

GOLD CREEK HOMESTEAD PRECINCT ADDITIONAL INFORMATION

8 February 2022

Performance of Proposal against Key Territory Plan Requirements

Block 109 Section 23 Ngunnawal is zoned CF – Community Facilities under the Territory Plan. The block is subject to the Community Facility Zones Development Code.

There are no requirements under the Ngunnawal Precinct Code applicable to the site, and parts of the Multi Unit Housing Development Code apply to the retirement villas proposed. The Multi Unit Housing Development Code does not apply to the residential aged care facility.

Below is a description of how the proposal addresses the CF zone objectives and key code requirements.

CF – Community Facilities Zone objectives

a) To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.

The development will deliver retirement villas and aged care accommodation to service the needs of Canberrans through providing high quality housing and care to older members of the community.

b) To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.

The proposed development includes works to restore elements of the Gold Creek Homestead and make this space available for community use to meet this objective.

c) To protect these social and community uses from competition from other uses.

The site has been sold by the Suburban Land Agency with a Delivery Deed in place that requires the preservation of part of the Gold Creek Homestead for community use. In addition, the site is intended for community development to address the need for aged care accommodation in this part of Canberra.

d) To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.

The site is located in close proximity to Casey Group Centre where a range of services are available, and includes bus services adjoining the site on Gungahlin Drive. The site enjoys access to existing pedestrian networks and public open space in its vicinity.

e) To encourage adaptable and affordable housing for persons in need of residential support or care.

The proposed development comprises adaptable housing for retirement living, and a residential aged care facility.

f) To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.

The proposed development has been designed to achieve amenity for surrounding residents through the siting, scale and configuration of buildings and access ways through the development. The proposed use is appropriate to its context adjoining existing low density residential areas.

g) Promote active living and active travel

The site is located in proximity to public open space corridors, cycle networks and pedestrian paths that will promote active living. Pedestrian and cyclist infrastructure proposed for the site as well as on-site facilities and amenities will promote active living and travel for residents and visitors to the site.

h) Provide safe pedestrian and cycling access to community facilities to promote active living.

The proposed development has been designed to incorporate safe pedestrian and cycling access that achieve accessibility standards based on the needs of its occupants. Infrastructure and amenities such as bicycle parking areas will promote active living.

Community Facility Zone Development Code

Provided below is a response to key planning controls under the Code.

R2

Development for retirement village complies with all of the following:

a) the site has not been identified in a suburb precinct code as being prohibited for retirement village

b) Subdivision of a lease developed for retirement village, including subdivision under the Unit Titles Act 2001, is not permitted

c) all dwellings comply with Class 'C' of Australian Standard AS4299 – Adaptable Housing.

a) The site is not identified as being prohibited for retirement village use.

b) The draft Crown lease for the site permits a range of uses including retirement village. The proposed retirement village is not intended for separate subdivision or unit titling as the development will be held and operated by the proponent. The proponent is seeking to subdivide the aged care facility and retirement village developments as part of the development application, and will progress a lease variation for this purpose.

c) The proposed retirement villas which are classed as dwellings comply with Australian Standard AS4299.

R7

The maximum building height is:

a) for that part of the building within 30m of a residential block – the greater of the following:

- i) 2 storeys
- ii) the maximum number of storeys permitted on that residential block

b) in all other cases – the lesser of the following:

- i) 4 storeys
- ii) 15m height of building.

For this rule:

Residential block means a block that has at least one of the following characteristics –

- a) zoned residential
- b) affected by a lease which authorises residential use but does not include any land intended to remain as unleased Territory land or public open space.

The proposed development includes single storey villas which meet the requirements of the rule. The proposed residential aged care facility has a total height of three (3) storeys, and the building is located more than 30 metres from a residential block; therefore the building height complies with the rule.

R8

Minimum setback of buildings to boundaries of blocks in a residential zone is 6m.

The proposed development is set back more than 6 metres from adjoining residential zones.

C12

Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and between buildings and public spaces.

The proposed development integrates with the existing Gold Creek Homestead buildings, which are proposed to be restored and adapted for reuse as part of the development, and provides physical linkages and connections between buildings and public spaces.

C14A

Access to and within the site achieves all of the following:

- a) pedestrian and cyclist entrances and driveways are clearly visible from the front boundary
- b) reasonable pedestrian and cycle access is provided through the site to increase permeability
- c) pedestrian and cycle access paths to community facilities feed into and provide enhanced connections to appropriate offroad path networks and on-road cycle routes
- d) cyclist entry complies with the Bicycle Parking General Code.

New and upgraded pedestrian and cyclist infrastructure has been designed to achieve visibility from the site's boundaries, with the network proposed to extend through the site to provide permeability.

A cross block pedestrian connection between Maray Place and Gungahlin Drive is proposed as part of the development, as required under the Suburban Land Agency Delivery Deed for the site.

The proposed pedestrian and cyclist infrastructure will improve connectivity between the site and adjoining areas to meet the requirements of the Bicycle Parking General Code.

Multi Unit Housing Development Code

Because the retirement villas are a residential use, the building design and amenity provisions of the Multi Unit Housing Development Code (MUHDC) are to be addressed as part of a development application.

Key provisions to address include solar access, private open space, privacy and adaptable housing.

The proposed development addresses these provisions as follows:

R54

This rule applies to multi-unit housing comprising 10 or more dwellings. The minimum number of dwellings designed to meet Australian Standard AS4299 – Adaptable Housing (Class C) is shown in table A8.

All of the proposed villas meet Australian Standard AS4299 for adaptable housing as is required for retirement village use.

R57

This rule applies to all multi unit housing on blocks with the exception of blocks subject to R57A. This rule does not apply to apartments. The floor or internal wall of a daytime living area of a dwelling is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).

The proposed villas each achieve a minimum of 3 hours of direct sunlight between 9am and 3pm on the winter solstice, as demonstrated on shadow diagrams prepared for the development.

R59

This rule applies to dwellings on the same block. A person with an eye height of 1.5m standing at any point on the extremity of an unscreened element of one dwelling shall not have a direct line of sight into the primary window of any other dwelling. The direct line of sight is a minimum distance of 12m.

The proposed villas achieve privacy as no primary windows facing between dwellings, and each villa is separated by more than 12 metres to adjoining villas.

R61

Each dwelling has at least one area of principal private open space that complies with all of the following:

- a) located on the site
- b) has minimum area and dimensions specified in table A9
- c) is screened from adjoining public streets and public open space
- d) is directly accessible from, and adjacent to, a habitable room other than a bedroom
- e) is not located to the south, south-east or south-west of the dwelling, unless it achieves one or more of the following –
 - i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June)
 - ii) located at an upper floor level and overlooks a public street or public open space.

As the proposed villas are located on Community Facility zoned land, there is no minimum area specified for dwellings under the MUHDC.

Each villa is provided with a principal private open space directly accessible from living areas to the east or west of the dwelling with a minimum area of 16m². The private open space areas is able to receive sunlight throughout the day and includes planting areas. This is considered to provide reasonable amenity to residents, in addition to their opportunities to access communal areas of the development.