

Narrabundah

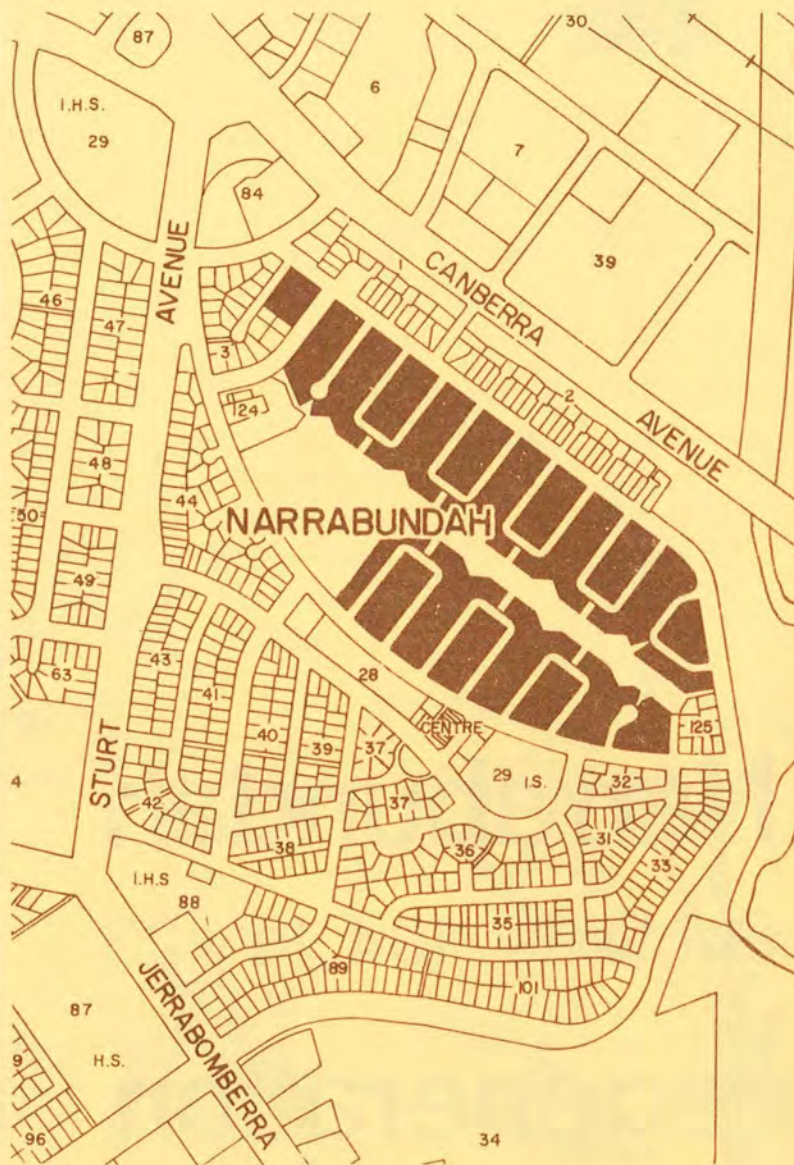
Sections 104 to 123

regeneration

Published by the National
Capital Development Commission
for residents' information and
for discussion purposes.

July 1979

LOCATION



Site Plan indicating the area where the National Capital Development Commission and the Department of the Capital Territory are proposing that physical regeneration be carried out over several years.

N.C.D.C. and D.C.T. invite tenants to consider the opportunities for improving the area and to join them in discussing how best this can be done.

Your contact at N.C.D.C. is Graham Scott-Bohanna - Phone 468427.

HISTORY

Between 1947 and 1950 the Commonwealth constructed 362 fibro cottages in the area to provide accommodation for tradesmen employed in the construction of Canberra. The cottages consist of four designs, 60 sq.m. in size for two bedrooms and 80 sq.m. for three bedrooms. Many still have laundries separated from the house. Unlike most other government houses, these cottages have never been offered for purchase to tenants.

An increasing turnover of tenants in recent years, together with the deterioration of many of the houses, has caused concern regarding the amenity of the area. There now appears to be a need to carry out some improvements.

This leaflet has been prepared to outline the way in which these improvements could progressively be carried out.

INTENTION

The intention is to progressively improve the area by encouraging a mixture of government and privately owned houses as is generally the case for other detached housing areas in Canberra.

HOW CAN THIS BE ACHIEVED ?

Each house will be inspected to determine its condition and discussions will be held with tenants. The following opportunities will be available.



The Department of the Capital Territory will retain some cottages for rental purposes and make minor improvements.



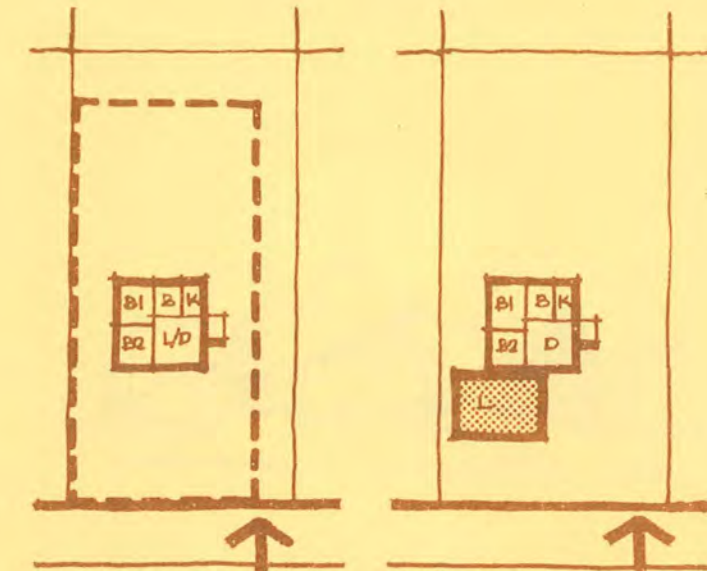
Cottages may be purchased by tenants who will then have the opportunity to make improvements themselves.



Cottages in poor condition may be demolished and the vacant blocks may be sold for rebuilding.

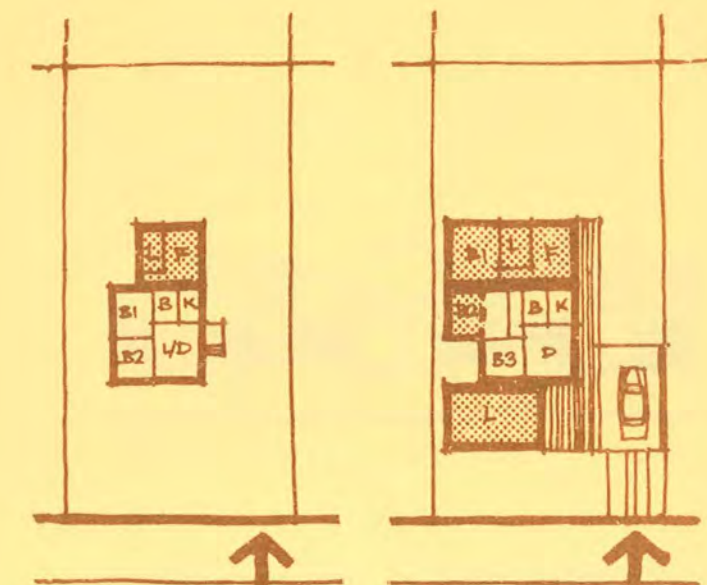
IMPROVEMENTS BY TENANTS PURCHASING BLOCKS

Additions to cottages should be in accordance with the N.C.D.C. Cottage Block Design and Siting Controls. Opportunities within these controls are as follows.



Existing 60 sq.m. cottage - extensions permitted within dotted line

Front living room addition



Rear family room addition

Major renovation addition

To achieve a harmonious result, additions should reflect the simple gable form of the cottages.

HOUSING OPPORTUNITIES FOR BUILDING ON VACANT BLOCKS WITH EXISTING BOUNDARIES

New dwellings on vacant blocks should be in accordance with the N.C.D.C. Cottage Block Design and Siting Controls.



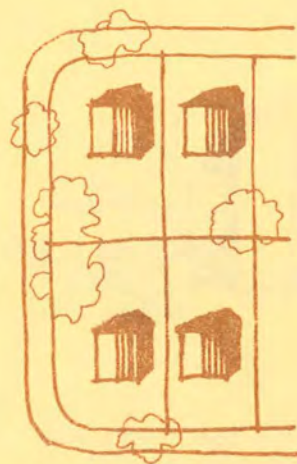
Individual development of cottage blocks allows for more architectural variety.



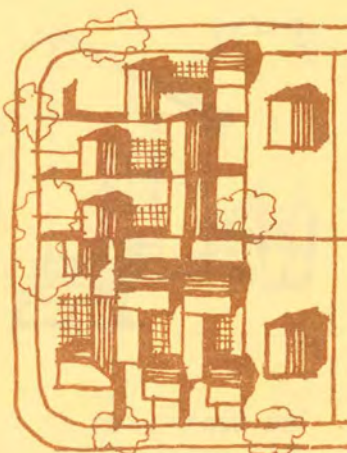
Group development of cottage blocks achieves a more consistent streetscape.

HOUSING OPPORTUNITIES INVOLVING BOUNDARY CHANGES

The Commission may in some cases permit resubdivision of small groups of blocks to allow other housing forms to meet the community's needs.

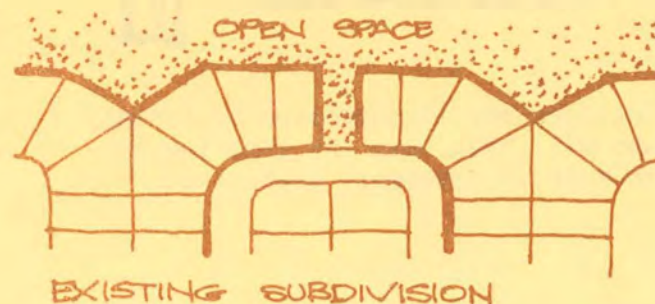


Existing subdivision



Small group resubdivision for town houses or aged person units

In other cases adjustments to the boundaries of subdivisions could provide better access to open space.

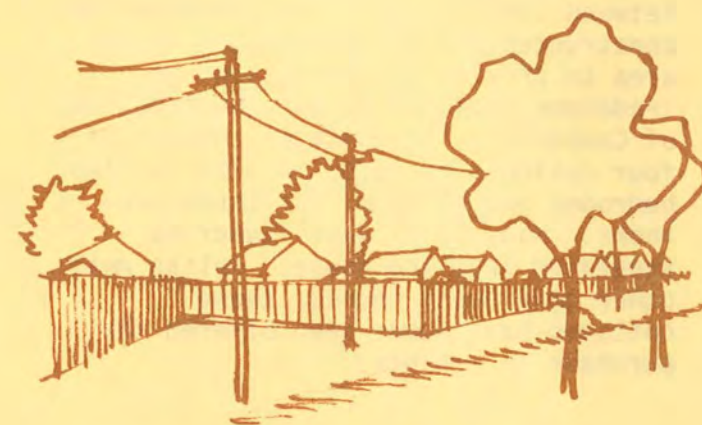


EXISTING SUBDIVISION



POSSIBLE RESUBDIVISION

OPPORTUNITIES FOR CHANGING THE RELATIONSHIP BETWEEN HOUSING AND OPEN SPACE



Existing development adjacent to open space showing continuous fencing and outbuilding.



Rebuilding or resubdivision provides the opportunity for orientating houses towards open space.