirements, expected assessment outcomes and development compliance provisions as appropriate for each zone. Zoning is a tested and widely accepted assessment tool used to inform development decisions. Zoning also provides clarity about land uses and often shapes public and private investment decisions.

In addition to district and zone policies, other policies are necessary to guide the orderly development of land in the ACT.

- One such policy is for the subdivision of land, including the development of greenfield land with future estates and subdivisions to make better use of existing underdeveloped land.
- Another policy is required for the unique leasehold system found in the ACT, specifically to assess whether proposed new or additional uses applied for under the Crown lease are suitable for the land.

These policies apply to relevant development types across all districts and zones.

The policies within the new Territory Plan identify when and how the design guides are to be applied.

Technical specifications

The Planning Bill requires the Territory Plan to contain provisions that support compliance with requirements for undertaking development. In the new Territory Plan, these provisions are referenced as Technical Specifications.

These provisions are typically numerical, quantifiable or relate to an accepted standard as one way of achieving compliance. Examples include pre-determined setbacks, heights, waste management, stormwater management or certain standards for parking or storage. Technical specifications might also relate to requirements or standards from another government entity or from a utility service provider.

If a proposed development complies with a relevant provision in the technical specifications, it is unlikely to require further assessment regarding those specific provisions. Technical specifications also relate to matters that requires endorsement or written support from an entity or utility service provider to demonstrate compliance with a provision, e.g., noise standards, waste management, stormwater and electricity requirements etc.

Technical specifications, however, fulfill a different purpose; they provide an opportunity for development compliance with certain provisions. Technical specifications are therefore limited in application and do not replace the more comprehensive consideration to be provided by design guides.

Design Guides

The design guides will support the development and interpretation of outcomes-based statutory assessment provisions. These guides will support the new Territory Plan and have an ongoing role in assisting with the interpretation and assessment of statutory policy provisions.

There are two design guides proposed: the Urban Design Guide (UDG), which will address public realm outcomes at a range of scales and the Housing Design Guide (HDG), which will address housing at a range of densities, including apartment design guidance.

As documents that play a supporting role to the new Territory Plan, the design guides are written and developed in a style and format that assists the interpretation of statutory policy and provides clear guidance within an outcomes-based planning system paradigm – the use of images, drawings and graphics will assist in this regard.

These design guides will be typically outcome based that contain both qualitative and quantitative outcomes.

Potential users of design guides will include proponents, design professionals, other industry professionals, statutory decision-makers (assessment officers), other interested parties, and Courts and Tribunals.

While the design guides will sit outside of the Territory Plan, the guidance and provisions within it will provide important direction to meeting the policy outcomes of the Territory Plan. Reference to complying with them in the Territory Plan codes will give the guides statutory weight.

6.2. APPLICATION IN DEVELOPMENT ASSESSMENT

The new Territory Plan specifies when each design guide is to be applied to development assessment, and the level of compliance required. The guides are to be applied in two ways, being:

1. Matters that development must be 'consistent with'; and
2. Matters which development must give 'consideration' to.

Housing Design Guide

The HDG applies only to residential developments and the residential components of mixed-use developments. Development should be consistent with the guide in respect of the objectives, design criteria and design guidance set out in the corresponding sections for the following:

- Visual privacy,
- Solar and daylight access,
- Common circulation and spaces,
- Apartment size and layout,
- Ceiling heights,
- Private open space and balconies,
- Natural ventilation

A range of other design elements are also to be given consideration in the assessment of development, as identified within the development codes.

Urban Design Guide

The Urban Design Guide provides important urban and larger scale design guidance for developments that are defined as being:

- precinct scale or urban design developments;
- exceeding one hectare; comprising more than 1,000m² of public or common space; or
- developments that required advice from the Design Review Panel.

The Urban Design Guide will provide guidance to deliver high quality and consistent public realm outcomes, with clarity on the preferred design outcomes for both public and private delivery.

These developments shall demonstrate thorough consideration of the UDG and give effect to the objectives of the guide. This is inclusive of any relevant residential density, connectivity and open space criteria and guidance as referenced in the UDG.

Urban design development is defined as:

- development on land that is not in an industrial zone that has a site area greater than 1 ha ; or
- development for which a planning instrument requires a planning and response report to be prepared for the land before development consent may be granted for the development.

Public Consultation

This EIE forms the initial document to accompany the public consultation phase of the draft new Territory Plan. The EIE will provide as much guidance as is possible to assist the community and industry during the consultation phase to understand the intent, look and feel, likely content, practical usage, benefits and limitations of design guidance within an outcomes-based planning system. It will provide information on how the design guides will be implemented to work with and support the new planning system and Territory Plan.



7. SUMMARY OF INTENDED EFFECTS

This Explanation of Intended Effect has communicated the high-level intent for the scope, structure and content of the forthcoming UDG and HDG. It has provided a direct line of sight from the structure, nomenclatures and statutory provisions of the new Territory Plan, building upon its six themes of:

1. Land use and development
2. Urban structure and site
3. Building design and built form
4. Access, movement and place
5. Sustainability and environment
6. Public spaces (amenity)

At an overarching strategic level, the intent for the design guides is to:

- Improve design quality across the ACT's built environment and housing.
- Ensure new development responds to the ACT's context and climate.
- Embed Aboriginal narratives and elements across the ACT's built environment.
- Clearly and unambiguously present design quality expectations.
- Provide a framework for achieving and evaluating design excellence across various contexts in the ACT.
- Provide an accessible means for diverse audiences to understand why and how to implement the new Territory Plan's provisions.

- Provide a valuable tool in defining the outcomes that are desirable for the ACT context – assisting users in the tasks of briefing design consultants, assessing proposals, making decisions, advocating for change and justifying investment.
- Communicate aspirational aspects of the new Territory Plan's provisions and criteria that are not easily conveyed by text

This document has advanced these six themes in the context of the forthcoming design guides, developing a suite of high-level design criteria for each theme. The design criteria communicate the breadth of the design guides' scope, areas of influence and intended effects. It should be noted that this document represents an initial, abstract interpretation and description of the intent for the guides' structure and content. The process of developing and producing the guides will result in deviations from some of these criteria, to optimise areas of unavoidable overlap and redundancy.

8. DESIGN GUIDES EXAMPLES

To provide the reader with some clarity around the overall content, structure, look and feel of the UDG and HDG, some examples have been provided on the following pages. The purpose of providing these examples is to show intent only, around broad structure and output, to enable flexibility and evolution as the project develops.

It outlines some of the key principles behind design guidance and how they link to outcomes, objectives and implementation.

The ACT UDG and HDG will be developed over the coming months and may evolve differently.



Design guide examples

Draft Urban Design Guide

Below provides an exemplar page spread layout of how the Urban Design Guide may come together. This is a sample only as key content and graphics will be developed over the coming months through the development of the design guides. It is intended that each of the key themes will then be guided by a series of key elements and more specific design guidance.



ACTIVE TRANSPORT

Walking and cycling are effective active transport options that can move people around neighbourhoods and cities in a healthy and equitable way. They also increase the liveliness and vibrancy of streets, while producing no noise, air pollution, or greenhouse gas emissions. To encourage more utilisation of active transport modes, they must be safe, legible, comfortable, and convenient. Active transport infrastructure should be considered through neighbourhood planning and streetscape design.

Design elements (non-prescriptive)

Desired outcome (non-prescriptive)

Design guidance diagrams (how to)

DESIGN GUIDANCE

PROVIDE A SAFE, INCLUSIVE, AND LEGIBLE ACTIVE TRANSPORT NETWORK

- Provide high quality active transport infrastructure on all structural road connections.
- Provide generously-sized footpaths that act as shared paths for both pedestrians and active transport users and boost the coverage of the active transport network (new subdivision)
- Incorporate buffering elements that facilitate active transport infrastructure that is separated and protected from vehicle movement to boost the safety, inclusivity and useability of the network and increase adoption and take-up of active transport amongst the broader community.
- Provide easily identifiable and visible active transport infrastructure using road markings and material treatments to boost the legibility of the network.
- Provide legible signage and wayfinding elements throughout the active transport network to boost the legibility and useability of the network.

DELIVER COMFORTABLE AND CONVENIENT ACTIVE TRANSPORT ROUTES

- Ensure active transport routes are sized to allow for comfortable and convenient travel.
- Boost the presence of active transport infrastructure along active transport routes to increase coverage and the overall comfort and useability of the network.

PROVIDE ADEQUATE SUPPORTING INFRASTRUCTURE FOR ACTIVE TRANSPORT TO ENCOURAGE MORE USE

- Provide supportive amenities and conveniences that support the useability of the network such as cycle parking, drinking fountains and pump stations.
- Provide private cycle parking infrastructure such as end of trip facilities within developments.
- Utilise flexible zones such as parking lanes and footpath shoulder areas to accommodate infrastructure such as micro-mobility set down areas and cycle parking.
- Connecting to broader networks

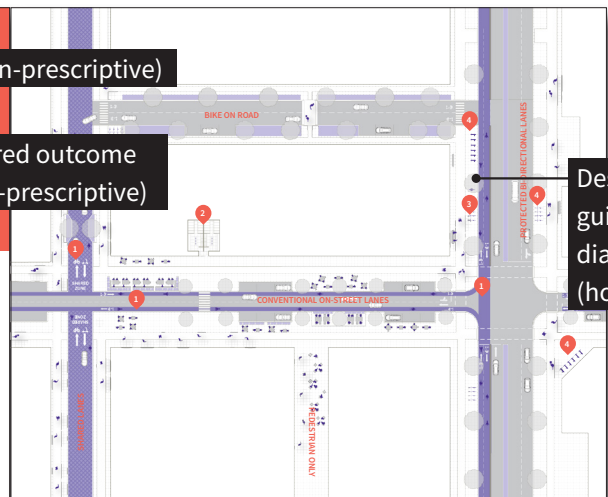
Design guidance (how to)

REFERENCE

Tech specs

- TS6-1.4 Amenity, safety and accessibility
- TS8-1.5 Transport, parking and movement
- TS8-Schedule7
- TS8-1.3 Environment/heritage
- TS6-1.5 Transport, parking and movement

Design criteria or reference



1. CLEAR MARKINGS, SIGNAGE AND BUFFERS

Safe paths for "soft" mobility should be clearly marked to promote visibility, legibility and safety. Make it clear "what are the rules"

2. END OF TRIP FACILITIES AT MAJOR DESTINATIONS

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3. SUPPORT AMENITIES, SUCH AS DRINKING FOUNTAINS AND PUMP STATIONS

Visibly located along high-use mobility routes

4. CYCLE AND MICRO-MOBILITY PARKING

Located convenient close to building entrances and main attractors.

Plan legend

"Quality of life considerations (access to nature or local cultural attractions) are extremely important factors in attracting and retaining knowledge worker and entrepreneurs to cities"

"Urban Density and Climate Change" Dodman, D.



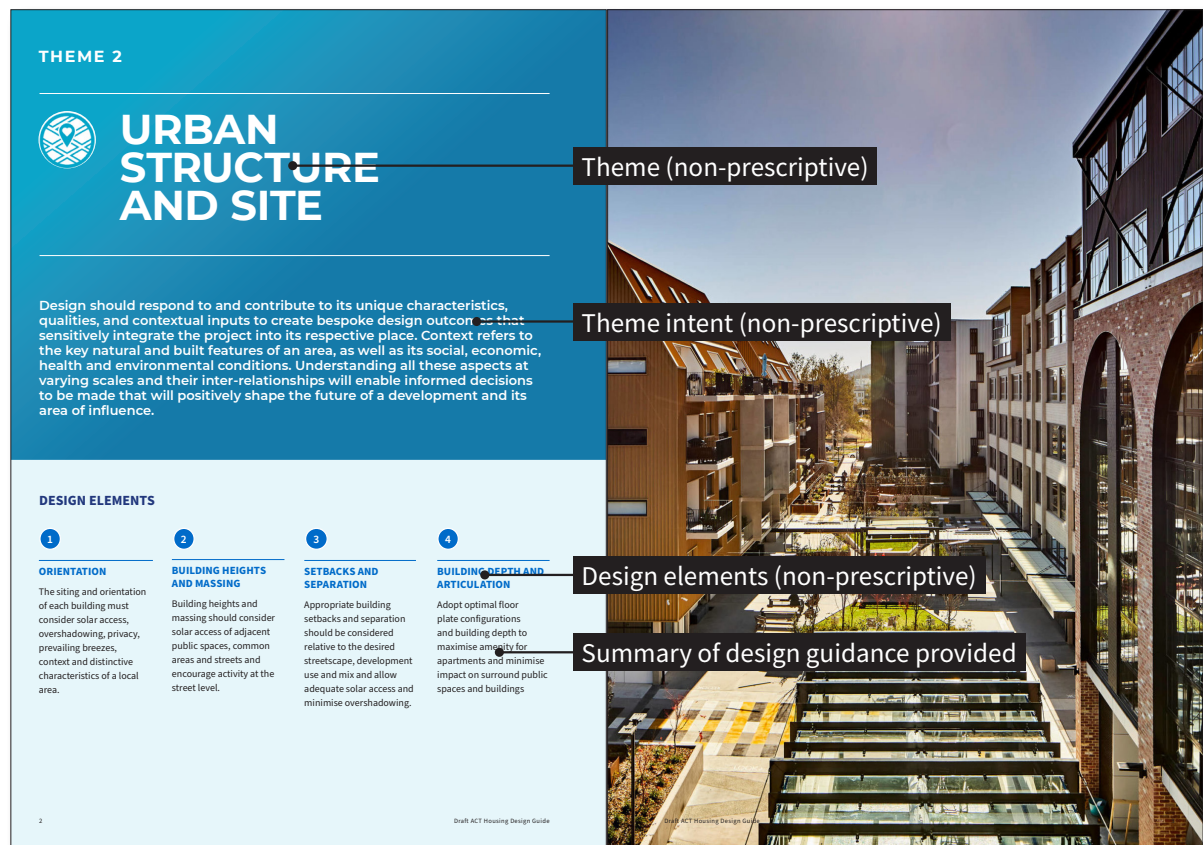
Benchmark imagery

Design guide examples

Draft Housing Design Guide

In line with the example on the previous page for the Urban Design Guide, it is intended that the Housing Design Guide will follow the same format, to ensure alignment between the two documents.

This is a sample only as key content and graphics will be developed through the development of the design guides.



example project photo only

ORIENTATION

Design elements (non-prescriptive)

For the consideration of orientation, good design will respond to the sun's paths in different seasons, the prevailing wind patterns, contribute to its context and character, and maximise solar access, surround public spaces and adjoining buildings. In passive design, it is also about how living and sleeping areas are designed and positioned, either to take advantage of the sun and wind, or be protected from their effects.

Desired outcome (non-prescriptive)

Design guidance diagrams (how to)

DESIGN GUIDANCE

NORTHERLY ORIENTATION

- Good orientation can significantly improve comfort and reduce your heating and cooling need.
- In Canberra, the lowest midday angle in winter solstice is 31 degrees and the highest midday angle in summer solstice is 78 degrees. The sunrise and sunset positions also vary from 30 degrees north of east and west in winter, to 30 degrees south of east and west in summer.
- North-facing walls and windows receive more solar radiation in winter than in summer because the sun is lower in the sky. East- and west-facing walls and windows receive more sun in summer in the early morning and late afternoon when the sun is lower in the sky.
- Orientation of daytime living areas towards the north wherever possible for direct sunlight ingress.
- Ideal orientation is true north, but orientations of up to 10° west of north and 20° east of north still allow good passive solar gain and exemplar green spaces.

PASSIVE HEATING

- Maximise conditions for passive heating and lighting.
- Passive heating should be designed to allow maximum winter solar gain and prevent summer overheating.
- Balconies, windows, sun shading device, skylights and other openings should be placed and designed to capture sunlight throughout the winter for passive heating and temper the direct sunlight in summer to maintain a cooler environment. Placemaking benefit is achieved across the city.

Design criteria or reference

PREVAILING WINDS

- Ensure opportunities for prevailing winds during the warmer months.

MAXIMISE SOLAR ACCESS AND PROTECT PRIVACY

- Orientate and site buildings to minimise impact on neighbouring sites and properties, limit overshadowing in winter, and protect the privacy of adjacent properties.

DESIRABLE VIEWS

- Desirable views to natural aspects such as lakes, parks, ranges, landmarks and other public spaces should be considered when orientating a building to ensure residents have an interesting outlook and connection back to their context.

DESIGN REFERENCE

TERRITORY PLAN - PART D: DISTRICT POLICY

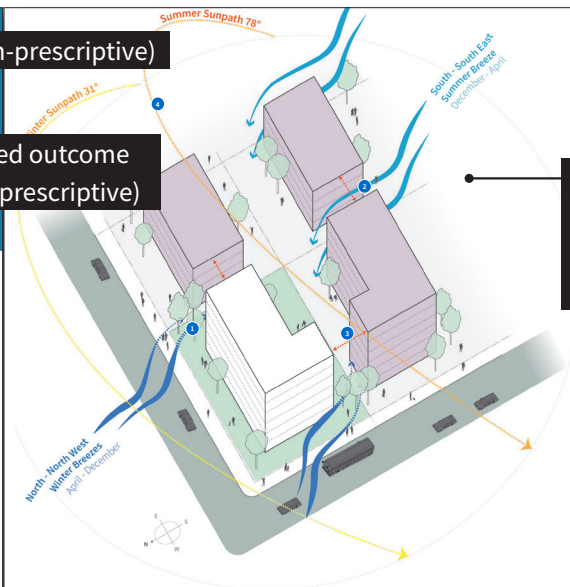
1.4 Assessment Requirement.

TERRITORY PLAN - PART E1: RESIDENTIAL ZONES POLICY

1.4 Assessment Requirement.

TECHNICAL SPECIFICATION

TS1-Residential.



1 WINTER BREEZES

Orientate buildings and landscape to protect from cooler winter breezes.

2 SUMMER BREEZES

Orientate places and buildings to ensure opportunities are created for capturing the prevailing winds to maintain a cooler environment during the warmer months.

3 PROTECT PRIVACY

Orientate and site buildings to protect the privacy of adjacent properties.

4 SOLAR ACCESS

Understand solar paths through Winter and Summer months. Maximise solar access to provide comfortable living conditions and reduce the energy demands for artificial lighting and heating.

Plan legend

