

# Griffith/Narrabundah Community Association Inc.

## MEDIA RELEASE

### GOVERNMENT HAS OPPORTUNITY TO SIMPLIFY PLANNING RULES AND MAINTAIN GREEN OPEN SPACES

The government's intention to achieve 30% tree canopy cover and 30% permeable surfaces in urban areas by 2045 is unlikely to be achieved unless Draft Variation 369 is amended.

Draft Variation to the *Territory Plan No 369 - Living Infrastructure in Residential Zones* is currently open for comment. It proposes changes to standards for soft landscaping areas in all residential areas.

This Draft Variation provides the opportunity to simplify the current legislation and achieve good outcomes for all residential areas. But there needs to be changes to the current draft if the 30% goals are to be achieved.

1. The present draft is far too complicated. It comprises a raft of Rules that are not mandatory, lots of subjective criteria which take precedence over most of the Rules and involves the **Private Open Space** category, which has no relevance to permeable areas or tree canopies.
2. There should be mandatory rules specifying the percentage of **planting area** for each residential block, depending on its planning zone. It is good to have simple rules that are mandatory.
3. **Site coverage** by buildings of each residential block should be a mandatory maximum percentage, depending on planning zone. The current plot ratio rule is not working, and its purpose is opaque. Buildings can comply with this rule and the whole block can be covered by concrete without any planting areas.
4. The rules for **Setbacks, Building Heights, Number of Storeys and Solar Access** must all be quantifiable and mandatory.

These changes should be straightforward to make.

Calculations should be made on a regular basis to ascertain whether the goals of 30 % planting area in all residential blocks and 30% percent canopy cover are being met. These calculations are needed to measure the effectiveness of the planning changes.

Certificates of occupancy should be provided only if the required percentage of planting area is achieved and at each sale of the property this parameter must remain compliant.

#### ***For Further Information Contact:***

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