

# SUBMISSION 44.1

Joint Standing Committee on the  
National Capital and External Territories

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The Royal Australian  
Institute of Architects

RAIA SUPPLEMENTARY  
SUBMISSION TO THE  
INQUIRY INTO THE  
FUTURE ROLE OF THE  
NATIONAL CAPITAL  
AUTHORITY

Supplementary Submission  
to the Parliament of  
Australia Joint Standing  
Committee on the National  
Capital and External  
Territories

May 2008

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**SUBMISSION BY**

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**PURPOSE**

- This submission is made by the Royal Australian Institute of Architects (RAIA) to the Parliament of Australia Joint Standing Committee on the National Capital and External Territories
- This submission has been prepared with the assistance of the RAIA ACT Chapter
- At the time of this submission the National Executive of the RAIA is:

Alec Tzannes (National President)  
Howard Tanner (President Elect)  
Carey Lyon (Immediate Past President)  
Andrew Vorassi (Honourary Treasurer)  
Rod Mollett (Honourary Secretary)

The Chief Executive Officer is David Parken.

**ABOUT THE RAIA**

***Who is making this submission?***

- The Royal Australian Institute of Architects (RAIA) is an independent voluntary subscription-based member organization with over 9,000 members. Members are bound by a Code of Conduct and Disciplinary Procedures.
- The RAIA, incorporated in 1929, is one of the 96 member associations of the International Union of Architects (UIA) and is represented on the International Practice Commission.

***Where does the RAIA rank as a professional association?***

- At approximately over 9,000 members, the RAIA represents the largest group of non-engineer design professionals in Australia.



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# RAIA SUPPLEMENTARY SUBMISSION TO THE INQUIRY INTO THE FUTURE ROLE OF THE NATIONAL CAPITAL AUTHORITY

## **Contents**

<u>Section 01 Response to the NCA Submission</u> .....	5
<u>Section 02 Planning Controls for Sustainable Development</u> .....	6
<u>Section 03 The Form of the Integrated Plan</u> .....	7
<u>Appendix A</u> .....	9

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## **SECTION 01 RESPONSE TO THE NCA SUBMISSION**

At the time of our presentation some members of the committee did not appear to appreciate where the RAIA position diverges from that of the NCA. In the event this remains unclear we confirm that the RAIA

- Does not support the reduction of designated areas as proposed by the NCA,
- Regards increased direction of resources to strategic planning of Canberra and the ACT by the Commonwealth as critical and additional funding for this task and the subsequent infrastructure funding as essential,
- Believes that, not only should the NCA be engaged in coordinating procurement of Commonwealth Government projects within the Designated Areas, but that they should have a role in reviewing all major land use , land disposal and leasing proposals undertaken by all Commonwealth departments to ensure they support the strategic planning requirements for the city,
- Believes the ACT Government should be represented at a senior level on the NCA Board, and
- Does not support the transfer of Works Approvals currently undertaken by NCA to ACTPLA.

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## **SECTION 02 PLANNING CONTROLS FOR SUSTAINABLE DEVELOPMENT**

In response to the Committee request for information of successful controls for sustainable development we provide the following:

The NSW Government State Environmental Planning Policy 65 which aims to improve design quality of residential flat buildings of three or more storeys, and containing four or more self contained dwellings. The Policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

SEPP 65 aims to improve the design quality of residential flat development in NSW, aiming to:

- ensure that it contributes to the sustainable development of NSW,
- achieve better built form and aesthetics of buildings and of the streetscapes and public spaces they define,
- better satisfy the increasing demand, changing social and demographic profile of the community and the needs of the widest range of people from childhood to old age, including those with disabilities,
- maximise amenity, safety and security for the benefit of occupants and the wider community,
- minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.

Refer <http://www.planning.nsw.gov.au/programservices/dqp.asp> for more details

Development of rating tools for urban development are being developed in Australia by the CSIRO and are in early testing phase. They include a 3D tool to help visualise the impact of various competing elements in urban planning.

We also advise that the US Green Building Council have developed a LEED Certification for Neighbourhood Development which is in its pilot Stage.

Refer to <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148> for more details.

We have attached the USGBC LEED Neighbourhood Development Project Checklist at Appendix A.

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## **SECTION 03 THE FORM OF THE INTEGRATED PLAN**

The Committee asked what form a unified planning document as proposed by NCA , ACTPLA and others including ourselves might take. While we are not privy to any detailed discussion between the authorities we would suggest that an appropriate structure could be simply described as follows;

Introduction

Governance

National Significance of Canberra and the Territory

General Metropolitan Plan

Principles and Policies ( e.g. Urban Form, Transport, Employment, Infrastructure, Heritage, Public Transport, Sustainability etc.)

Strategic Directions

Maps

National Land and Designated Area Precincts (E.g. Central National Area, NCOSS, Avenues etc)

Territory Structure Plans

Territory Land Precincts

Landuse Zones

Urban Development Code

General Codes

Definitions

**The elements would potentially break down as follows;**

National Capital Plan Element

Territory Plan Elements

Shared Elements

**The advantages of this approach would be that it;**

- Could be presented on both web sites as single document with links to each other and other referral agency sites as required

- 
- Builds on the existing structure of both plans
  - Ensures there is one set of a strategic planning policies clearly underpinning planning and development assessment by both Governments
  - Ensures a single map defines the boundaries of areas and there is no possibility of minor inconsistencies
  - Establishes a common structure and form that makes the cascading legislative requirements for consistency manifest
  - Ensures Strategic Directions, General Codes and Definitions reflect strategic planning objectives, are agreed, consistent and can be applied by both authorities



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## APPENDIX A

### US Green Building Council LEED for Neighborhood Development Pilot

#### Project Checklist

#### Smart Location & Linkage 30 Possible Points

- Prereq 1 **Smart Location** Required
- Prereq 2 **Proximity to Water and Wastewater Infrastructure** Required
- Prereq 3 **Imperiled Species and Ecological Communities** Required
- Prereq 4 **Wetland and Water Body Conservation** Required
- Prereq 5 **Agricultural Land Conservation** Required
- Prereq 6 **Floodplain Avoidance** Required
- Credit 1 **Brownfield Redevelopment** 2
- Credit 2 **High Priority Brownfields Redevelopment** 1
- Credit 3 **Preferred Locations** 2-10
- Credit 4 **Reduced Automobile Dependence** 1-8
- Credit 5 **Bicycle Network** 1
- Credit 6 **Housing and Jobs Proximity** 3
- Credit 7 **School Proximity** 1
- Credit 8 **Steep Slope Protection** 1
- Credit 9 **Site Design for Habitat or Wetlands Conservation** 1
- Credit 10 **Restoration of Habitat or Wetlands** 1
- Credit 11 **Conservation Management of Habitat or Wetlands** 1

#### Neighborhood Pattern & Design 39 Possible Points

- Prereq 1 **Open Community** Required
- Prereq 2 **Compact Development** Required
- Credit 1 **Compact Development** 1-7
- Credit 2 **Diversity of Uses** 1-4
- Credit 3 **Diversity of Housing Types** 1-3
- Credit 4 **Affordable Rental Housing** 1-2
- Credit 5 **Affordable For-Sale Housing** 1-2
- Credit 6 **Reduced Parking Footprint** 2
- Credit 7 **Walkable Streets** 4-8
- Credit 8 **Street Network** 1-2
- Credit 9 **Transit Facilities** 1
- Credit 10 **Transportation Demand Management** 2
- Credit 11 **Access to Surrounding Vicinity** 1
- Credit 12 **Access to Public Spaces** 1
- Credit 13 **Access to Active Public Spaces** 1
- Credit 14 **Universal Accessibility** 1
- Credit 15 **Community Outreach and Involvement** 1
- Credit 16 **Local Food Production** 1

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## Green Construction & Technology 31 Possible Points

Prereq 1 **Construction Activity Pollution Prevention** Required

Credit 1 **Certified Green Buildings** 1-3

Credit 2 **Energy Efficiency in Buildings** 1-3

Credit 3 **Reduced Water Use** 1-3

Credit 4 **Building Reuse and Adaptive Reuse** 1-2

Credit 5 **Reuse of Historic Buildings** 1

Pilot Version: LEED for Neighborhood Development Rating System

Updated June 2007

Credit 6 **Minimize Site Disturbance through Site Design** 1

Credit 7 **Minimize Site Disturbance during Construction** 1

Credit 8 **Contaminant Reduction in Brownfields Remediation** 1

Credit 9 **Stormwater Management** 1-5

Credit 10 **Heat Island Reduction** 1

Credit 11 **Solar Orientation** 1

Credit 12 **On-Site Energy Generation** 1

Credit 13 **On-Site Renewable Energy Sources** 1

Credit 14 **District Heating and Cooling** 1

Credit 15 **Infrastructure Energy Efficiency** 1

Credit 16 **Wastewater Management** 1

Credit 17 **Recycled Content in Infrastructure** 1

Credit 18 **Construction Waste Management** 1

Credit 19 **Comprehensive Waste Management** 1

Credit 20 **Light Pollution Reduction** 1

## Innovation & Design Process 6 Possible Points

Credit 1 **Innovation in Design** 1-5

Credit 2 **LEED Accredited Professional** 1

## Project Totals 106 Possible Points

### Certification Levels:

Certified 40-49 points

Silver 50-59 points

Gold 60-79 points

Platinum 80-106 points

Pilot Version: LEED for Neighborhood Development Rating System

Updated June 2007