



ACT
Government

Part D

District Policies

D4 – Inner South
District Policy

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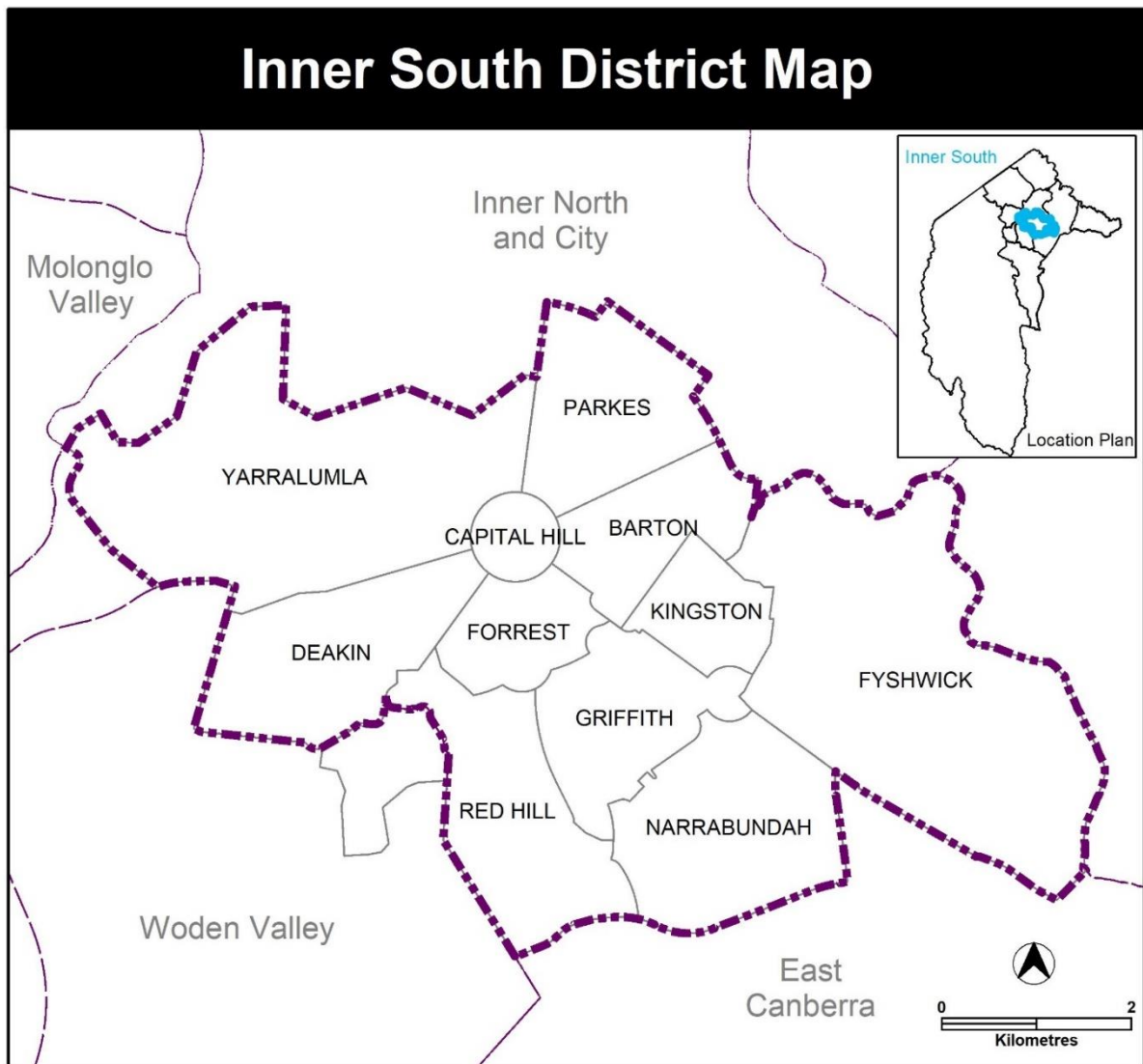
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1. District Map

This policy applies to land within the area identified as the Inner South District in the map below.

Maps detailing specific assessment outcomes and requirements are included at the end of this policy.



2. Land Use Table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|----------|------|---|---|---------------------------|
| Barton | CFZ | Nil | retirement village, supportive housing | Block 1 Section 29 |
| Barton | RZ4 | restaurant, take away food shop | Nil | Block 6 section 17 |
| Barton | CZ5 | club, drink establishment, tourist resort | Nil | Sections 27, 41, 42, 43 |
| Barton | CZ6 | business agency, office | Nil | Block 2 Section 23 |
| Deakin | CFZ | Nil | retirement village, supportive housing | PD1 Figure 1 |
| Deakin | CZ2 | defence installation, scientific research establishment | indoor entertainment facility, tourist facility, tourist resort | AD2, PD2 Figure 1 |
| Deakin | CZ2 | defence installation, scientific research establishment | commercial accommodation use, guest house, hotel, motel, club, indoor entertainment facility, residential use, tourist facility, tourist resort | AD2, PD3 Figure 1 |
| Deakin | CZ2 | defence installation, scientific research establishment | club indoor entertainment facility, tourist facility, tourist resort | AD2, PD4 Figure 1 |
| Deakin | CZ2 | Nil | all uses except health facility | PD5 Figure 1 |
| Deakin | CZ5 | Nil | financial establishment, indoor recreation facility, office | PD6 Figure 1 |
| Deakin | CZ5 | Nil | bulky goods retailing, all shops except art, craft and sculpture dealer, supermarket | PD7 Figure 1 |
| Forrest | CZ5 | Nil | bulky goods retailing, business agency, financial establishment indoor | PD1 Figure 2 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|----------|------|---|--|---------------------------|
| | | | recreation facility, public agency, restaurant, shop, takeaway food shop, supermarket | |
| Forrest | CZ5 | Nil | hotel, motel | PD2 Figure 2 |
| Forrest | CZ2 | funeral parlour, light industry, service station, veterinary hospital | Nil | AD1 Figure 2 |
| Forrest | CZ5 | club, scientific research establishment | Nil | AD2 Figure 2 |
| Forrest | RZ1 | multi-unit housing | Nil | Block 5 Section 44 |
| Fyshwick | IZ2 | produce market | bulk landscape supplies, bulky goods retailing, business agency, club, financial establishment, funeral parlour, general industry, industrial trades, liquid fuel depot, distribution reservoir, major electrical sub-station, major electricity storage facility, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, public agency, recycling facility, scientific research establishment, service station, storage facility, vehicle sales, veterinary hospital, waste transfer facility | AD1, PD1 Figure 3 |
| Fyshwick | IZ2 | office, service station | bulk landscape supplies, bulky goods retailing, business agency, club, financial establishment, funeral parlour, general industry, industrial trades, liquid fuel depot, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban | AD2, PD1 Figure 3 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|----------|------|--|---|---------------------------|
| | | | lake, pond and/or retardation basin, water storage dam, public agency, recycling facility, scientific research establishment, service station, storage facility, vehicle sales, veterinary hospital, waste transfer facility | |
| Fyshwick | CZ2 | scientific research establishment | drink establishment, indoor entertainment facility, tourist facility, tourist resort | AD3, PD2 Figure 3 |
| Fyshwick | NUZ4 | treatment plant | Nil | AD4 Figure 3 |
| Fyshwick | NUZ4 | educational establishment | Nil | AD5 Figure 3 |
| Fyshwick | IZ2 | office, produce market | bulk landscape supplies, bulky goods retailing, business agency, club, financial establishment, funeral parlour, general industry, industrial trades, liquid fuel depot, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, public agency, recycling facility, scientific research establishment, service station, storage facility, vehicle sales, veterinary hospital, waste transfer facility | AD6, PD1 Figure 3 |
| Fyshwick | CZ3 | agriculture, defence installation, scientific research establishment | early childhood education and care, hospital, residential use | AD7, PD3 Figure 3 |
| Fyshwick | CZ3 | agriculture, defence installation, scientific research establishment | residential use | AD7, PD4 Figure 3 |
| Fyshwick | CZ3 | agriculture, defence installation, scientific research establishment | Nil | AD7 Figure 3 |
| Griffith | CZ1 | industrial trades, municipal depot, storage | Nil | Figure 4 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|----------|------|---|--|---------------------------|
| | | facility | | |
| Griffith | CZ2 | funeral parlour, light industry, veterinary hospital | bulky goods retailing, club drink establishment, indoor entertainment facility, indoor recreation facility, restaurant, shop (except art, craft and sculpture dealer and personal service), supermarket, takeaway food shop, tourist facility, tourist resort | Figure 4 |
| Griffith | CZ2 | scientific research establishment | drink establishment, indoor entertainment facility, tourist facility, tourist resort | Figure 4 |
| Griffith | CZ2 | service station | Nil | Figure 4 |
| Griffith | IZ2 | produce market | bulk landscape supplies, bulky goods retailing, club, funeral parlour, general industry, industrial trades, liquid fuel depot, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, business agency, public agency, financial establishment, office, recycling facility scientific research establishment, service station, storage facility vehicle sales veterinary hospital, waste transfer facility | Figure 4 |
| Griffith | CFZ | Nil | retirement village, supportive housing | Part Block 34 Section 78 |
| Kingston | CZ1 | industrial trades, municipal depot, storage facility | Nil | AD1 Figure 5 |
| Kingston | CZ2 | funeral parlour, light industry, service station, veterinary hospital | Nil | AD2 Figure 5 |
| Kingston | CZ2 | service station | drink establishment, | AD3, PD3 Figure 5 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|----------|------|--|--|---------------------------|
| Kingston | CZ5 | craft workshop, light industry, major electrical substation, major gross pollutant trap, major service conduits, major pump station, power generation station, major electricity storage facility, place of assembly, scientific research establishment, service station, tourist facility | indoor entertainment facility, tourist facility, tourist resort hotel, place of worship, religious associated use | AD4, PD4 Figure 5 |
| Kingston | CZ5 | aquatic recreation facility (except on blocks adjacent to Jerrabomberra Creek), club, craft workshop, drink establishment, indoor entertainment facility, light industry, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, place of assembly, scientific research establishment, tourist facility, tourist resort | place of worship, religious associated use | AD5, PD5 Figure 5 |
| Kingston | CZ5 | aquatic recreation facility (except on blocks adjacent to Jerrabomberra Creek), club, craft workshop, drink establishment, indoor entertainment facility, light industry, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major | place of worship, religious associated use | AD6, PD5 Figure 5 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|----------|------|--|---|---------------------------|
| | | pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam,, municipal depot, place of assembly, scientific research establishment, tourist facility (excluding service station), tourist resort | | |
| Kingston | CZ5 | craft workshop, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, place of assembly, scientific research establishment, service station, tourist facility, (excluding service station) | hotel | AD7, PD6 Figure 5 |
| Kingston | CZ5 | craft workshop, drink establishment, indoor entertainment facility, light industry, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, place of assembly, scientific research establishment, tourist facility (excluding service station) | boarding house, motel, place of worship, religious associated use | AD8, PD7 Figure 5 |
| Kingston | PRZ1 | car park, distribution reservoir, major electrical storage facility, major | aquatic recreation facility (not permitted adjacent to Jerrabomberra Creek) | AD9, PD8 Figure 5 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|----------|------|--|---|---------------------------|
| | | electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, (only permitted where required for the essential operation of the electricity supply network, the augmentation of the local water and sewerage system or the management of the stormwater system), pedestrian plaza | | |
| Kingston | PRZ1 | car park, early childhood education and care, emergency services facility, indoor recreation facility, distribution reservoir, major electrical storage facility, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, power generation station, treatment plant, urban lake, pond and/or retardation basin, water storage dam, (only permitted where required for the essential operation of the electricity supply network, the augmentation of the local water and sewerage system or the management of the stormwater system), pedestrian plaza, tourist facility (excluding service station) | Nil | AD10 Figure 5 |
| Kingston | CZ2 | Nil | club, drink establishment, indoor entertainment facility, indoor recreation | PD1 Figure 5 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|-------------|------|--|--|--|
| | | | facility, restaurant, takeaway food shop, shop (except art, craft and sculpture dealer and personal services), supermarket, tourist facility, tourist resort | |
| Kingston | CZ2 | Nil | club, drink establishment, indoor entertainment facility | PD2 Figure 5 |
| Narrabundah | CFZ | Nil | retirement village, supportive housing | Block 6 Section 124 Block 7 Section 29 Block 1 Section 87 Block 24 Section 94 |
| Narrabundah | CZ6 | residential use | Nil | AD1 Figure 6 |
| Narrabundah | CZ6 | business agency, office | Nil | AD2 Figure 6 |
| Narrabundah | CZ6 | residential use | Nil | AD3 Figure 6 |
| Narrabundah | RZ1 | place of worship, religious associated use | Nil | AD4, Figure 6 |
| Narrabundah | CZ6 | veterinary hospital | Nil | Block 3 Section 34 |
| Red Hill | RZ5 | business agency, office | Nil | AD1, Figure 7 |
| Red Hill | CFZ | Nil | retirement village, supportive housing | PD1, Figure 7 |
| Red Hill | PRZ2 | Nil | hotel, motel | PD2, Figure 7 |
| Red Hill | PRZ2 | retirement village | Nil | AD2, Figure 7 |
| Yarralumla | CFZ | Nil | retirement village, supportive housing | Block 12 Section 82 Block 2 Section 53 |
| Yarralumla | CZ6 | business agency, office, residential use | Nil | Blocks 1, 7, 20 Section 102 |

3. Policy Outcomes

Development proposals in the Inner South District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Inner South District are derived from the Inner South District Strategy that sets the vision and directions for the district.

The desired policy outcomes to be achieved for Inner South District include:

1. Strengthen the liveable blue-green network connections around Lake Burley Griffin, Captain Cook Crescent, Flinders Way, Telopea Park, Yarralumla Creek and Molonglo River to develop appropriate green space buffers and other measures such as water sensitive urban design to limit the impact of future development.
2. Protect wetlands and waterways with appropriate ecological buffers and catchment-scale adoption of water sensitive urban design, particularly at East Lake and Dairy Road, to maintain critical values within Jerrabomberra Wetlands and the Molonglo River corridor and limit the impact of future development.

The desired policy outcomes to be achieved for Inner South District include:

3. Protect and maintain ecological and cultural values within Red Hill Nature Reserve and along Lake Burley Griffin foreshore and enhance ecological connectivity between Stirling Park and Yarralumla Equestrian Park.
 4. Retain, protect and support the capacity for industrial and urban services uses in the ACT's premier enterprise precinct of Fyshwick and avoid conflicting uses.
 5. Support expansion of west Deakin as an employment hub, building on existing health specialisation and proximity to future light rail.
 6. Plan for and deliver light rail from the City Centre to Woden.
 7. Investigate the opportunity for a multimodal hub around Canberra Railway Station.
 8. Retain function and accessibility of important freight routes in and around Fyshwick and through the district.
 9. Deliver new community infrastructure to meet district demand for facilities.
 10. Deliver a mix of housing types, social housing and connectivity to transport including light rail in urban renewal precincts, while integrating and protecting environmental, built and cultural heritage values.
 11. Build on East Lake as a sustainable neighbourhoods exemplar.
-

4. Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the Inner South District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

Specific assessment outcomes

The assessment outcomes for proposed development in specific locations are listed below. Localities that are not listed do not have any area specific assessment outcomes to consider.

| Locality | Assessment outcome | Reference |
|-----------------|--|-----------------------------|
| Deakin | 1. In Section 8, front boundary setbacks respect the established building lines of surrounding properties. | Section 8 |
| Forrest | 2. In Sections 20, 21, 22, 27 and 28, front boundary setbacks respect the established building lines of surrounding properties. | Sections 20, 21, 22, 27, 28 |
| Fyshwick | 3. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting. | |
| Griffith | 4. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting. | |
| Kingston | 5. Appropriate green space buffers and other measures are developed to limit impact of future development at East Lake on the Jerrabomberra Wetlands. 6. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting. | |

5. Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Inner South District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in the Inner South District must meet the following requirements. Localities that are not listed do not have assessment requirements.

| Locality | Assessment requirement | Reference |
|---------------------------------|---|-------------------------|
| Barton | 1. Where development includes restaurant and/or takeaway food shop, the total gross floor area is 332m ² and the development is located mid-block facing Brisbane Avenue on the ground floor. | Sections 27, 41, 42, 43 |
| Deakin | 2. In Section 8, maximum height of buildings above natural ground level is 11.5m 3. In the areas identified in Figure 8: a) Restaurant, business agency, shop is only permitted at the ground floor level in area 'a' and 'b'. b) The maximum gross floor area for development in area 'c' is 500m ² . 4. On Block 19 Section 12 setbacks provide for landscaping consistent with a landmark building. | Section 8 Figure 8 |
| Deakin - Office precinct | 5. In the areas identified in Figure 9, the maximum gross floor area is: a) Area 'a' - drink establishment, restaurant and shops are limited to a scale that is appropriate to providing convenient services for the local workforce. b) Area 'b' - 200m ² per shop for supermarket or shop selling food. 6. In Area 'c' identified in Figure 9, an application to vary the lease to increase the permissible gross floor area for office use on unit | Figure 9 |

| Locality | Assessment requirement | Reference |
|---|---|---|
| | <p>22 shall not be approved unless the lessee has entered into a binding agreement with the Territory to provide a swimming pool which is a minimum of 25m in length and all associated amenities for access and use by members of the public on reasonable commercial terms and otherwise to a standard acceptable to the Territory Planning Authority.</p> <p>7. The maximum number of storeys is:</p> <ol style="list-style-type: none"> Section 68 – 3 Blocks 2 and 28 Section 35 – 4 On all other blocks 2. <p>8. In Area ‘a’ identified in Figure 8, an environmental assessment report for the development is endorsed by the Environment Protection Authority.</p> | |
| Forrest | <p>9. In Sections 20, 21, 22, 27, 28, the maximum height of building is 11.5m.</p> <p>10. On Block 5 Section 44 multi-unit housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following:</p> <ol style="list-style-type: none"> does not exceed 3 dwellings. Subdivision under the <i>Unit Titles Act 2001</i> is permitted. A maximum of 3 dwellings can be unit titled. <p>11. In areas identified in Figure 10:</p> <ol style="list-style-type: none"> Area ‘a’: <ol style="list-style-type: none"> restaurant and shop are ancillary to other permitted uses buildings are no higher than the established tree canopy along main avenues with primarily landscaped frontages Building setbacks provide for landscaping maintaining the character of Canberra Avenue. Area ‘b’: <ol style="list-style-type: none"> maximum number of storeys is 2 for office and 3 for residential development office development limited in scale and supports strategies for locating office employment within existing centres and established out of centres areas in CZ2. Area ‘c’ - The maximum height of buildings does not exceed the existing building height. | <p>Sections 20, 21, 22, 27, 28</p> <p>Figure 10</p> |
| Forrest/Griffith - Manuka Group Centre | <p>12. Development of public carparking areas in Manuka Group Centre retains or improves the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.</p> <p>13. Buildings incorporate uses on the ground floor that generate activity in the public space for sites with frontage to main pedestrian areas and routes in CZ2.</p> <p>14. Buildings achieve direct access from main pedestrian areas and avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</p> <p>15. In area ‘b’ identified in Figure 11:</p> <ol style="list-style-type: none"> maximum plot ratio is 40%. Caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing is permitted at ground floor | <p>Figure 11</p> |

| Locality | Assessment requirement | Reference |
|---|--|-----------------------------------|
| | <p>level where development complies with Australian Standard AS4299 – Adaptable housing (Class C) and the relevant technical specification, and development is adaptable for commercial use along the frontage to Bougainville Street.</p> | |
| Fyshwick | <p>16. Maximum gross floor area of shop for display and sale of alcohol beverages:</p> <ul style="list-style-type: none"> a) Fyshwick section 30 block 18 - 1200 m² b) All other locations - 200 m². <p>17. In the IZ2 zone - the maximum gross floor area per shop is:</p> <ul style="list-style-type: none"> a) Selling food or a supermarket (except produce market) - 200m² b) All other shops (except bulky goods retailing) - 3000m². <p>18. On Blocks 15 and 16 Section 6 shop and/or restaurant are permitted where it is ancillary to other uses.</p> <p>19. In the Fyshwick agricultural area, development is consistent with an intensive agricultural landscape character.</p> | |
| Fyshwick - Dairy Road mixed use area | <p>20. The maximum gross floor area is:</p> <ul style="list-style-type: none"> a) supermarket or a shop selling food - 300m² b) office on any tenancy is 2000m² c) total business agency, public agency, financial establishment, office across the CZ3 area - 40,000m². <p>21. In areas identified in Figure 11, the maximum number of storeys is:</p> <ul style="list-style-type: none"> a) Area 'A' – 4 b) Area 'B' – 8. <p>22. Educational establishment is only permitted where it is for technical and vocational training.</p> <p>23. Stadium or arena is not permitted (Stadium or arena fall under the definition of outdoor recreation facility).</p> <p>24. Agriculture is only permitted where it is for horticulture and apiaries.</p> <p>25. Gas pipeline impact area (Figure 13): Development complies with a Safety Management Study plan specific to the development application, prepared by an experienced SMS facilitator who has been approved by a senior officer within the licensed gas utility provider and endorsed by the ACT Government's Technical Regulator.</p> <p>Notes - The plan will detail an assessment against the safety management study process and location classifications in accordance with Australian Standard AS2885.1 Pipelines – gas and liquid petroleum.</p> <p>A senior officer within the licensed gas utility provider needs to be a principal engineer, a senior pipeline engineer or the gas network manager.</p> <p>26. Development within 50 metres of the site boundary adjacent to the Jerrabomberra Wetlands includes a light spill assessment demonstrating that there will be no adverse impacts from lighting on the adjacent wetlands - to the satisfaction of the Conservator of Flora and Fauna.</p> <p>Note - The light spill assessment must be prepared by a suitably qualified professional</p> | <p>Figure 11</p> <p>Figure 13</p> |

| Locality | Assessment requirement | Reference |
|----------|--|-----------|
| | <p>27. A hydrological assessment is to be provided to demonstrate that there will be no adverse hydrological impacts on the Jerrabomberra Wetlands as a result of development on the site. The assessment must be prepared by a suitably qualified hydrological professional.</p> <p>28. Water Sensitive Urban Design (WSUD) measures shall be implemented in accordance with a WSUD assessment demonstrating that there are no adverse impacts on the Jerrabomberra Wetlands and endorsed by the Conservator of Flora and Fauna.</p> <p>29. Proposed development is in accordance with a landscape plan for the site demonstrating that the species used are appropriately chosen and managed to remove any risk of introduction of incompatible species to the Jerrabomberra Wetlands - to the satisfaction of the Conservator of Flora and Fauna.</p> <p>Note - The vegetation adjacent to the site boundary with the wetlands must be a combination of midlayer shrubs and advanced stock tree planting to provide visual screening of the site from the wetlands. The species are to be chosen to have minimal impact on the wetlands and to avoid any exotic species entering the reserve.</p> <p>30. Prior to any residential development being proposed for the site, an air quality assessment must be undertaken to demonstrate that the existing industrial uses both within and external to the site will not have adverse impacts on existing and proposed sensitive uses.</p> <p>The air quality assessment demonstrate that impacts from emissions sources both within the site and from the surrounding industrial uses is appropriately assessed in accordance with the Environment Protection Authority's applicable guidelines at the time and endorsed by the Environment Protection Authority.</p> <p>31. Noise and odour – internal sources:</p> <p>a) Where subdivision (including unit titling) of parcels is proposed, noise and odour management plans are prepared by a suitably qualified person and endorsed by the Environment Protection Authority.</p> <p>b) The plans will demonstrate how the development addresses noise and odour emissions from within the site and how the impacts are mitigated for sensitive uses on and adjoining the site.</p> <p>32. The subdivision application address all the following to avoid adverse ecological impacts on the Jerrabomberra Wetlands:</p> <p>a) Stormwater run-off and water sensitive urban design measures</p> <p>b) Bushfire containment measures including but not limited to an edge road and asset protection zone</p> <p>c) Lighting to be designed to avoid light spill into the reserve</p> <p>d) Location of infrastructure including roads, footpaths, utilities, etc</p> <p>e) Public realm considerations including:</p> | |

| Locality | Assessment requirement | Reference |
|--------------------------------|---|---|
| | <ul style="list-style-type: none"> i) the location and provision of pedestrian access into the wetlands is to be suitable and capable of dealing with the expected increase in patronage as a result of the future residential population on the site ii) provision and location of suitable open space and recreational facilities on the site to ease pressure on the wetlands as a recreational destination iii) adequate infrastructure is provided to mitigate any potential significant adverse environmental impact on the wetlands from pedestrian / cycling traffic leaving the site. | |
| Griffith | <ul style="list-style-type: none"> 33. In Sections 14, 16, 17, 20, 21, 23, buildings are predominantly 3 storeys, with a maximum height of 4 storeys only where it is not the dominant feature of a street frontage. 34. In Sections 1, 2, 40, 41, 96, The number of storeys is compatible with adjacent development and are no higher than the established tree canopy along main avenues with primarily landscaped frontage. 35. In the industrial zone the maximum gross floor area of shop is 200m². 36. On Block 4 Section 18 restaurant including take-away shop are permitted. 37. On Block 6 Section 31 multi-unit housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following: <ul style="list-style-type: none"> a) Maximum of 4 dwellings b) Buildings appear as though it is one large house and basement parking is not directly visible from street frontages c) Ramp to basement car parking maintains the value of the streetscape and allows safe and efficient vehicle and pedestrian movement. | <p>Sections 14, 16, 17, 20, 21, 23</p> <p>Sections 1, 2, 40, 41, 96</p> |
| Kingston - Group Centre | <ul style="list-style-type: none"> 38. Any development of public carparking areas in Kingston group centre is to retain or improve the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development. 39. Buildings incorporate uses on the ground floor that generate activity in the public space for sites with frontage to main pedestrian areas and routes in CZ2. 40. The number of storeys is compatible with adjacent development, is appropriate to the scale and function of the use, minimises detrimental impacts, including overshadowing and excessive scale, and is no higher than the established tree canopy along main avenues with primarily landscaped frontage. 41. For development on Sections 20 and 21, and blocks in Section 22 addressing Jardine Street, the height of buildings is the lesser of 9m above datum ground level or 2 storeys, except for the following areas shown in Figure 14: <ul style="list-style-type: none"> a) hatched area—the lesser of 15m above datum ground level or 4 storeys b) area 'A'—the lesser of 21m above datum ground level or 6 storeys. 42. No vehicle access is permitted from Kennedy Street for | <p>Figure 14</p> |

| Locality | Assessment requirement | Reference |
|------------------------------------|--|------------------|
| | <p>development of 3 storeys or more in Section 20.</p> <p>43. No direct vehicular access is permitted from Kennedy Street, Giles Street, Jardine Street or Eyre Street for blocks in Section 21</p> <p>44. Redevelopment of blocks in Section 21:</p> <ol style="list-style-type: none"> a) provides opportunities for pedestrian connections between Highgate Lane and the street front boundary b) ensures adjoining blocks retain vehicle access from Highgate Lane. <p>45. Pedestrian connections provide reasonable public access, views into and out of adjoining commercial premises and clearly identifiable entrances. Distances are minimised between opposing entrances of pedestrian connections in Highgate Lane.</p> <p>46. The maximum gross floor area of shop on Section 22 is 300m².</p> <p>47. Ground floor tenancies provide fine grain development consistent with the existing character of shops in Green Square and Jardine Street. The appearance of longer facades is broken up through design features.</p> <p>48. Landscaping is consistent with the existing landscape treatment in Green Square.</p> <p>49. Development of one or more of the following uses on Section 22 Blocks 21 and 25–33 complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA):</p> <ol style="list-style-type: none"> a) club b) drink establishment c) emergency services facility d) hotel e) indoor entertainment facility f) indoor recreation facility g) motel h) outdoor recreation facility i) restaurant. <p><u>Note:</u> The noise management plan will detail the proposed design, siting and construction methods that will be used to ensure compliance with the Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use.</p> | |
| <p>Kingston - Foreshore</p> | <p>50. Shop development is a convenience service limited to the local workforce and residents and related to the sale of entertainment and leisure goods such as specialty items or arts, crafts and souvenirs.</p> <p>51. The maximum gross floor area of shop selling food is 250m².</p> <p>52. For areas indicated in Figure 15:</p> <ol style="list-style-type: none"> a) The maximum gross floor area of office in Areas 'b', 'c' and 'e' is: <ol style="list-style-type: none"> i) 500m² per tenancy. ii) 2000m² per lease. b) For area 'd' the maximum gross floor area of office per lease is 2000m². <p>53. Unless stated otherwise, the maximum building height is 4 storeys. A limited number of buildings may exceed 4 storeys</p> | <p>Figure 15</p> |

| Locality | Assessment requirement | Reference |
|----------|---|-----------|
| | <p>provided:</p> <ul style="list-style-type: none"> a) they achieve urban design objectives such as adding visual interest to the built form, appropriately framing major public spaces, marking important corners or transition points, or screening unsightly elements from the public domain. b) they do not significantly impact on the landscape of the area. c) their ground floor level is not greater than RL 560m. d) they do not detract or compromise views and vistas to the Power House. e) the footprint of the higher building elements is no greater than a 15m x 20m rectangle. <p>the overall maximum height of building does not exceed the lesser of RL578m or 20m.</p> <p>54. Building roof forms, materials and finishes achieve all the following:</p> <ul style="list-style-type: none"> a) Colour scheme is light in tone although some highlighting with darker colours may be acceptable where these do not present the dominant colour scheme when viewed from or across Lake Burley Griffin. b) High quality, durable and low maintenance materials are used on buildings and structures near the edge of Lake Burley Griffin. c) Avoid the use of highly reflective materials on buildings fronting the edge of Lake Burley Griffin. <p>55. Outdoor lighting in the area:</p> <ul style="list-style-type: none"> a) use full-cut off light fittings and up-lighting of buildings and structures are carefully designed to keep night-time overspill lighting to a minimum. b) does not compete in prominence with the lighting of the National Triangle. <p><u>Note:</u> The area should be lit predominantly with high pressure sodium light sources for streets and mercury vapour for pedestrian routes. Lake frontages external lighting should use metal halide sources. There should be no flashing or laser beam lighting on or around buildings fronting Lake Burley Griffin.</p> | Figure 16 |
| | <p>56. For each area A shown in Figure 16:</p> <ul style="list-style-type: none"> a) The maximum number of storeys is 6. b) The maximum height of building is the lesser of RL578 and 20m. c) The maximum floor area for the 5th and 6th storey is 300m². d) The maximum external horizontal dimension for any part of the building over 4 storeys is 20m. e) The minimum front boundary setback for that part of the building with more than 4 storeys is 2m. <p>57. For each area B shown in Figure 16:</p> <ul style="list-style-type: none"> a) The maximum number of storeys is 4. b) The maximum external horizontal depth is 18m (including enclosed building area and articulation elements but | Figure 16 |

| Locality | Assessment requirement | Reference |
|--|---|-----------------------------------|
| | <p>excluding awnings over footpaths and basements).</p> <p>58. A major electrical substation, major gross pollutant trap, major service conduits, major pump station, power generation station or major electricity storage facility is only permitted where it is essential to the operation of the electricity supply network, the augmentation of the local water and sewerage system or the management of the stormwater system.</p> <p>59. Provision is made for sufficient soil to allow planting and growth of healthy canopy trees in central courtyards (hatched areas identified as deep soil landscape zones in Figure 16).</p> <p>60. A subdivision development is consistent with the following:</p> <ul style="list-style-type: none"> a) A mix of uses is provided including arts and cultural, entertainment, community, residential, convenience retail, offices, street markets, professional suites, restaurants and cafes, education, hotel accommodation, tourist attractions and indoor markets and ensure that the uses are complementary to the role of the Kingston Group Centre but which are not principally related to the convenience shopping functions of the Centre. b) Provide major public spaces with a high level of environmental amenity. Ensure that the public spaces remain publicly accessible at all times and that they are designed to foster safety for the users. Create a variety of spaces which provide areas for large and small gatherings. Ensure that all members of the community are able to freely enjoy and use the site through the range of uses provided and their integration with the public domain. c) Planning for community facilities will be flexible to allow for changing community needs, and will facilitate multiple use of facilities. Maximise public safety and minimise risks through the configuration of uses, together with the urban design of buildings and spaces. Facilitate the development of local cultural industries at Kingston Foreshore through the broad interaction of heritage, sustainable ecosystem, leisure/recreational and creatively-based activities. d) In area 'e' in Figure 15, development will: <ul style="list-style-type: none"> i) Preserve and protect the heritage significant building and elements in a manner which encourages adaptive reuse. ii) Provide opportunities for activities and facilities to be integrated with the historic building and setting of the Power House. iii) Promote public access to, and experience and understanding of, the heritage significance of the place and respect significant views to and from the Power House. | <p>Figure 16</p> <p>Figure 15</p> |
| <p>Red Hill - Federal Golf Course</p> | <p>61. Development of a club is only for the purposes of a golf club.</p> <p>62. Development of a <i>retirement village</i> is focused primarily within the investigation area identified in Figure 17 and must comply with all of the following:</p> <ul style="list-style-type: none"> a) Retirement village is restricted to a maximum of 125 units b) Maximum number of storeys is 3. | <p>Figure 17</p> |

| Locality | Assessment requirement | Reference |
|----------|--|-----------|
| | <ul style="list-style-type: none"> c) <i>Subdivision</i> is only permitted to create one additional lease for a retirement village. No further subdivision is permitted, including subdivision under the <i>Unit Titles Act 2001</i>, of the: <ul style="list-style-type: none"> i) lease for the retirement village ii) lease containing the golf course. d) vehicular access to the retirement village is provided from Kitchener Street e) no public vehicular access is provided to the retirement village from Gowrie Drive through the golf course f) no public vehicular access is provided to the golf course, club house and associated facilities from the retirement village g) buildings and structures are setback a minimum of 50 metres from residential and PRZ1 zoned blocks as indicated on Figure 17 h) development of a retirement village does not diminish or inhibit the opportunity for an 18 hole golf course and associated facilities to operate on the balance of the site. | |
| | <p>63. An ecological assessment of the site is prepared for endorsement of the Conservator of Flora and Fauna and includes all of the following:</p> <ul style="list-style-type: none"> a) identification of the ecological values of the site b) assessment of the potential impacts of development on the ecological values of the site including an assessment of the impacts on Gang-gang Cockatoo, Superb Parrot, mature native trees, and wildlife connectivity and movement, light spill on bats, along with other identified values c) An avoidance plan that identifies critical ecological values that must be protected from development impacts and maintained into the future d) strategies to minimise the residual impacts of development on the ecological values of the site including: <ul style="list-style-type: none"> i) the location of the retirement village buildings, structures and associated infrastructure and facilities to minimise loss of ecological values on the site ii) preparation of a landscape plan to enhance and protect existing ecological values of the site including use of locally endemic native species iii) enhancement of the existing natural corridors and connections through the site that link the surrounding open space network to the Red Hill Nature Reserve iv) identification of any environmental offsets associated with development of the site. | |
| | <p>64. An environmental assessment report for the development is endorsed by the Environment Protection Authority.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p> | |
| | <p>65. An 'Unanticipated Discovery Protocol' is to be included in a Construction Environmental Management Plan (CEMP) and is to include provisions for the assessment and management of any unexpected heritage discoveries during construction is</p> | |

| Locality | Assessment requirement | Reference |
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| | <p>endorsed by the ACT Heritage Council.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with this rule</p> | |
| <p>Yarralumla - Brickworks</p> | <p>66. Total maximum gross floor area for all shops except where associated with or related to entertainment, accommodation and leisure uses – 500m².</p> <p>67. Total maximum gross floor area for all office is 1500m².</p> <p>68. Maximum number of storeys is:</p> <p>a) for residential uses – 3</p> <p>b) all other uses – 2.</p> | |

6. Figures – Assessable and Prohibited Development

Figure 1 Deakin

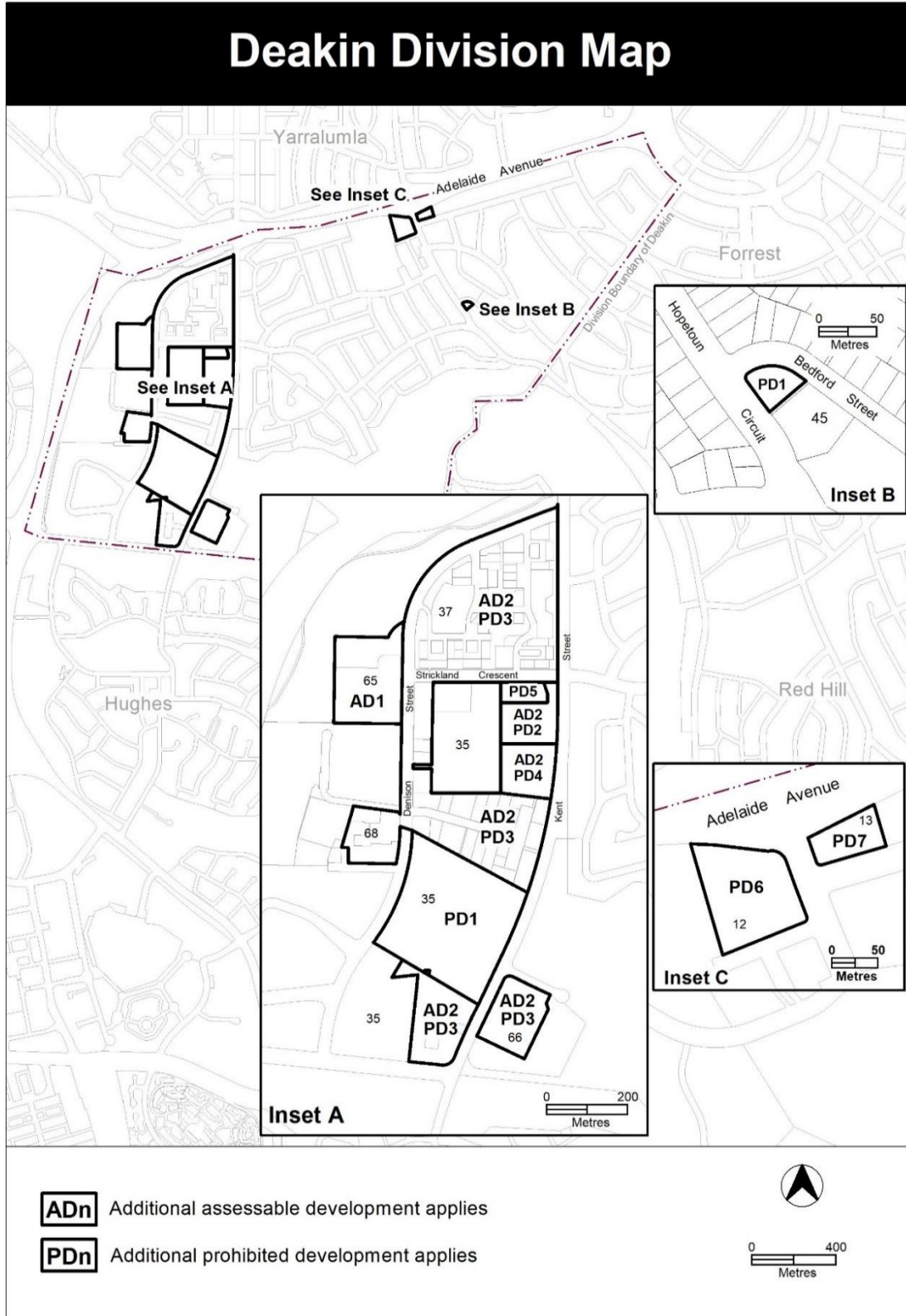


Figure 2 Forrest

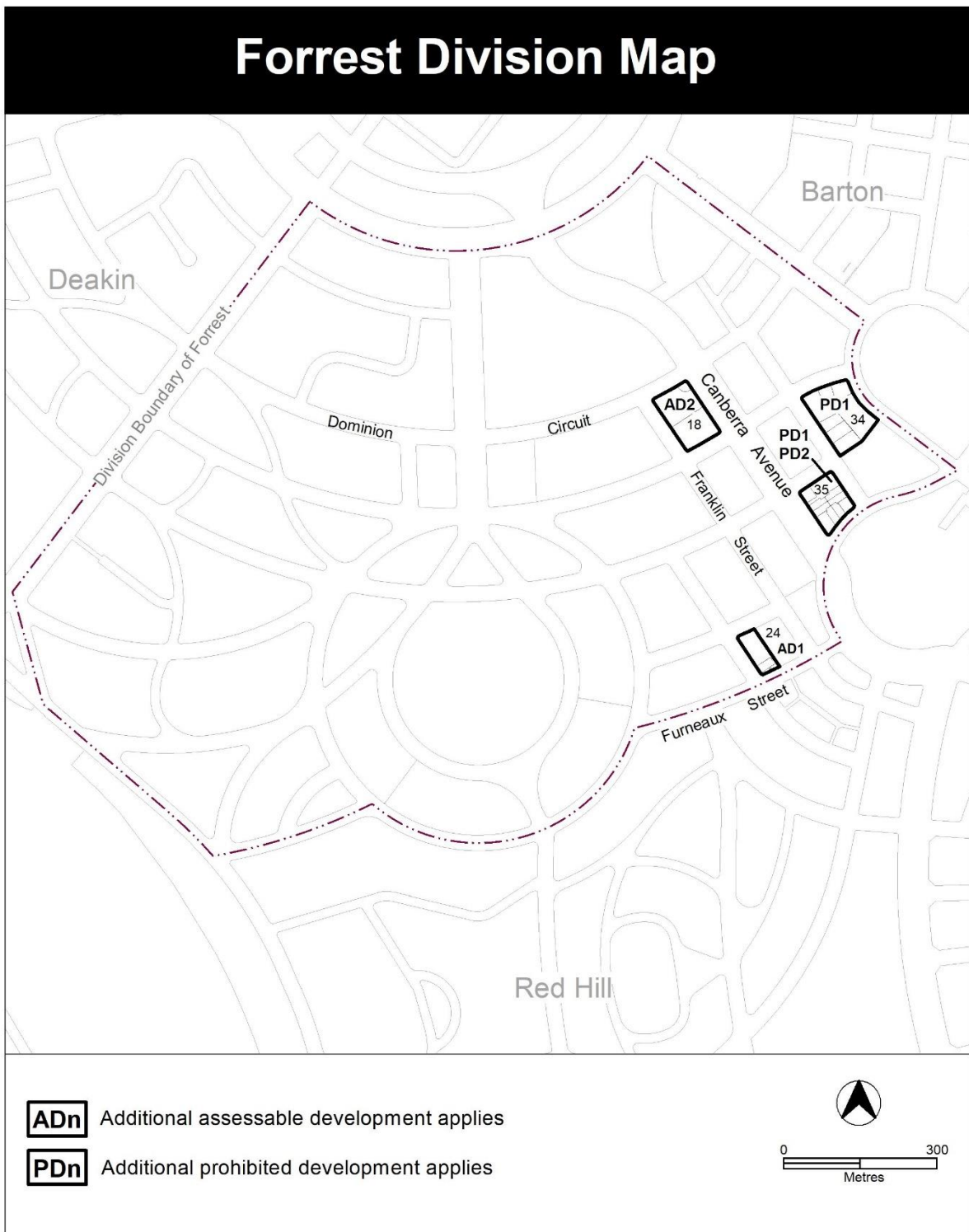


Figure 3 Fyshwick

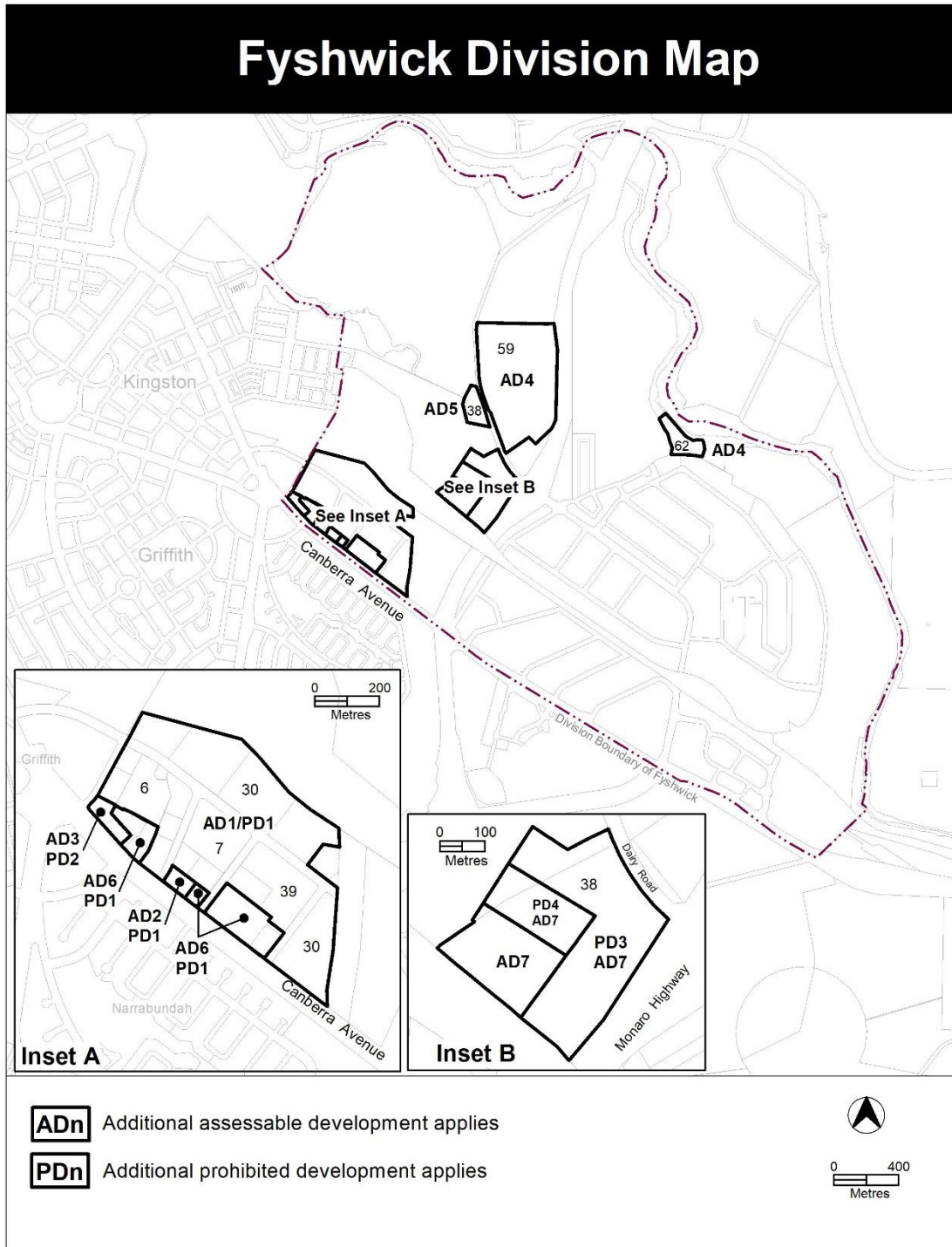


Figure 4 Griffith

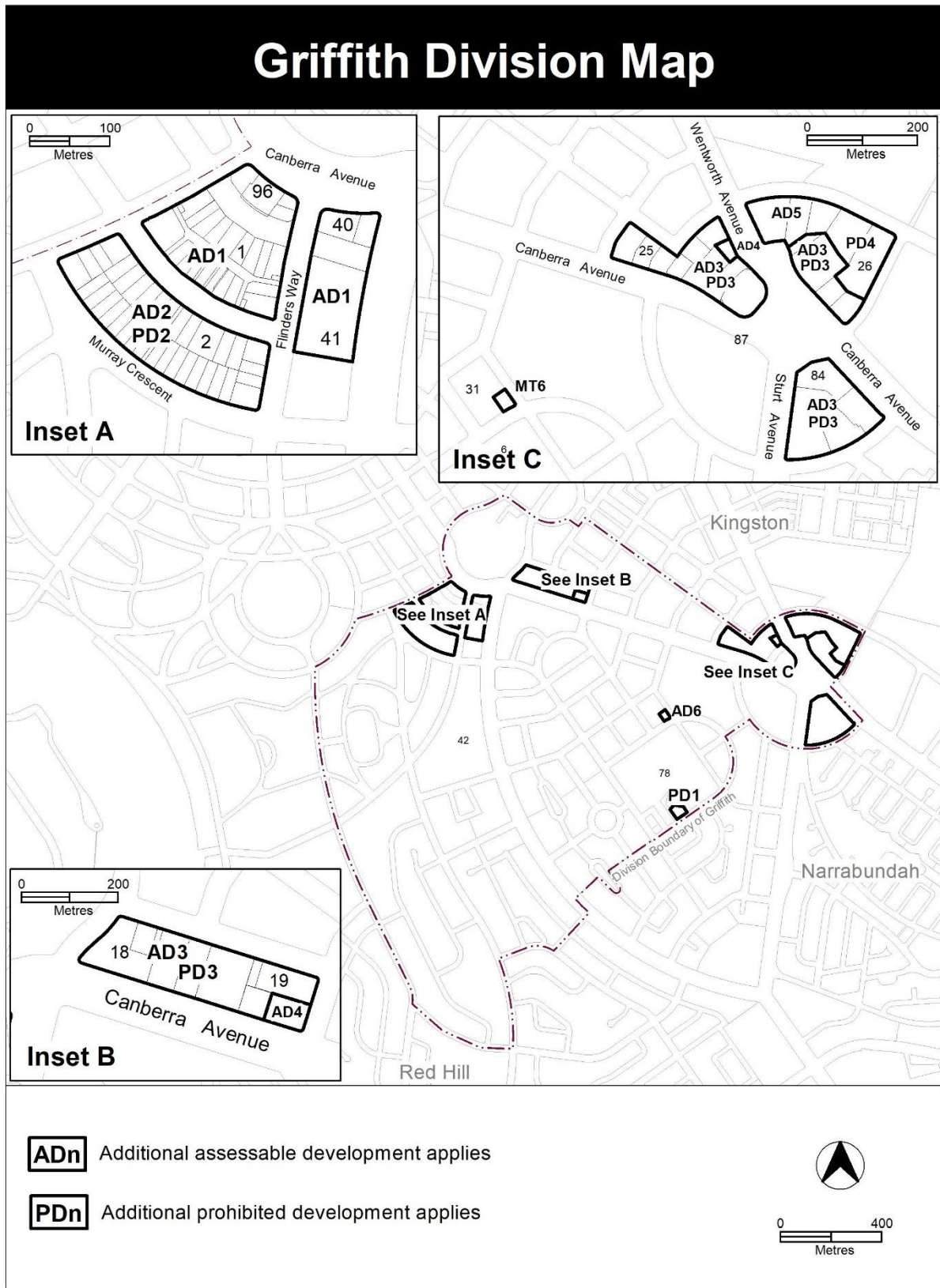


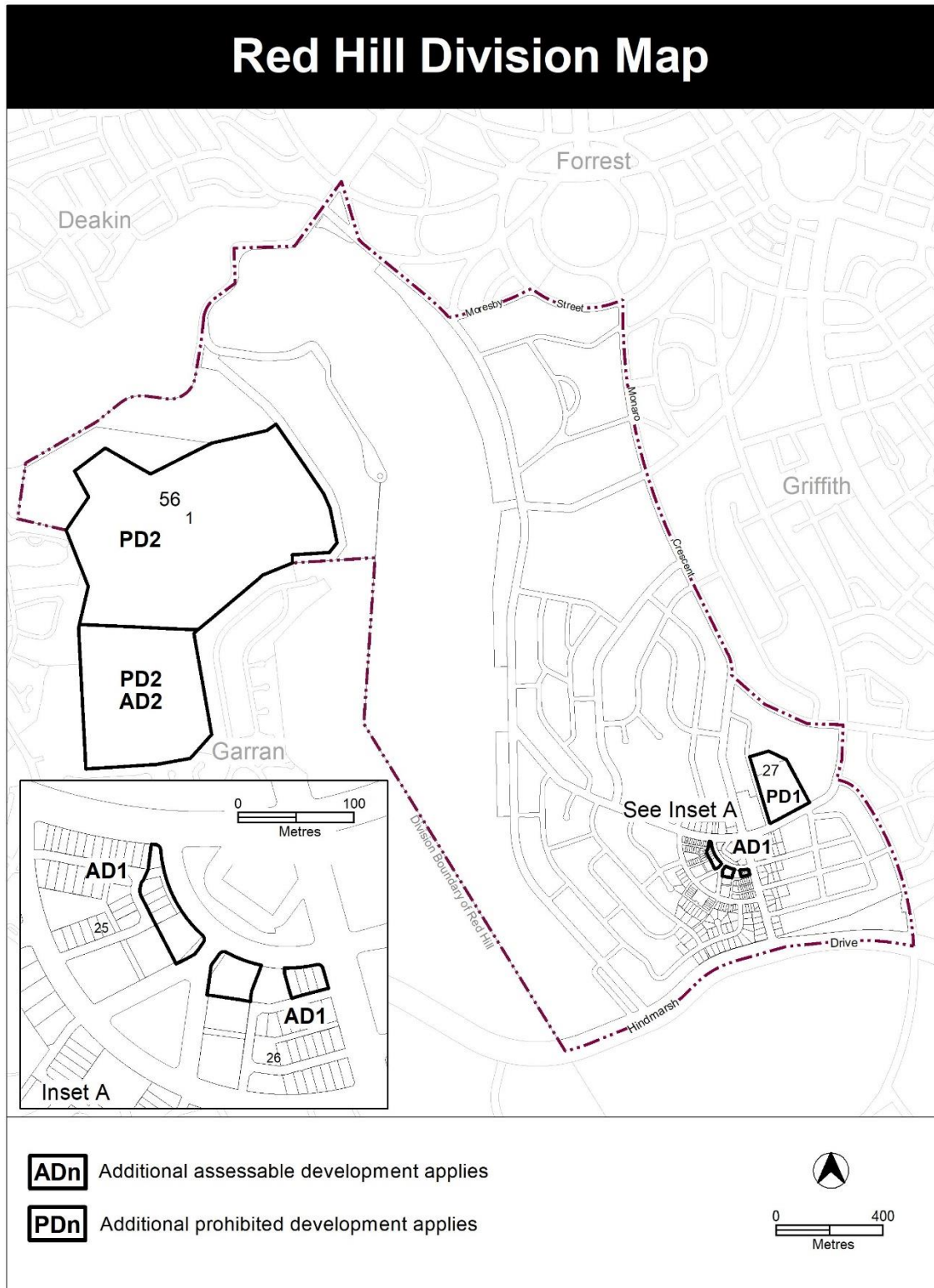
Figure 5 Kingston



Figure 6 Narrabundah



Figure 7 Red Hill



7. Figures – Development Requirements

Figure 8 Deakin – uses, gross floor area

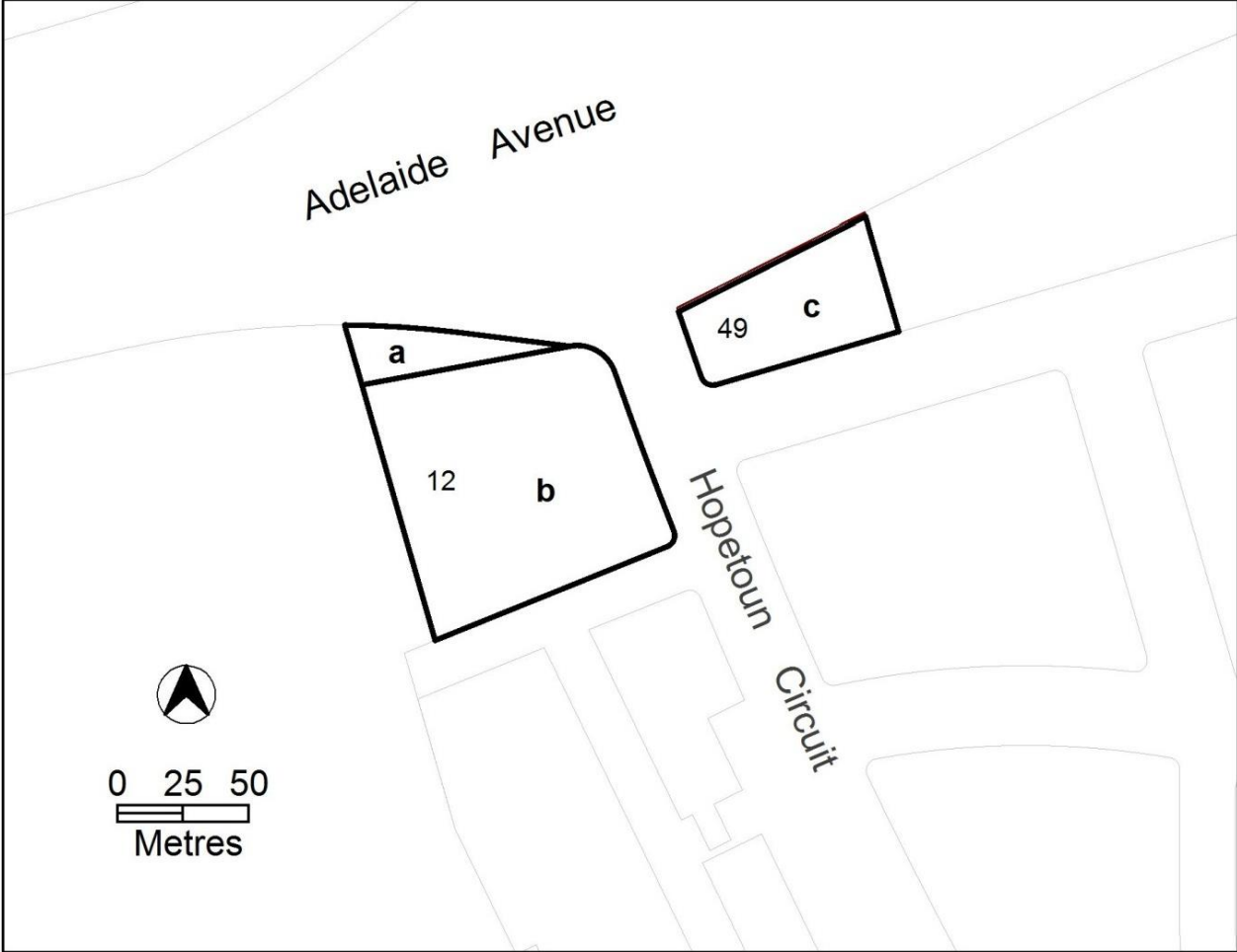


Figure 9 Deakin – office site – gross floor area

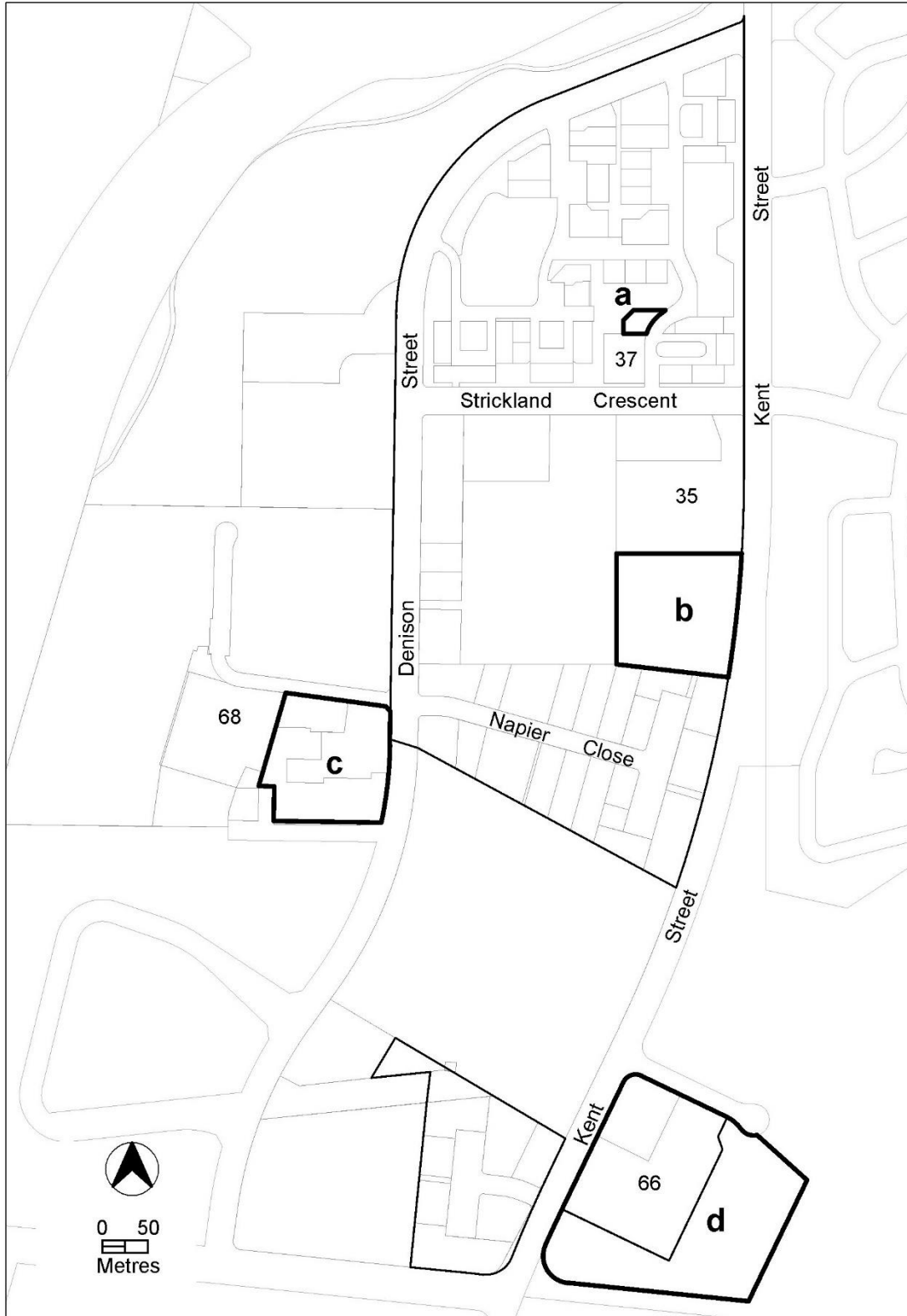


Figure 10 Forrest – uses, setbacks and building height

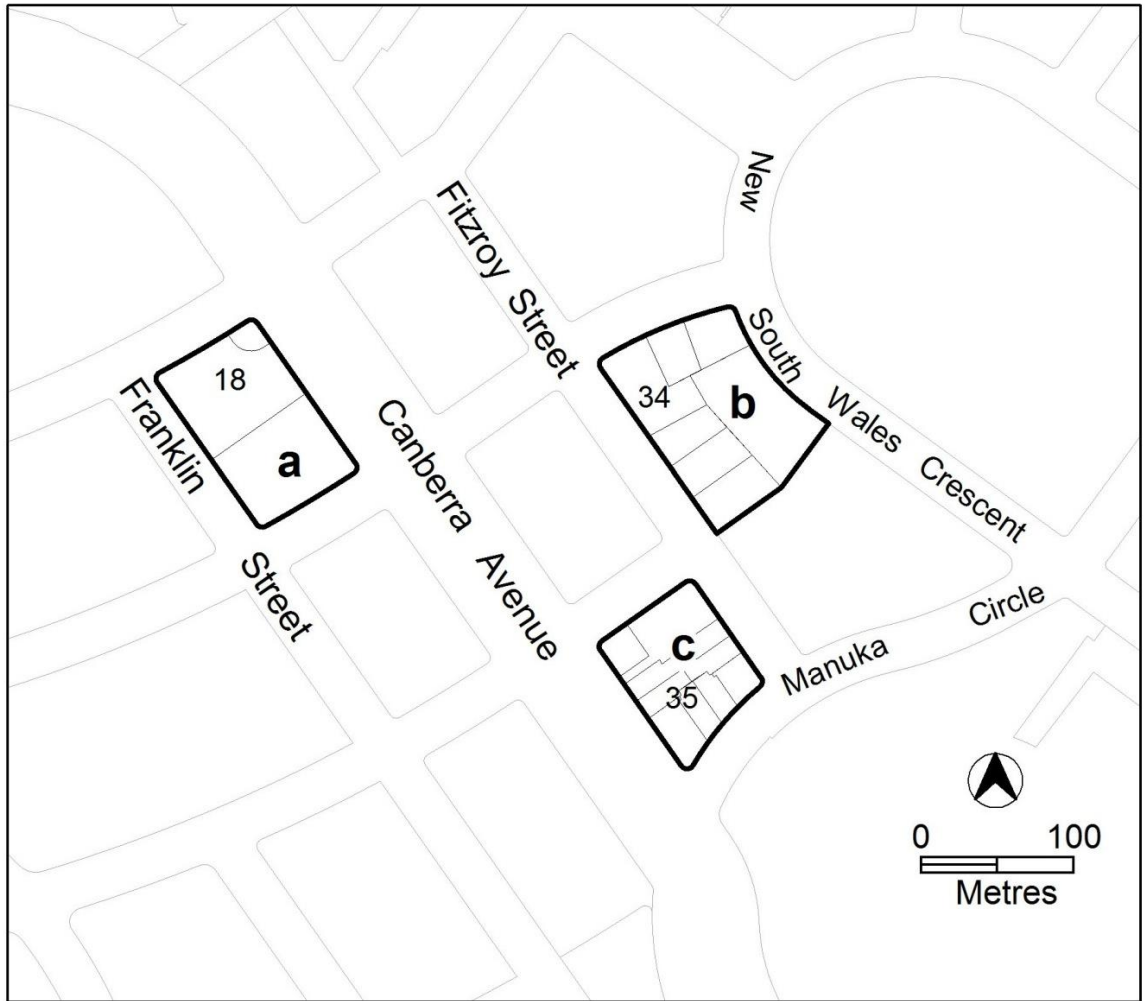


Figure 11 Forrest/Griffith – Manuka Group Centre – plot ratio, adaptive use

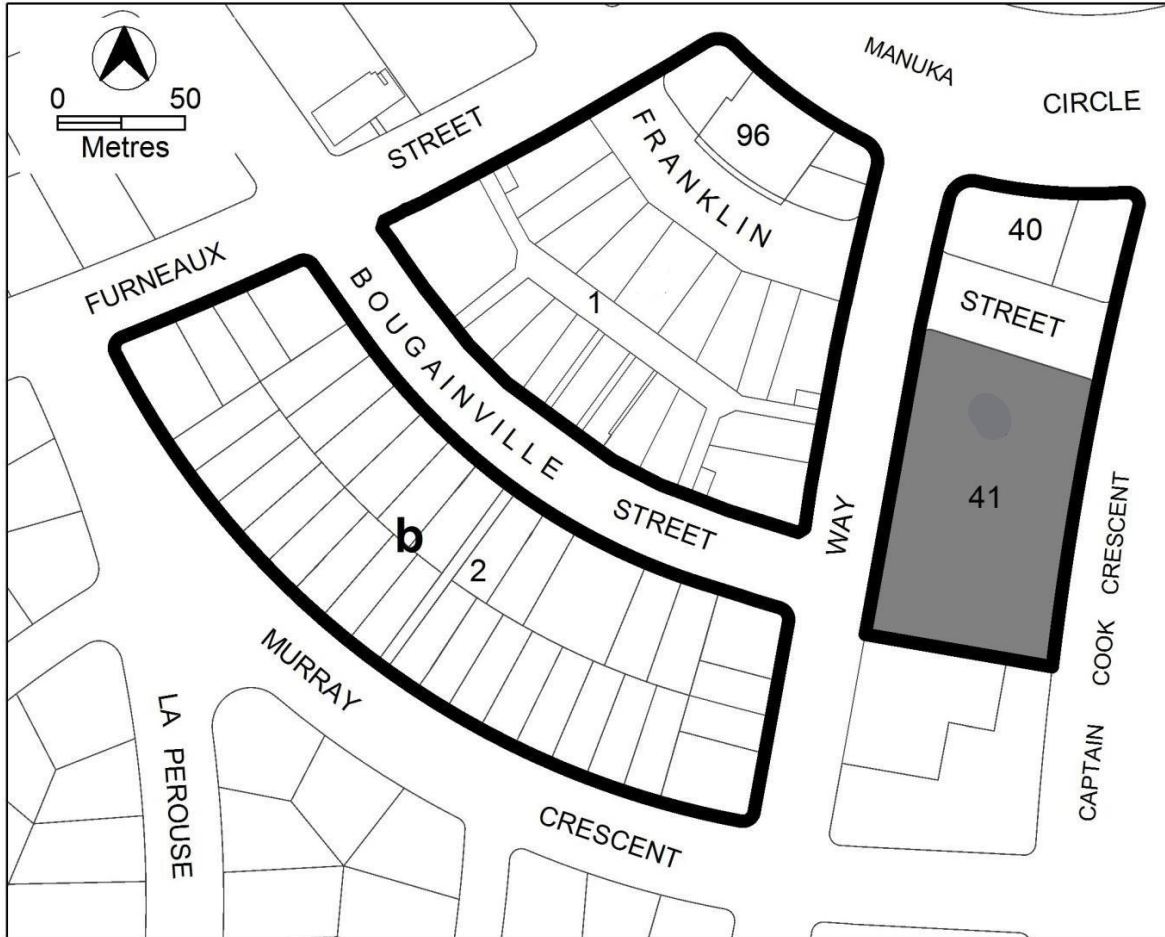


Figure 12 Fyshwick – Dairy Road building heights

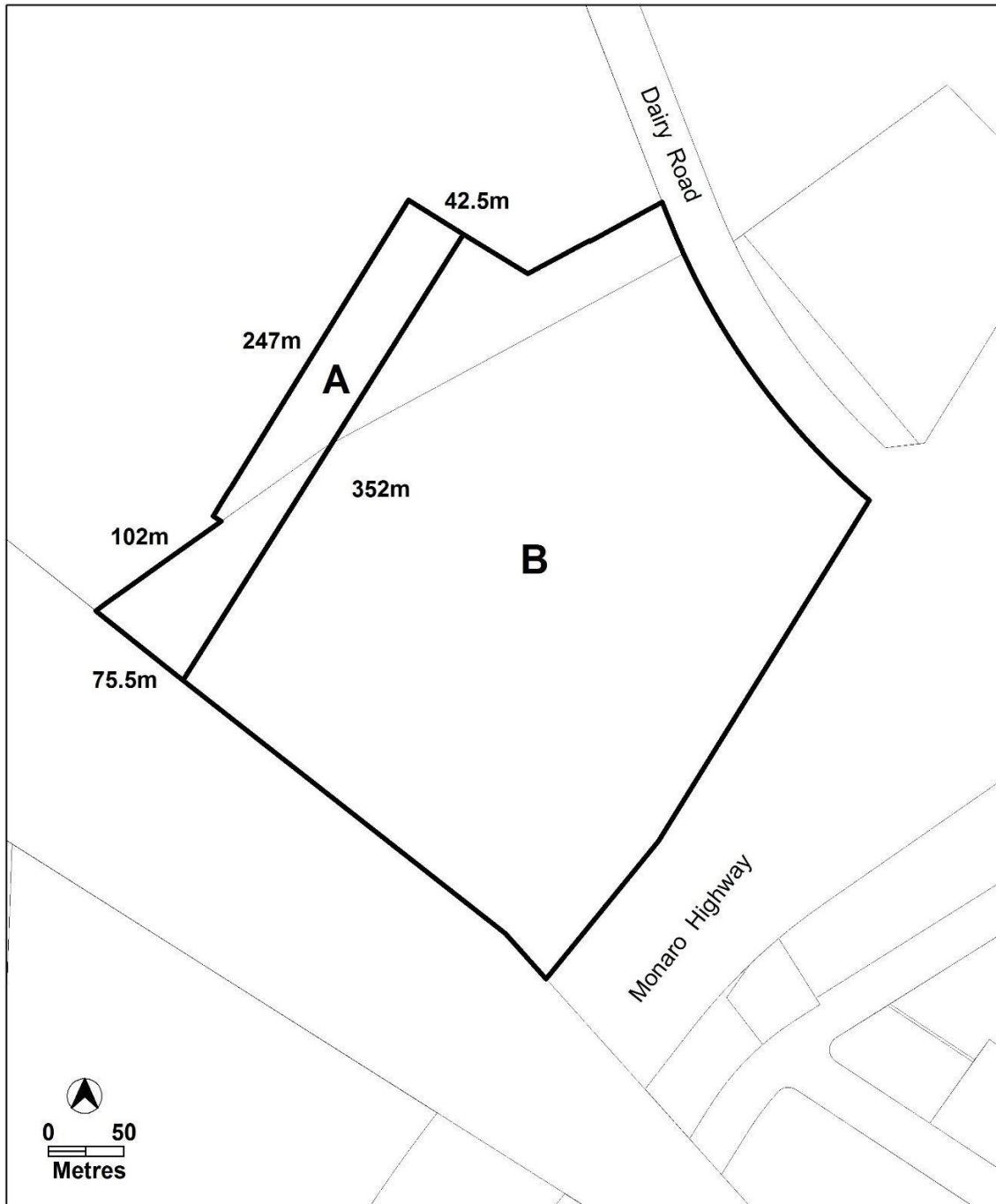


Figure 13 Fyshwick – Dairy Road - gas pipeline impact area

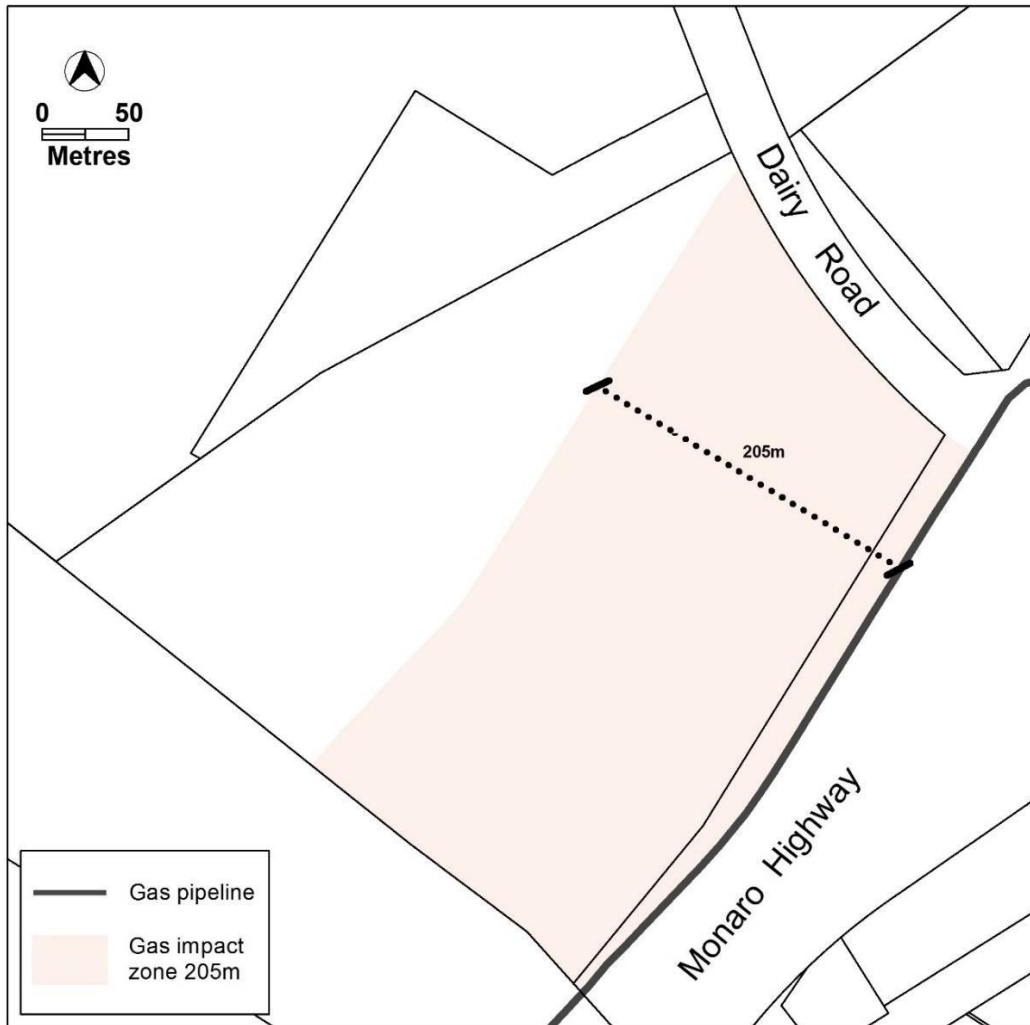


Figure 14 Kingston – Group Centre – building height

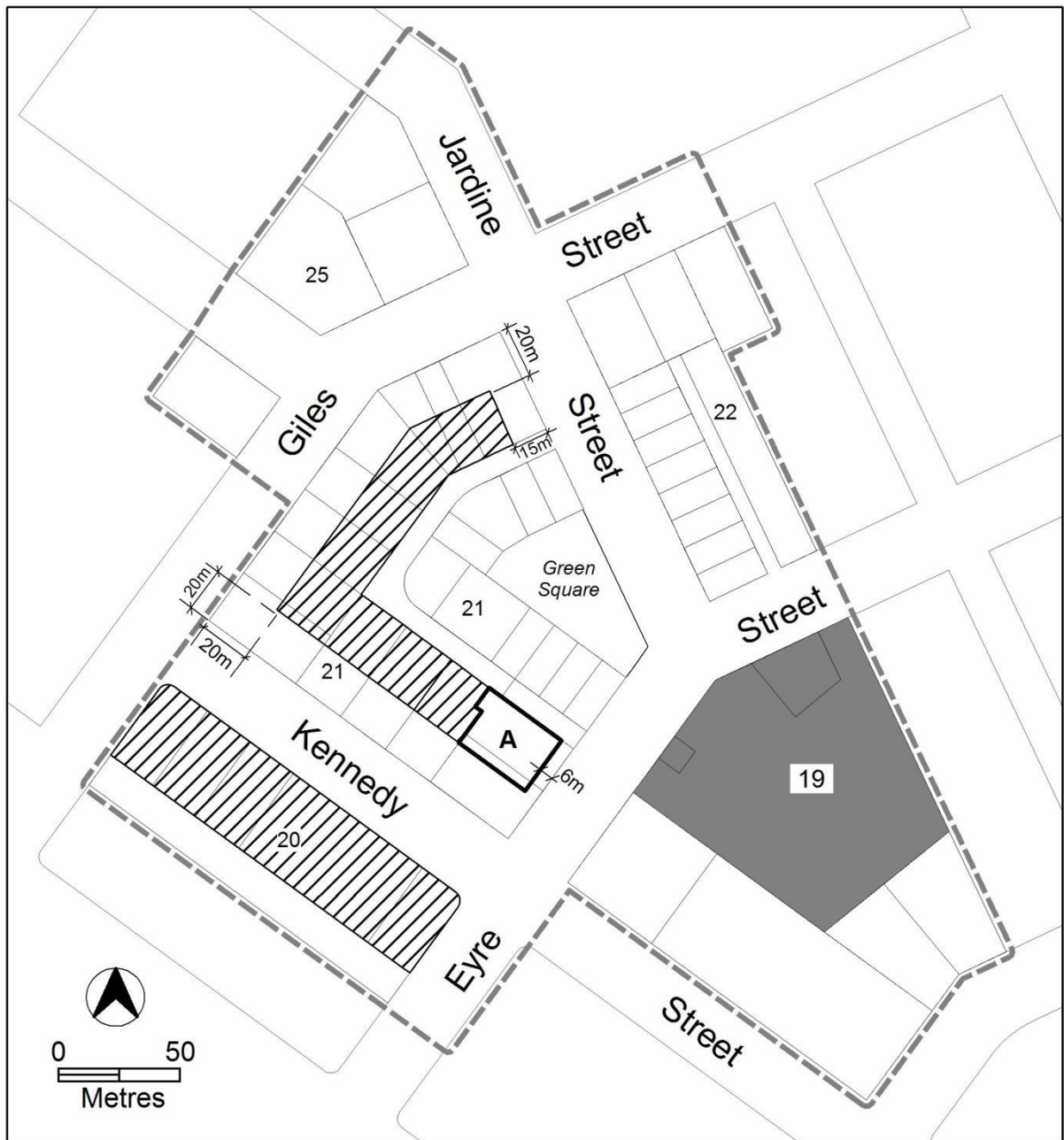


Figure 15 Kingston – Kingston Foreshore – gross floor area

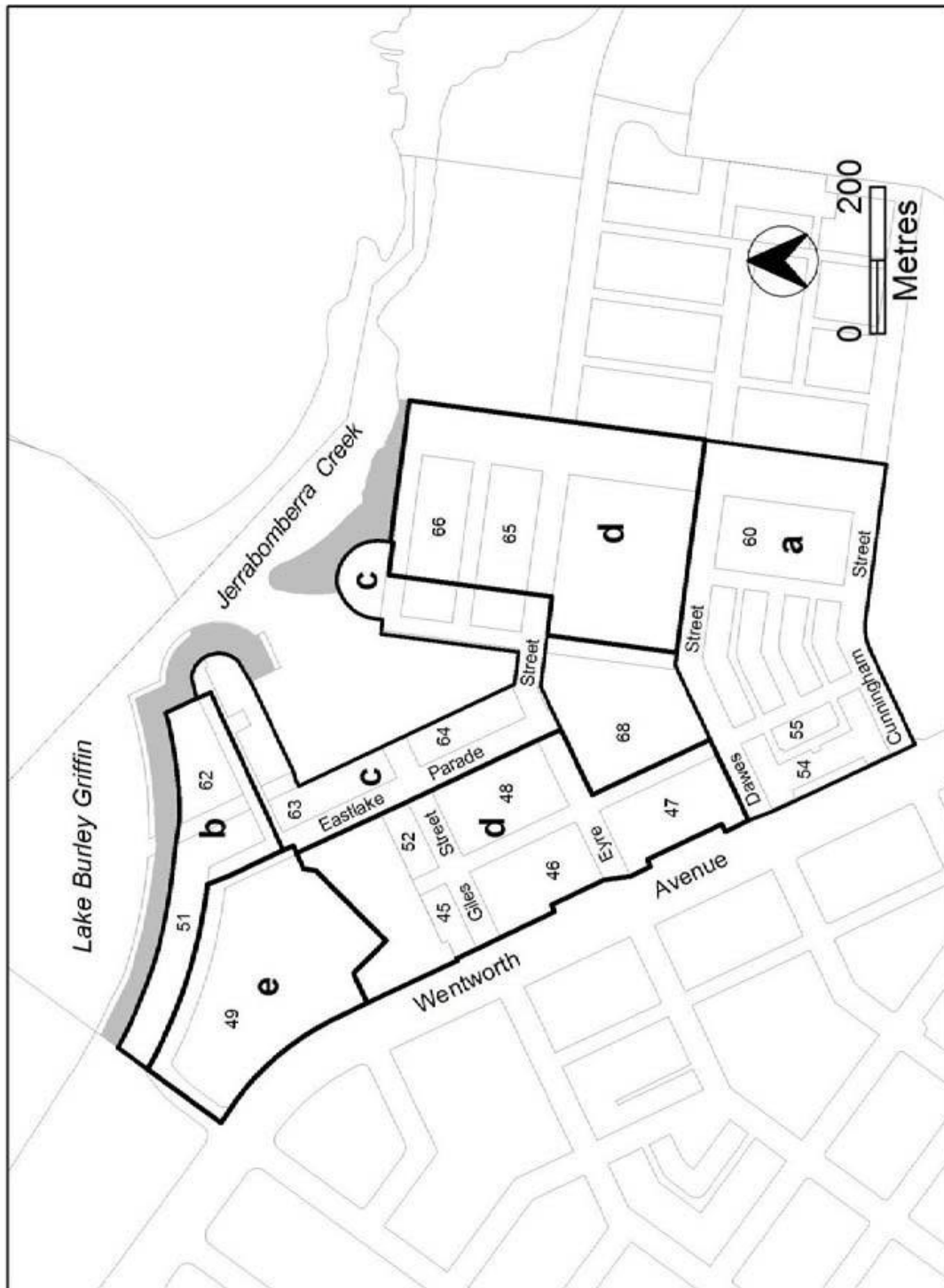


Figure 16 Kingston – Kingston Foreshore – building dimensions and landscape

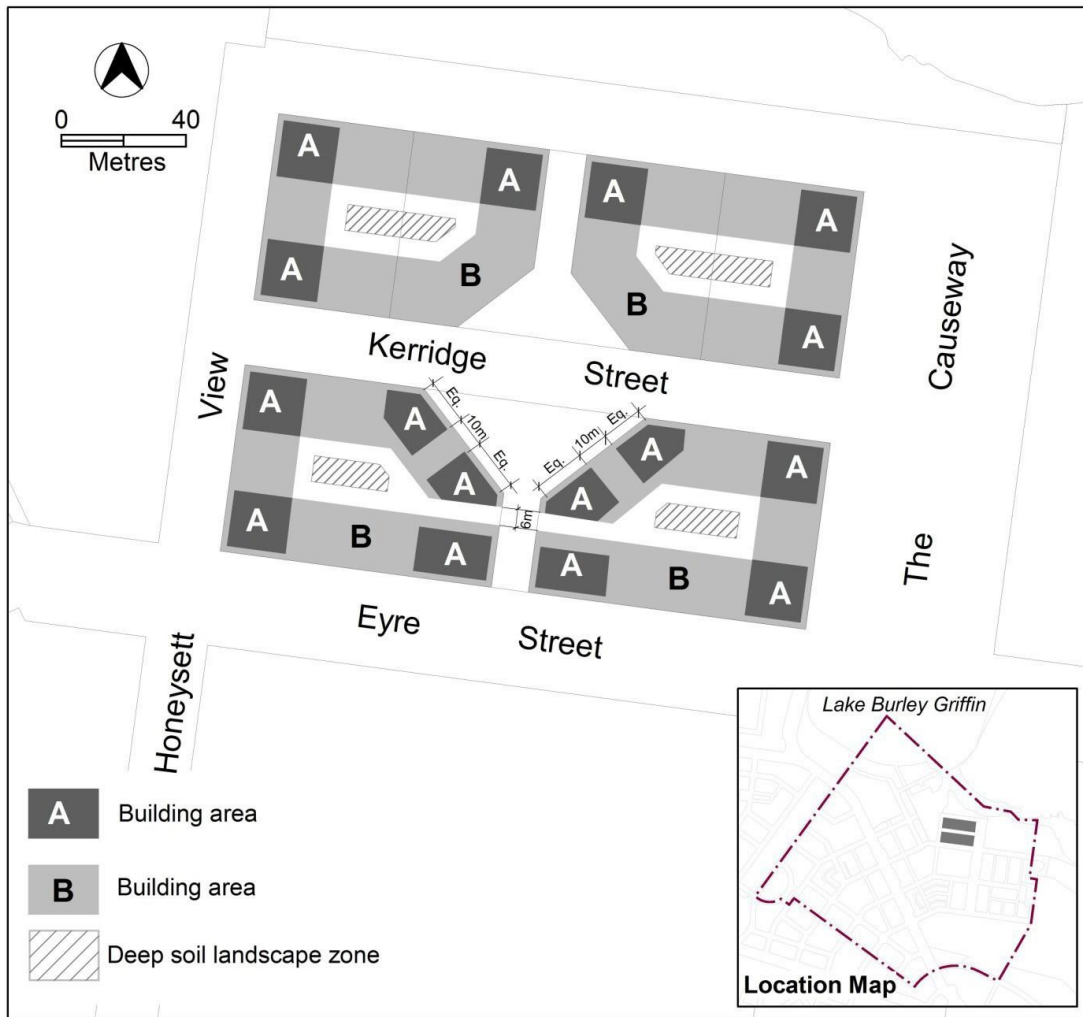


Figure 17 Red Hill - Federal Golf Course - Development location and setbacks

