

PROCEDURE FOR CHANGING LEASE PURPOSE

Any proposed use which does not conform with existing lease purpose clauses will be subject to change of lease purpose procedures.

The established procedure for changing a lease purpose requires that an application be made to the Supreme Court of the Australian Capital Territory under the provisions of Section 11A of the City Area Leases Ordinance 1936 as amended. Such applications are required to be publicly notified in the local newspaper and the Government Gazette and served upon the Minister for Territories and Local Government. Public objections should be lodged within 21 days of notification in the Gazette.

Those who wish either to make an application for change of lease purpose or lodge an objection to an application should seek legal advice.

Lessees are strongly advised to consult the Commission about their development proposals before lodging applications with the Court.

BRADDON SECTION 21 Blocks 1-12

Draft Policy Plan Draft Development Plan

The NCDC has a statutory responsibility to determine land use and the location of activities on specific sites. The Commission also establishes policies which arise from the Commission's practice of its functions under the *National Capital Development Commission Act 1957* and which constitute the principles which govern the construction and development of the City of Canberra. Policies where appropriate are incorporated into Policy Plans for specific areas.

The Department of Territories and Local Government incorporates the Commission's town planning policies in the form of 'purpose clauses' in each property lease that it issues.

At present there is evidence of a lack of suitable accommodation in Canberra to meet the demand for small-scale commercial uses associated with commercial centres.

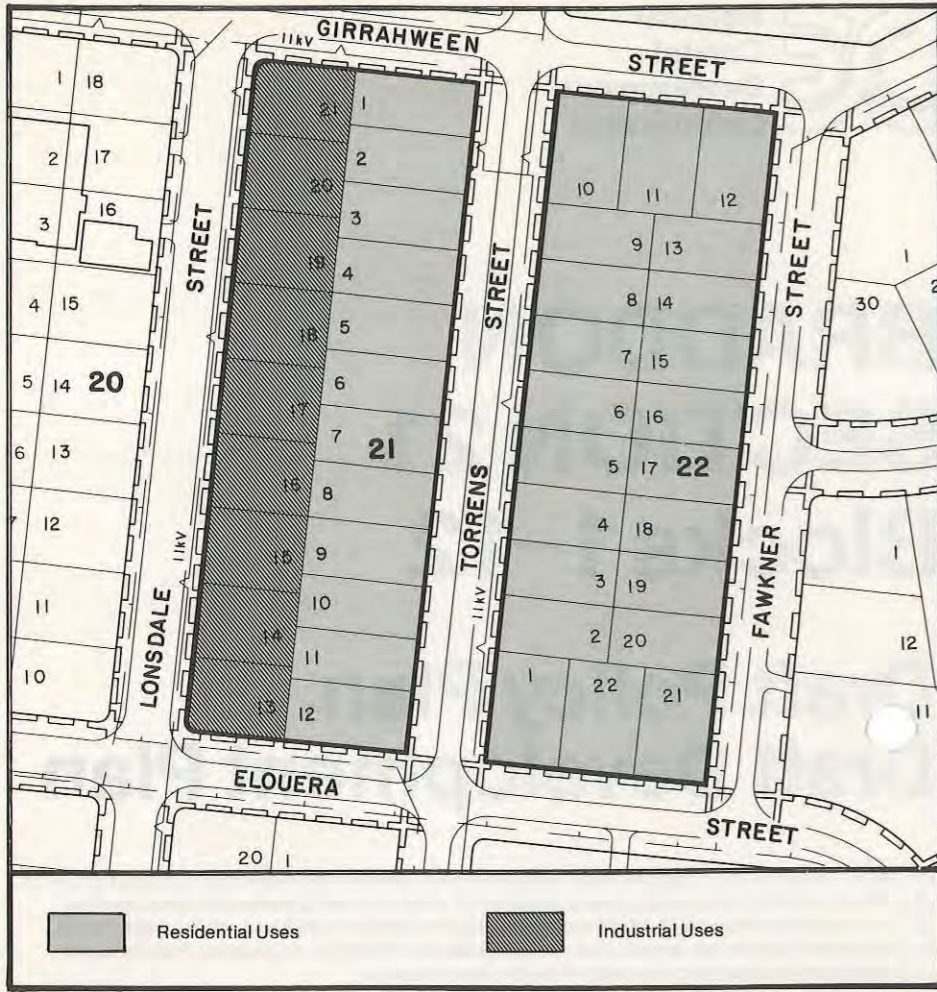
In examining the need to meet the demand for small-scale commercial premises, the Commission proposed in the Draft Civic Centre Policy and Development Plan of February 1982 that the houses fronting the southern end of Torrens Street — Blocks 1 to 11 Section 29 Braddon — be permitted to be developed for small-scale office uses.

In commenting on the Draft Civic Centre Plan a number of organisations and lessees recommended that the area available for small-scale office uses be extended. Particular reference was made to blocks 1-12 of Section 21 Braddon which were proposed for residential redevelopment in the Draft Civic Centre Plan. The fact that these blocks backed onto industrial leases as do the houses in Section 29 Braddon, was given as a strong reason for permitting them also to be developed for small-scale office premises.

The Commission is also aware of a demand for the redevelopment of standard houses to provide town houses or flats particularly in inner Canberra.

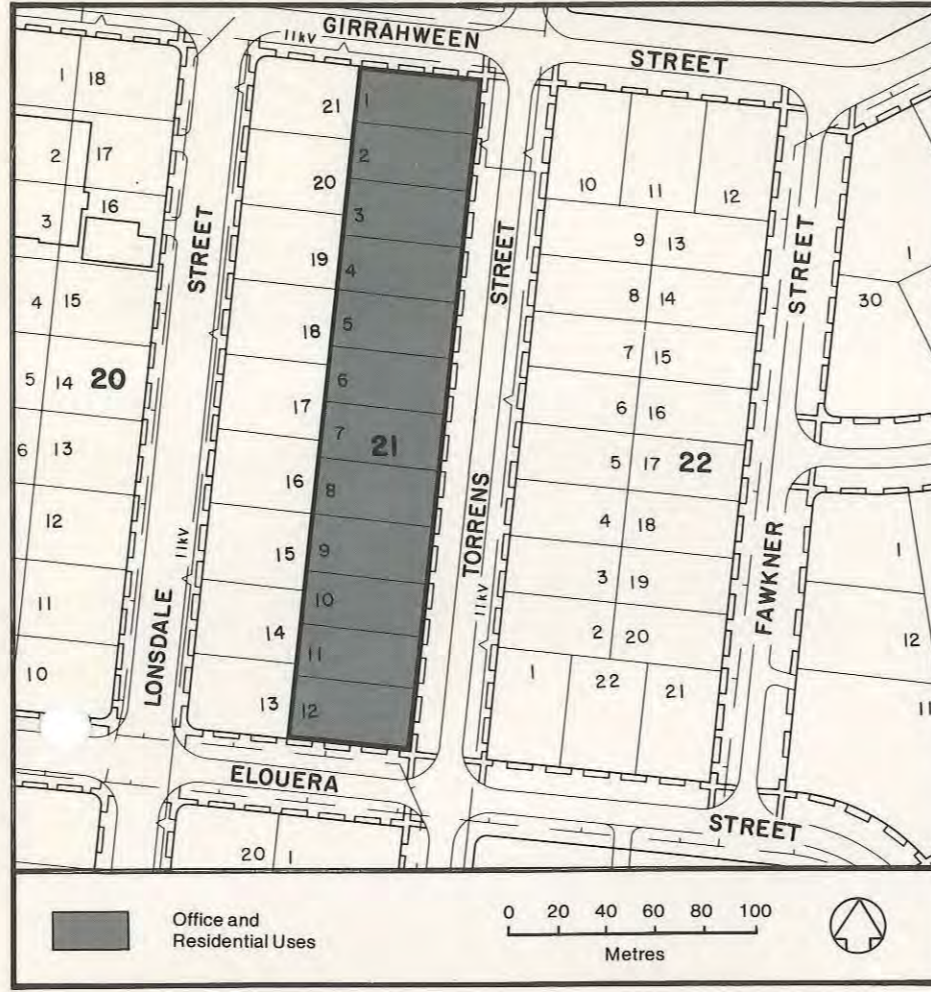
As Blocks 1-12 of Section 21 Braddon are located close to Civic Centre and to the Braddon commercial area it is considered an appropriate location for the development of small-scale offices and/or residential flats or medium density dwellings.

The Draft Policy and Development Plan proposals outlined overleaf are designed to permit change of use and redevelopment to occur in a manner which retains the existing visual quality of Torrens Street and which safeguards the amenity of existing residents in Torrens Street. Written comments on these proposals are invited and should be sent to the NCDC at 220 Northbourne Ave, Braddon by 23rd December 1983.



EXISTING LAND USE

Construction in Braddon commenced in 1922 and with one exception the twelve residences in Section 21 remain largely in their original form.
 Block frontages in Section 21 Blocks 1-12 vary from 22-25m with depths of 50m.
 Blocks 13-21 in Section 21 are industrial leases. They include service stations, motor trades and a small number of retail and office uses.
 Of the twenty-two residences in Section 22, four have undergone major additions and seven have had minor additions.



DRAFT POLICY PLAN

LAND USE

Purposes for which a proposal for development or change of use will be supported	Plot Ratio
<ul style="list-style-type: none"> Office/Professional Suite Medium-density Dwelling/Flat Dwelling House 	0.5:1 maximum*

* Subject to provision of parking in the ratio given below.

TOWNSCAPE

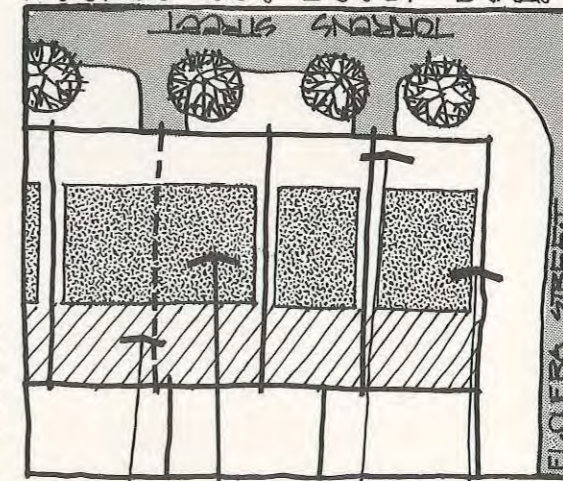
The overall design objective is to retain the existing quality of the streetscape of Torrens Street which is characterised by the mature Pin Oaks in the landscaped areas of the verge and the front gardens of the existing houses. None of the Oak trees in the Commonwealth road verge shall be removed or damaged.
 Buildings shall be a maximum of two storeys in height above ground level, constructed of materials compatible in appearance with existing houses and have pitched and tiled roofs.
 Continuous building facades shall not occupy more than two blocks.
 Buildings shall be set back from the front street property boundary in accordance with the established building line of the street.
 Two storey buildings shall be set back a minimum of 3 metres from side block boundaries.
 Single storey buildings will be considered abutting side block boundaries where the residential amenity of adjoining blocks is not adversely affected.

TRANSPORTATION

The main objective is to have all car parking generated by a change of use and/or redevelopment, accommodated within each block. Parking spaces shall be provided at the rear of the blocks, and screened from public view, in the ratio of 1 space per 33m² of gross floor area in the case of office development and in the ratio of two spaces per unit in the case of residential development.

DEFINITION: Gross Floor Area is the sum of all floors within all buildings on the block(s) as measured from their external surfaces.

DRAFT DEVELOPMENT PLAN



Within the front landscape zone consideration will be given to the erection of courtyard walls providing they are designed as an integral part of the building of the same or compatible materials.
 Garbage storage installations shall be located at the rear of buildings and concealed from public view.
 Mechanical equipment including air conditioning equipment, heat pumps etc. shall be designed & located in a manner which will not cause nuisance to adjacent lessors.
 Existing trees within block boundaries shall be retained where practicable particularly where they form screens along side block boundaries.
 Upper floor windows will not be permitted adjacent to side block boundaries where they would overlook residential gardens or courtyards.

Single storey building will be considered within the car parking zone provided the car parking standards given in the Draft Policy Plan can be met.
 Minor amendments to the building/ parking zones will be considered in the case of Blocks 1 and 12 to enable buildings on them to have frontages to Girraheen and Elouera Streets. Approval of development proposals based on such amendments will be conditional on:
 1. Adequate screening of parking areas from street frontages.
 2. Restrictions on the siting & design of upper floor windows to prevent overlooking of any adjacent residential courtyards or gardens.

- Carparking Zone
- Building Zone 24m wide
- Landscape Zone 10m wide
- Landscape Zone 3m wide

Note: The proposals of this Development Plan are correct at the date of publishing and are subject to change without notice from that date.