ACT Government

Part D
District Policies

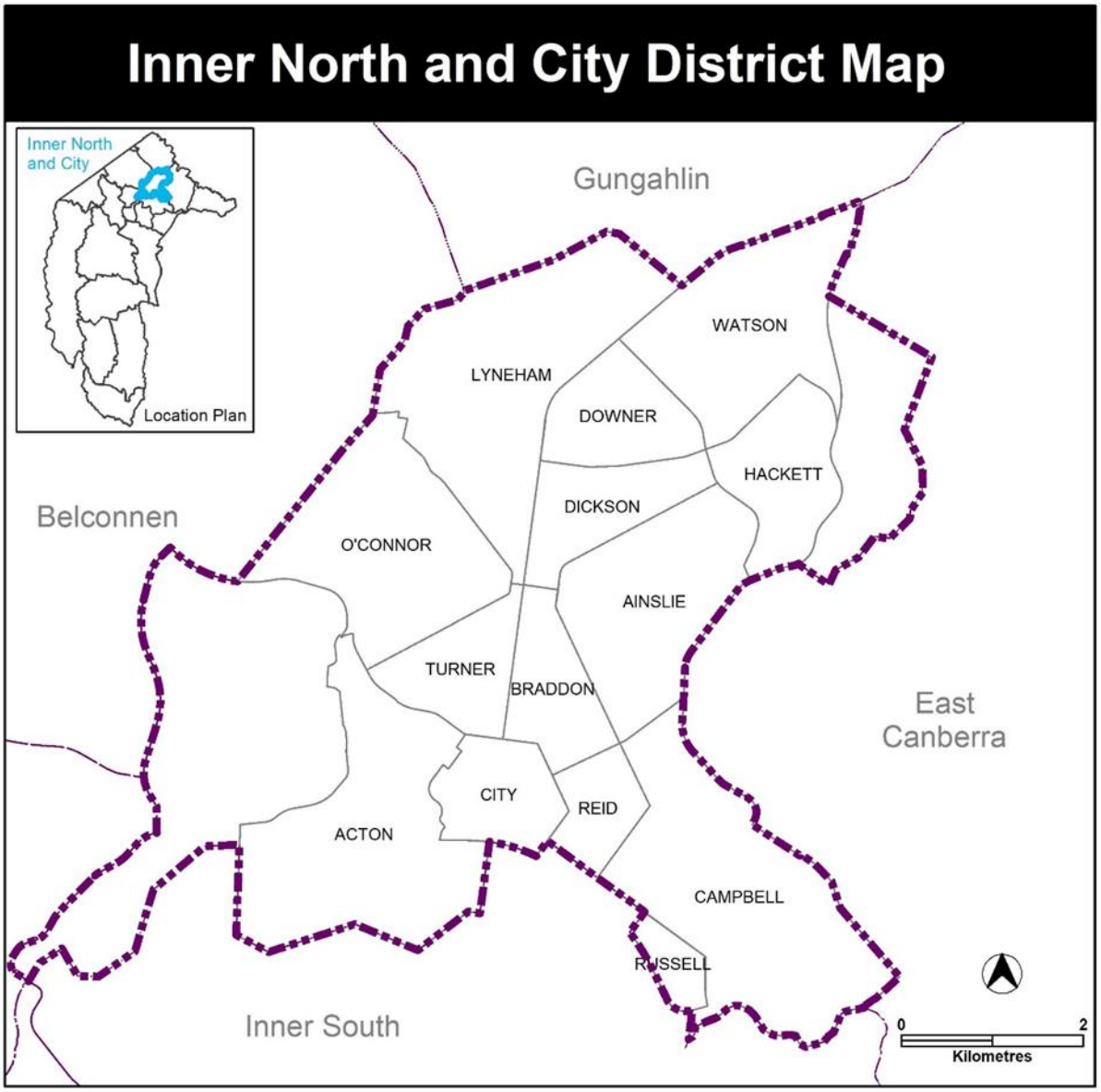
D3 – Inner North and City District Policy

Table of Contents

District Map

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

Maps detailing specific assessment outcomes and requirements are included within this policy.



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
Ainslie	CFZ	Nil	retirement village; supportive housing	Block 1 Section 43
Ainslie	RZ1	co-housing	Nil	Block 6 Section 25
Ainslie	PRZ2	early childhood education and care		Section 26 Ainslie
Braddon	CFZ	Nil	retirement village; supportive housing	PD1 Figure 26
Braddon	CZ3	Nil	place of assembly place of worship; religious associated use; tourist facility; tourist resort	PD2 Figure 26
Braddon	CZ2	Nil	club; commercial accommodation use, guest house, hotel, motel, community theatre; cultural facility; drink establishment; educational establishment; emergency services facility; financial establishment; indoor entertainment facility; indoor recreation facility; outdoor recreation facility; place of assembly; place of worship; religious associated use; restaurant; shop; tourist facility	PD3 Figure 26
Braddon	RZ4	business agency; office; restaurant; shop	Nil	AD1 Figure 26
Braddon	CZ5	club; scientific research establishment; tourist information centre	Nil	
Campbell	CFZ	scientific research establishment	Nil	Block 4 Section 38

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Campbell		Nil	retirement village; supportive housing	Block 2 Section 38
City	CZ1	municipal depot; storage facility; vehicle sales; scientific research establishment	light industry at ground floor level	PD1 Figure 27
City	CZ1	Nil	light industry at 2nd floor or above	
City	CZ6	Nil	Shop (except for personal service or shops ancillary to other permitted uses)	PD3 Figure 27
City	CZ1	Nil	service station	PD4 Figure 27
City	CZ1	Nil	light industry at 2nd floor or above	PD5 Figure 27
City	CZ1	vehicle sales	Nil	AD1 Figure 27
City		municipal depot, storage facility, vehicle sales	Nil	AD2 Figure 27
City	CZ6	scientific establishment, vehicle sales	Nil	AD3 Figure 27
City	CZ6	business agency, residential use	Nil	AD4 Figure 27
City	CZ5	club, indoor entertainment facility, place of assembly	Nil	AD5 Figure 27
City	CZ1	municipal depot, scientific establishment, storage facility, vehicle sales	Nil	AD6 Figure 27
Dickson	CFZ	Nil	retirement village; supportive housing	Block 1 Section 76
Dickson	RZ4	business agency; office, restaurant; shop	Nil	AD1 Figure 28
Dickson	CZ1	industrial trades; municipal depot; storage facility	Nil	AD2 Figure 28
Dickson	CZ2	funeral parlour; light industry; service station; veterinary hospital	Nil	AD3 Figure 28
Dickson	CFZ	craft workshop; community housing; pedestrian plaza; social enterprise	Nil	AD4 Figure 28
Dickson	CZ5	club, scientific research establishment	Nil	Blocks 3,15,16,17,18,24,51,90 Section 33 Blocks 6, 8,9 Section 1 Part Block 4, Section 12

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Downer	RZ5	community activity centre; health facility; office, business agency, early childhood education centre and care, financial establishment, public agency; personal service	Nil	Blocks 20, 21, 23 Section 61 Part Blocks 19 and 22 Section 61
Downer	RZ5	Nil	boarding house, guest house special dwelling	Blocks 19-23 Section 61
Hackett	CFZ	Nil	retirement village, supportive housing	Block 12 Section 12
Hackett	CFZ	Nil	community theatre; early childhood education centre and care, educational establishment; emergency services facility; hospital; minor road; outdoor recreation facility; residential care accommodation; retirement village; subdivision; supportive housing	Block 9 Section 12
Hackett	RZ2	community activity centre, cultural facility, early childhood education centre and care, educational establishment, health facility, place of worship, religious associated use	Nil	Blocks 4-5 Section 18
Lyneham	CFZ	Nil	retirement village; supportive housing	PD1, Figure 29
Lyneham	CZ5	Nil	bulky goods retailing, secondary residence, single dwelling housing	PD2, Figure 29
Lyneham	CZ5	craft workshop, drink establishment, indoor entertainment facility, produce market, tourist facility, tourist resort	bulky goods retailing, secondary residence, single dwelling housing	AD4, PD3, Figure 29
Lyneham	RZ4	business agency, office restaurant, shop, supermarket, takeaway food shop	Nil	AD1, Figure 29
Lyneham	NUZ1	place of assembly	Nil	AD2, Figure 29
Lyneham	CZ5	drink establishment	Nil	AD3, Figure 29

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Lyneham	CZ5	club scientific research establishment	Nil	Block 1, Section 53 Blocks 24, 25, 28 Section 50
Lyneham	PRZ2	early childhood education and care		Block 53 Section 59
O'Connor	RZ4	business agency, office restaurant, shop, supermarket, takeaway food shop	Nil	AD1, Figure 30
O'Connor	RZ1	multi-unit housing		Section 66 Block 1
Reid	PRZ1	educational establishment	Nil	Block 2 Section 26
Turner	CFZ	Nil	retirement village; supportive housing	PD1, Figure 31
Turner	CZ2	Nil	commercial accommodation use, hotel, motel, drink establishment; emergency services facility; financial establishment; indoor entertainment facility; place of assembly; restaurant; serviced apartment	PD2, Figure 31
Turner	RZ4	business agency; office; restaurant; shop, supermarket, takeaway food shop	Nil	AD1, Figure 31
Turner	RZ1	community activity centre, cultural facility, early childhood education centre and care, educational establishment, health facility, place of worship, religious associated use	Nil	AD2, Figure 31
Turner	PRZ1	transport facility	Nil	AD3, Figure 31
Turner	CZ5	club, scientific research establishment	Nil	Block 37, 43, 44, 51, 56 Section 58
Turner	CZ2	Nil	place of assembly; place of worship	Blocks 1,2,3,4,5,6,7,8,9,19,22,23, 24,25,26 Section 43 Blocks 2, 3 Section 41
Watson	CFZ	Nil	retirement village; supportive housing	PD1, Figure 32
Watson	CZ6	service station	Nil	AD1, Figure 32

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Watson	CZ6	Residential use	Nil	AD2, Figure 32
Watson	CZ4	co-housing; social enterprise; craft workshop	Nil	AD3, Figure 32
Canberra Central District		Nil	Nil	

Policy Outcomes

Development proposals in the Inner North and City 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 North and City District are derived from the Inner North and City District Strategy, that sets the vision and directions for the district.

The desired policy outcomes to be achieved for Inner North and City District include:

1. Protect, enhance and restore habitat values in key blue-green corridors including re-naturalisation of Sullivans Creek and its tributary waterways where possible, connections to Banksia Street and Dickson Wetlands and linkages between reserves, urban open space and Garden City precincts and application of water sensitive urban design.
2. Protect and enhance woodland connectivity between Black Mountain and Lyneham Ridge, and from Lake Burley Griffin through Mount Ainslie, Mount Majura and to Kenny, including through the installation of fauna-friendly road crossings where required.
3. Protect floorspace and development opportunities for future economic activities and employment to make sure the City Centre maintains its pre-eminent economic role.
4. Develop innovation precincts around economic assets in the City Centre (ANU/CSIRO and UNSW), Watson (ACU and AIE) and Campbell (ADFA).
5. Develop the City Centre as a multimodal transport hub including accommodating future light rail corridors, bus interchange functions and improved active travel infrastructure.
6. Plan in long term for future faster or high-speed rail connection to the City Centre via East Canberra District and potential support infrastructure.
7. Pursue innovative models for future community and recreational facilities to support expected population growth, given constrained land supply.
8. Revise City Plan to guide high quality future development of the City Centre and reflect the City Centre entertainment precinct.
9. The City Centre Entertainment Precinct is a lively and highly accessible precinct which is characterised by its night-time and entertainment economy, the leading uses of which are entertainment and leisure.
10. The City Centre Entertainment Precinct includes a Core and Frame. The City Centre Entertainment Precinct Core supports a clustering of entertainment venues to support the night-time economy. The City Centre Entertainment Precinct Frame contains a variety of venues which contribute to the entertainment and night-time economy scene alongside a variety of other uses.
11. Develop economic and mixed-use hubs at and nearby light rail stops along the Northbourne Avenue corridor based on sustainable urban development principles.
12. Make sure future redevelopment contributes towards living infrastructure aims in built up areas including the City Centre.

Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the Inner North and City 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.

Area specific assessment outcomes

There are no area specific assessment outcomes to consider for the Inner North and City District. Development needs to comply with relevant zone assessment outcomes.

Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Inner North and City 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 North and City District must meet the following requirements. Localities that are not listed do not have assessment requirements.

Control	Assessment requirement
Inner North area (Braddon, Dickson, Lyneham, O'Connor and Turner)	
Site coverage	1. Maximum site coverage of up to 100% in the Primary Building Zone may be permitted subject to the agreement of adjoining lessees and lodging a plan for integrated development. This requirement applies to all built-to-boundary proposals less than 100% site coverage in the Primary Building Zone.
Building Design	2. In areas identified in Figure 1, building design promotes perimeter block development by building primarily across the site frontage (and not down the length of the site) to: a) Provide space to the rear of the block to retain or introduce large-canopy trees and create a treed backdrop to development. b) Maximise street address as well as physical and visual access to the rear garden. c) Minimise privacy impacts between adjacent sites. d) Optimise possibilities for private and communal open spaces. 3. Dual frontage design (Figure 2) is required for development on blocks specified in the control plans (Figure 3 – Braddon, Figure 4 – Dickson, Figure 5 – Lyneham, Figure 6 – O'Connor and Turner north and Figure 7 – Turner south). Where dual frontage design is required, development should: a) Maximise building frontage to both the main street address from the primary building zone and frontage to public space or secondary street frontage from the secondary building zone. b) Provide and maximise overlooking and prospect into open spaces including pedestrian laneways from living areas within dwellings of the development. c) Promote the increased use (including walking and cycling) of open space by providing access to and overlooking of open spaces.

Figure 1 Inner North area

Assessment requirements for other parts of Braddon, Dickson, Lyneham, O'Connor and Turner can be found later in this code.

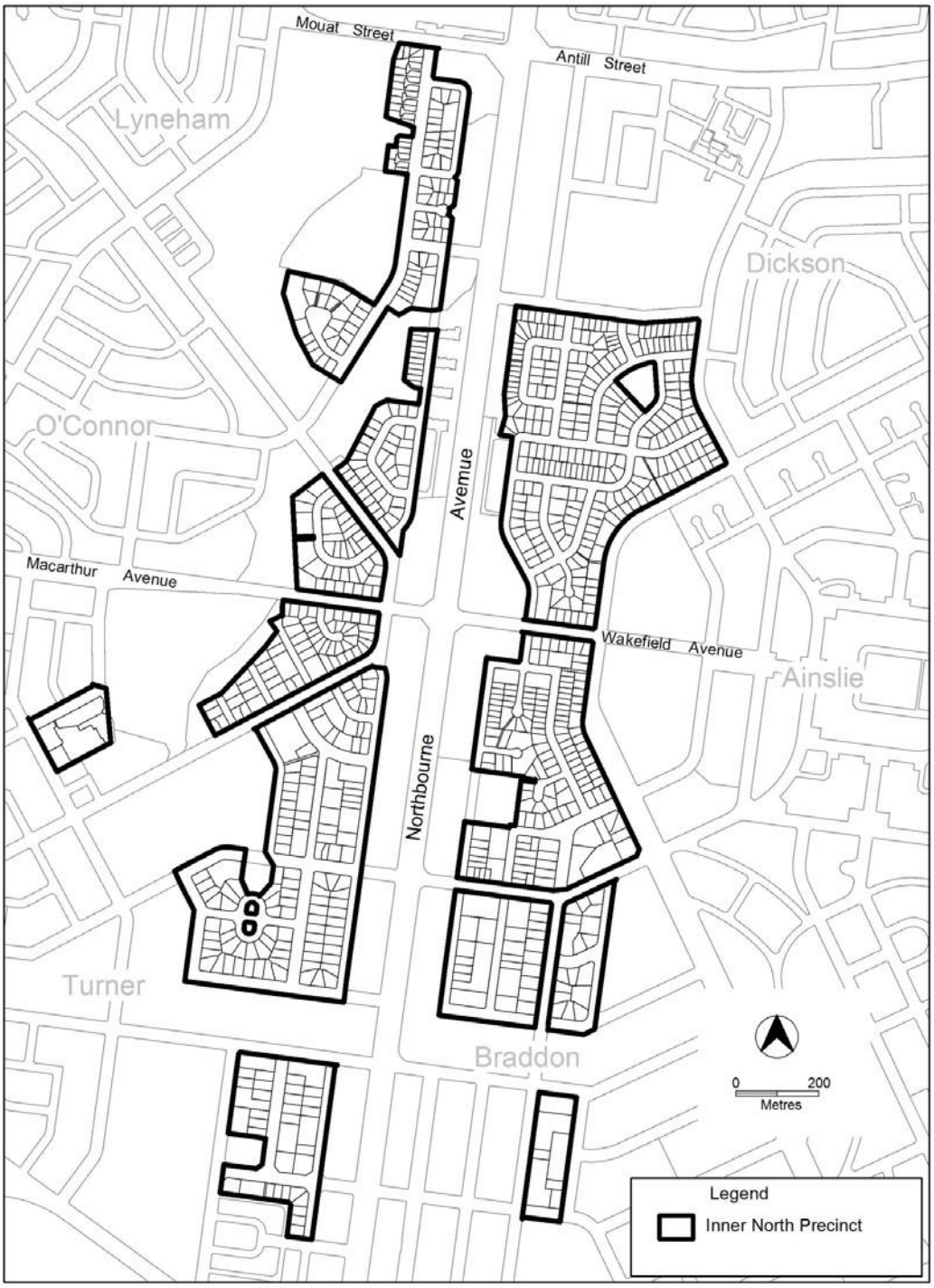


Figure 2 Inner North area – Dual frontage design

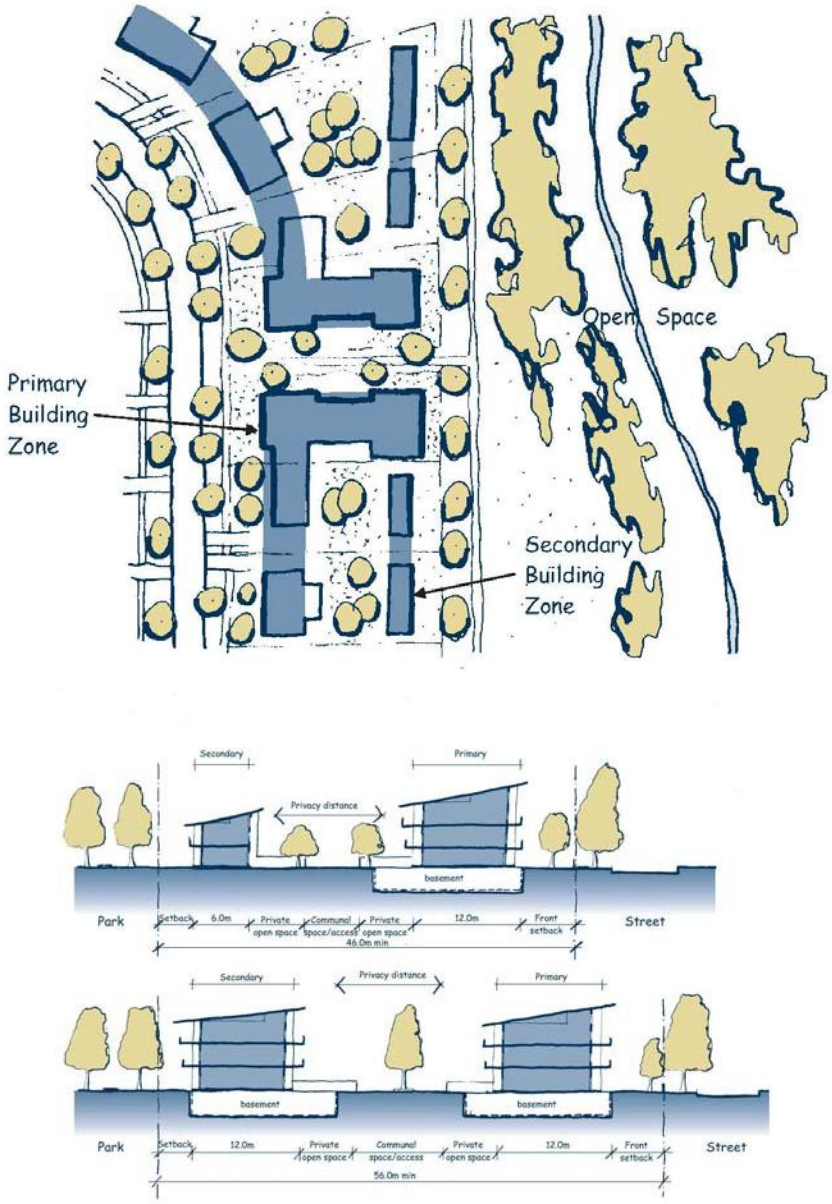


Figure 3 Inner North Area (Braddon) – Dual frontage design

Figure 4 Inner North area (Dickson) – Dual frontage design

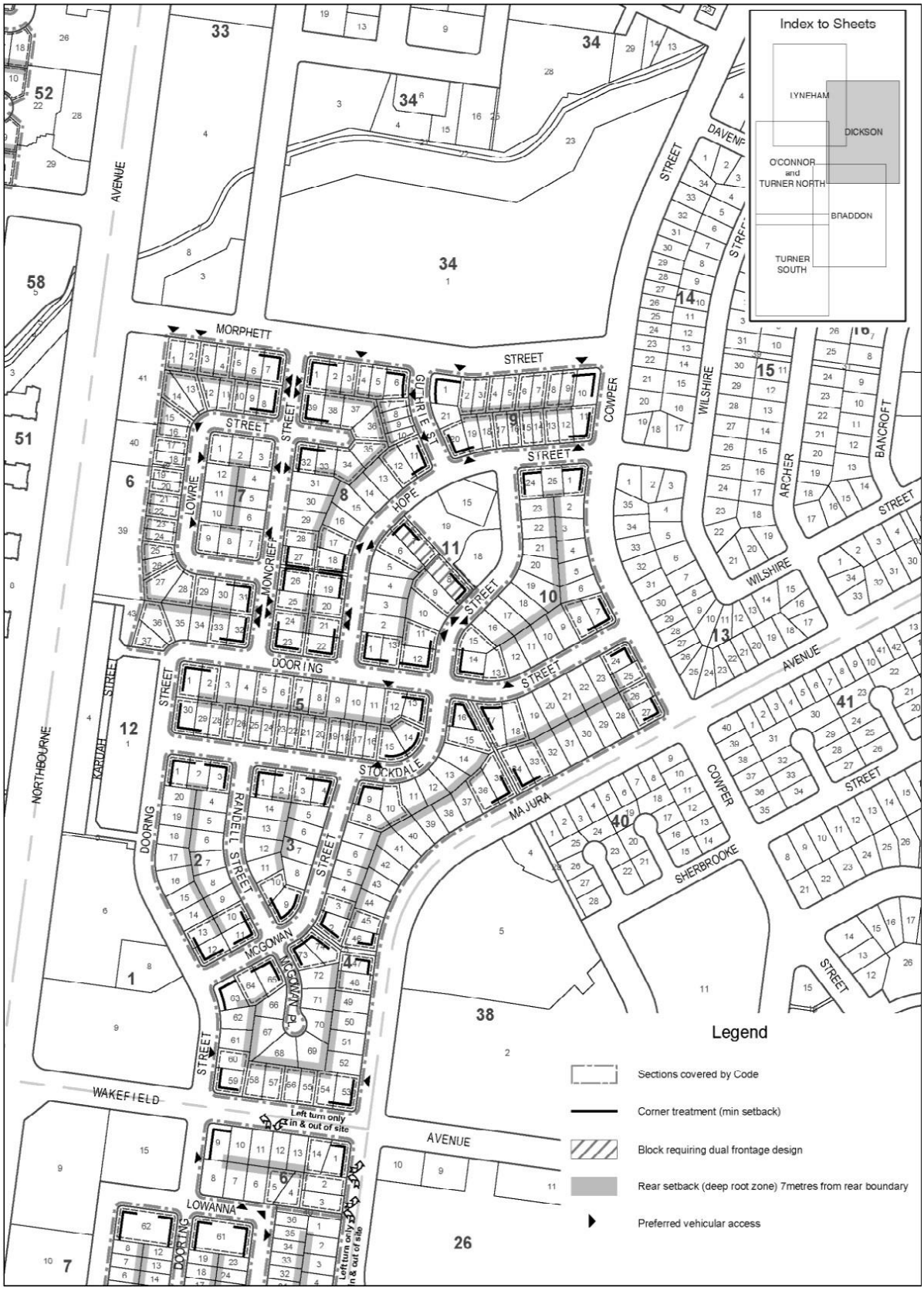


Figure 5 Inner North area (Lyneham) – Dual frontage design

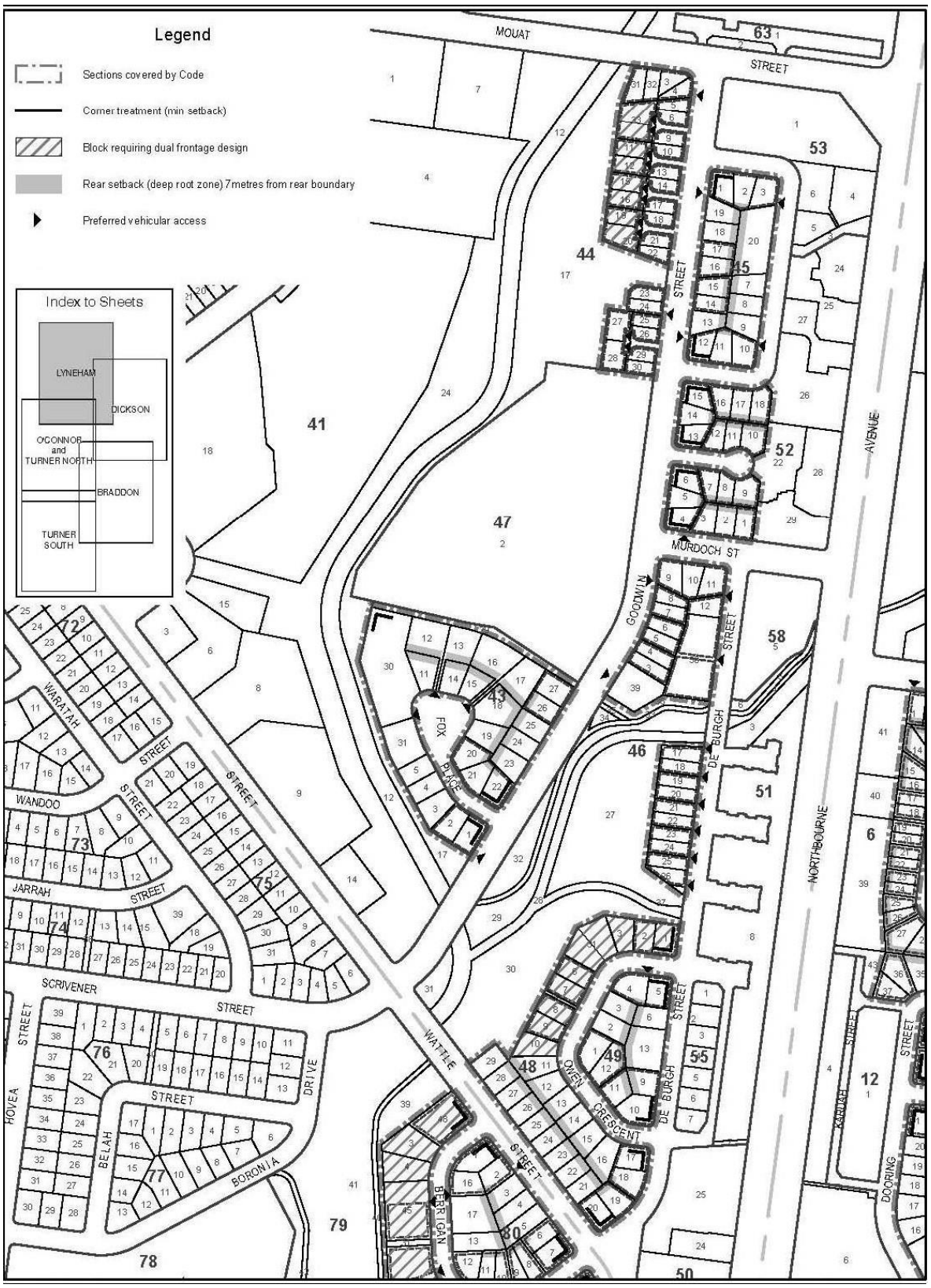


Figure 6 Inner North area (O'Connor and Turner north) – Dual frontage design

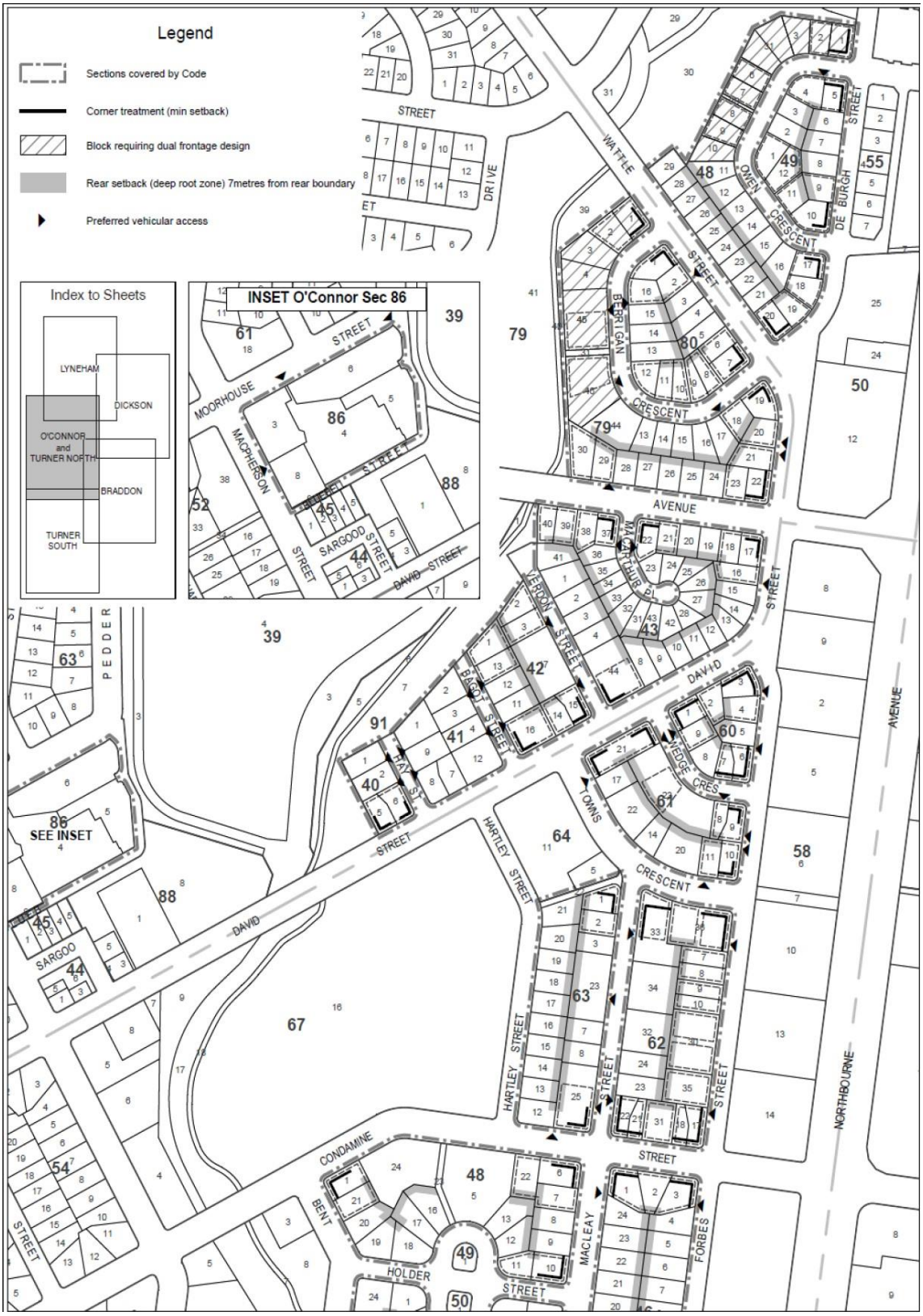
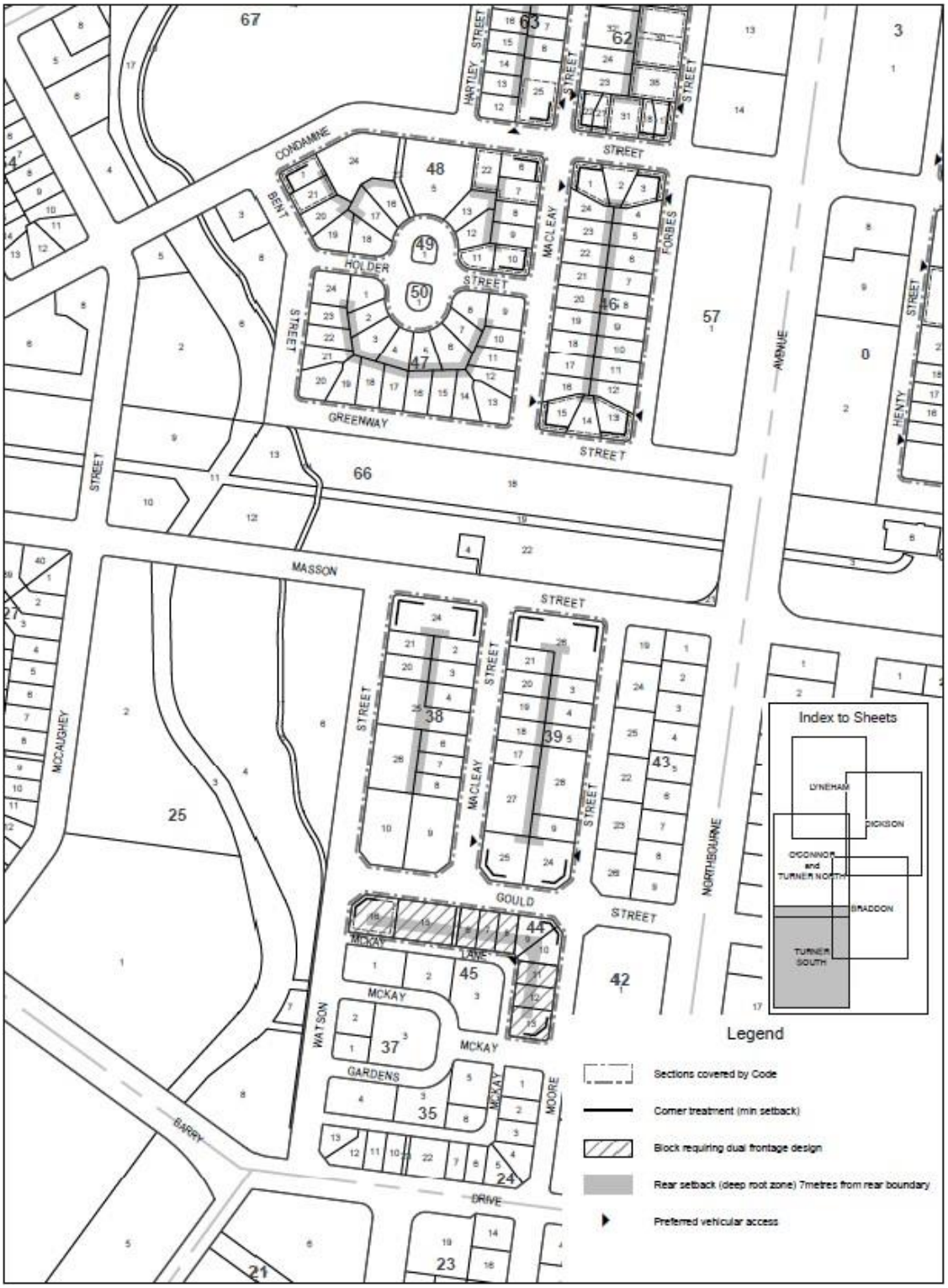


Figure 7 Inner North area (Turner south) – Dual frontage design

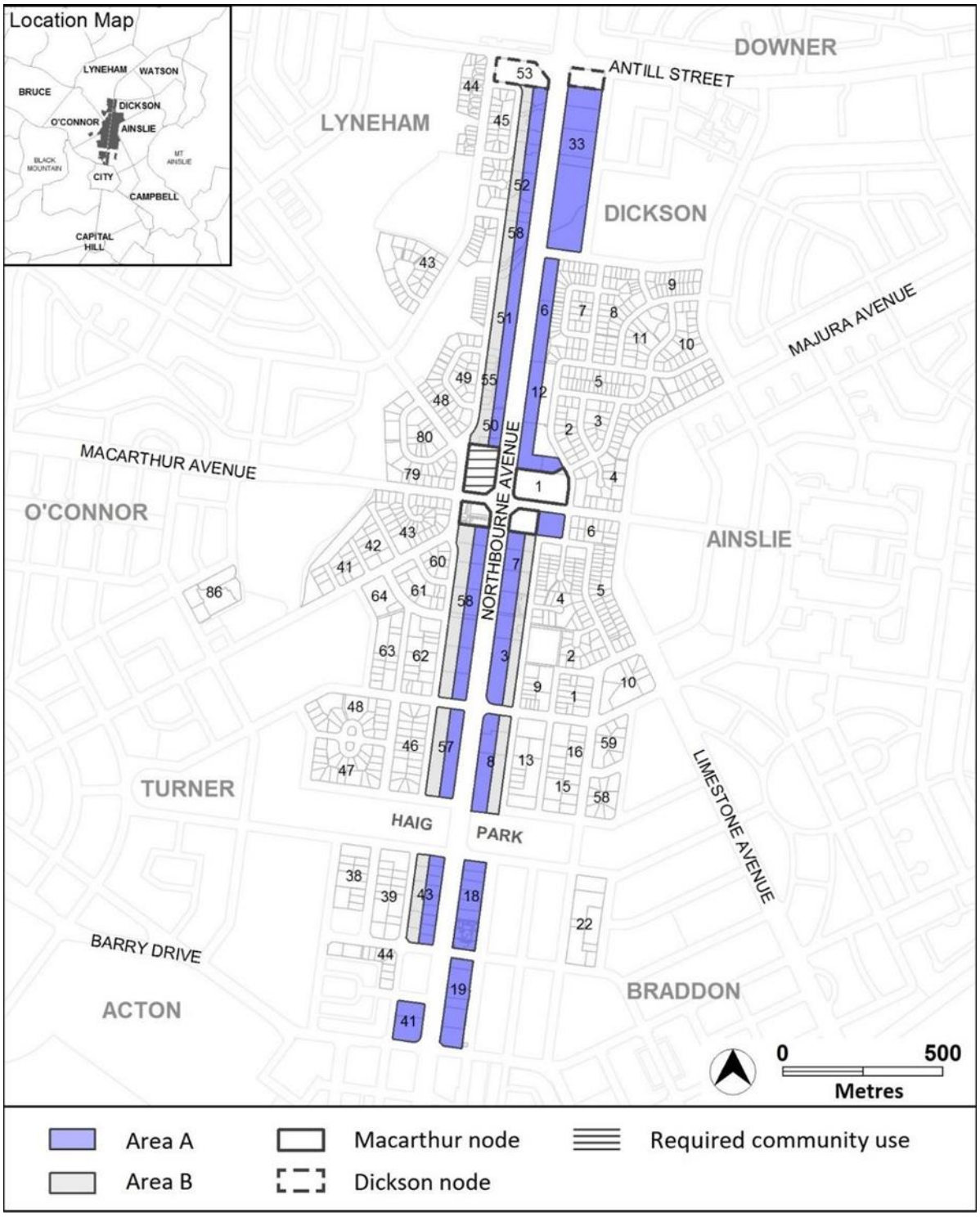


Control	Assessment requirement
Northbourne Avenue area (Braddon, Dickson, Downer, Lyneham, O'Connor and Turner)	
Land and site use	4. In accordance with Figure 9: a) Buildings fronting Northbourne Avenue, Macarthur Avenue, Wakefield Avenue and Antill Street incorporate uses on the ground floor that generate activity in the public space, in a form that is with the needs of the area. b) On the frontage of Northbourne Avenue, Wakefield Avenue, Antill Street or Mouat Street residential use is not achieved, buildings have ground floor uses that generate activity in the public space, direct pedestrian access is provided at street level, buildings avoid extensive lengths of blank walls.
Deep soil zones	5. In areas shown in Figure 9, deep soil zones are provided for landscaping that generally have a minimum horizontal dimension of 5m, incorporate any protected trees, allow for the development of healthy root systems and provide anchorage and stability for mature trees and are co-located near deep soil zones on adjacent blocks where possible.
Movement	6. In areas shown in Figure 9, vehicular access arrangements ensure pedestrian and bicycle priority and desire lines and paths are maximised, and the works contain high quality public realm treatments that add visual interest, including tree planting, landscaping, materials, footpaths and lighting. Pedestrian and cyclist access to blocks must be clearly separated from vehicular access and be distinguishable through surface materials, level changes and landscaping.
National Capital Plan	7. In areas shown in Figure 9, development must be consistent will all requirements of the National Capital Plan.
Building design	8. In areas shown in Figure 9, building design must comply with all of the following: a) Storage units and plant equipment (including air-conditioning) are not located on balconies. b) Where not on the frontage of Northbourne Avenue, Wakefield Avenue, Antill Street or Mouat Street, residential use at the ground floor complies with AS4299 – Adaptable housing and is adaptable for commercial uses.
Building design - building entries	9. In areas shown in Figure 9, awnings, canopies, or colonnades are provided that provide weather protection to pedestrians along buildings and at building entrances and are integrated with the design of the building.
Building design – Housing diversity	10. In areas shown on with Figure 9, developments containing 40 or more dwellings provide a variety of dwelling sizes. Generally, development is to contain not more than 40% studio or one-bedroom dwellings, not more than 40% two-bedroom dwellings, not less than 20% three- or more bedroom dwellings.
Building height	11. In areas shown on Figure 9, building heights are: a) For Area A – minimum 20m and maximum 25m. The maximum can be increased to 27.5m where the building includes an apartment which is at least partially or wholly two storeys high, and the apartment includes at least two storeys that are above finished ground. b) For Area B – minimum 14.5m and maximum 18m. The maximum can be increased to 25m where development provides an adequate transition in building height from the building to the adjacent residential zone and maintains reasonable amenity for residents of the adjacent residential zone. c) For 'Dickson node' – minimum 25.5m and maximum 32m.

Control	Assessment requirement
	d) For 'Macarthur Node' – minimum is not less than 80% of the maximum building height for each site as described in the National Capital Plan. The maximum height of building is as described in the National Capital Plan. 12. Where a lawfully constructed building exceeds the building height permitted by this policy, a new building up to the height of the existing building may be permitted provided there are no additional adverse impacts on adjoining properties.
Building separation	13. In accordance with Figure 9, for Area A building separation distances are contained within the National Capital Plan.
Solar access	14. In areas shown on Figure 9, buildings with three or more storeys do not reduce direct sunlight between 9am–4pm to any habitable room in any adjoining residential or commercial accommodation development to less than 2 hours, unless demonstrated that daytime living areas have reasonable access to sunlight.
Noise	15. In areas shown on Figure 9, the transfer of noise between noise sources and habitable rooms, particularly bedrooms, is minimised through the siting, design and layouts of buildings.
Car parking areas - design	16. In areas shown on Figure 9, vehicle parking is only permitted in a basement. At-grade, podium or other above ground vehicle parking is not permitted, unless screened by buildings or landscape. If podium parking is provided it must be behind spaces such as apartments or hotel rooms. Screened parking structures are not acceptable.

Figure 9 Northbourne Avenue area

Assessment requirements for other parts of Braddon, Dickson, Lyneham, O'Connor and Turner can be found later in this code or in the Inner North area assessment requirements above.



Control	Assessment requirement
Ainslie	
Demonstration housing	17. On Block 6 Section 25 co-housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following: e) Does not exceed 3 dwellings. f) Subdivision under the *Unit Titles Act 2001* is permitted. g) A maximum of 3 dwellings can be unit titled.
Braddon	
Subdivision	18. In accordance with Figure 10, blocks in the 'RC2' area zoned CZ5, the subdivision of sites is consistent with the pattern of proposed roads on Figure 11.
Movement	19. On the southern boundary of Area A in Figure 12 the mid-block link complies with all of the following: a) In the location consistent with Figure 12, and located entirely within the block boundaries. b) Provides unimpeded public access at all times for the length of the mid-block active travel link shown in Figure 12. c) Not less than 10m wide at any point. d) Development within 'mid-block active travel link' is limited to planting area, surface landscaping, buildings and structures which are consistent with active travel pathways or open space and does not limit accessibility. e) Suitably landscaped to provide a welcoming environment for path users. f) Adequate lighting and other safety features that promote active, passive and perceived surveillance of the area.
Building design	20. In accordance with Figure 10, blocks in the 'RC2' area zoned CZ5, roof top communal garden space is encouraged. Ground floor facades of buildings front Cooyong Sreet and Ainslie Avenue present a varied and interesting design.
Building height	21. Building heights do not exceed RL617m. 22. Buildings on blocks zoned Commercial CZ5 are contained within an envelope which rises 25 metres above datum ground level at the building line and then returns at 45 degrees to a maximum of 28 metres (excluding rooftop plant equipment) 23. In RZ5 the minimum number of storeys is 3.
Car park - design	24. In CZ3 car parking provided on blocks, other than for display purposes, is not visible from the street.
Number of car parking spaces	25. In accordance with Figure 10, blocks in the 'RC2' area zoned CZ5, Off-site works required include a provision of a minimum 222 car parking spaces across shaded areas on Figure 9 or demonstration adequate on-street parking is provided, cycle & pedestrian paths as required to connect to network, provision of a service lane, signalised intersections as required. Landscaping to include high quality landscaping to the Cooyong and Donaldson Street frontages and provide for on-site stormwater infiltration.

Figure 10 Braddon – RC areas

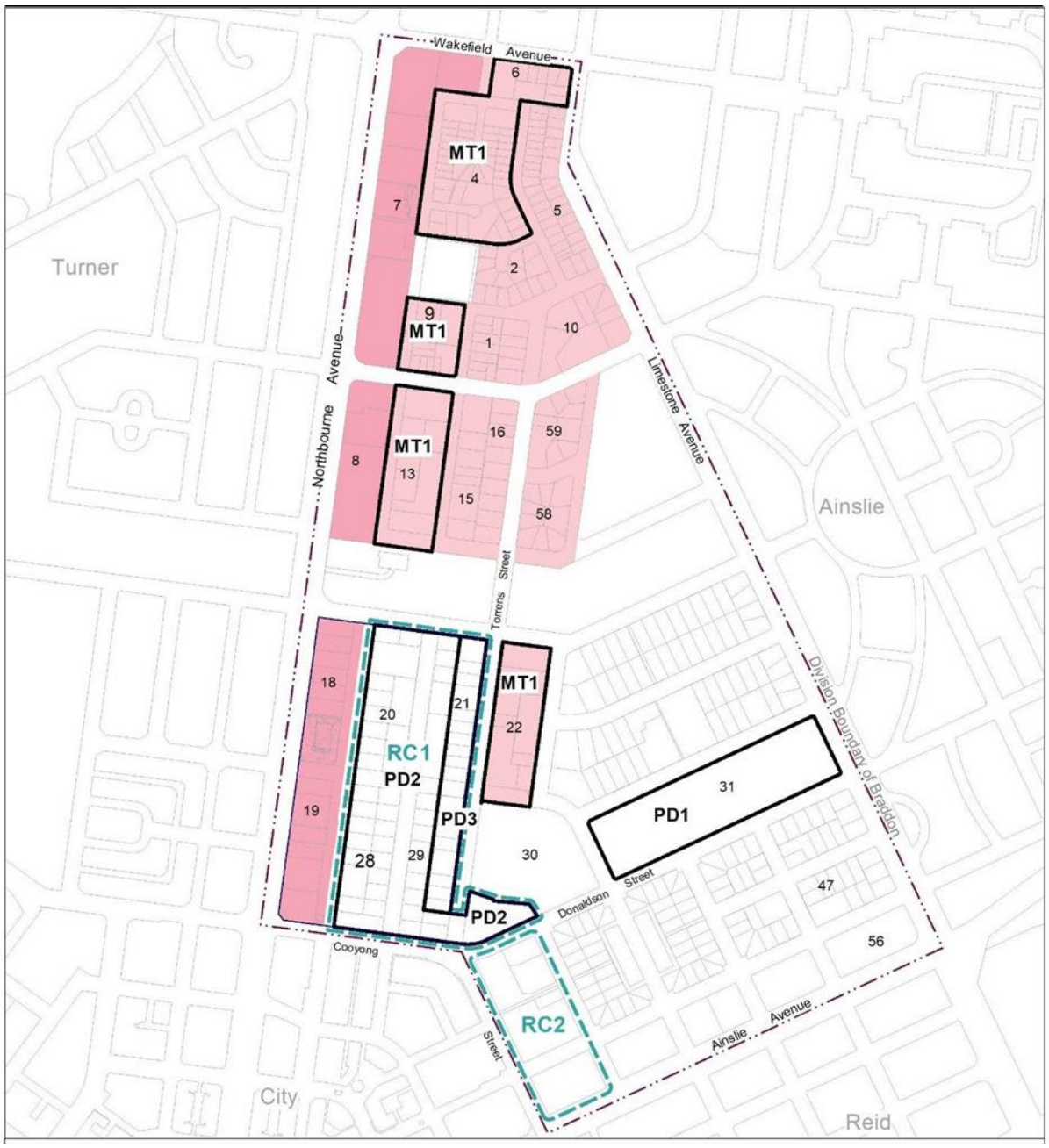
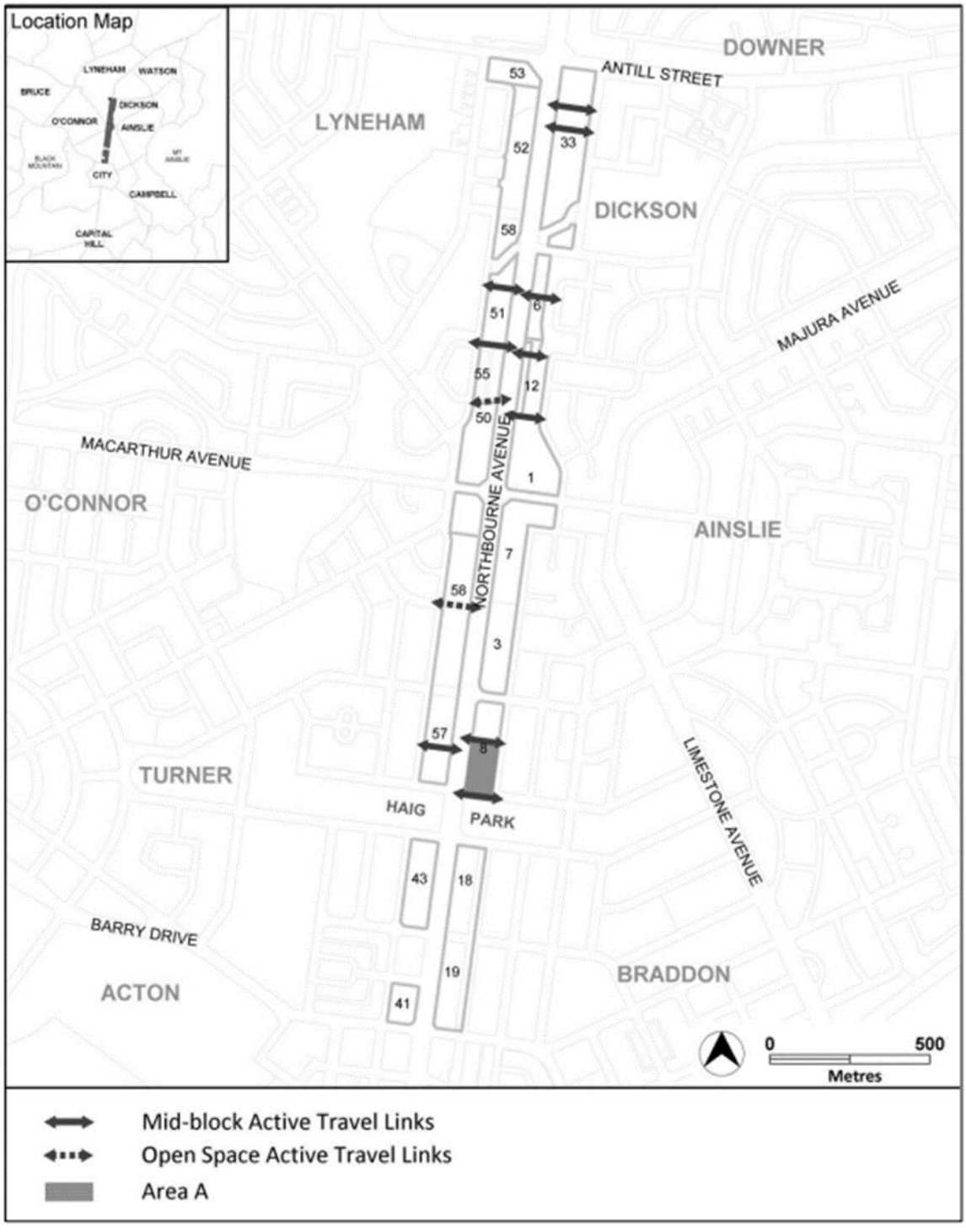


Figure 11 Braddon – Subdivision and off-site works

Figure 12 Braddon – Midblock links



Control	Assessment requirement
City	
Urban structure	26. Development within the City demonstrates consistency with the following: a) New development and public realm outcomes respect the geometry and intent of the Griffin Plan and emphasises the national significance of the main approach routes and avenues. b) The hierarchy of buildings and landscape is recognised and key landmark building positions are defined for special significance in use or build form with height up to RL617m. c) Views, including to the Brindabellas, Black Mountain and Mount Ainslie, City Hill and Lake Burley Griffin are maintained and enhanced where possible. d) Establish a defined street wall of maximum 5-8 storeys with human scale building articulation. e) Transition built form height when interfacing adjacent lower scale buildings. f) Development on larger blocks is broken up by new laneways and cross-block links that are open to the public at all times and contribute to pedestrian wayfinding. g) Providing 'air rights' through development over public space is not encouraged. h) Integrate landscape into building sites to reinforce Canberra's 'City in the Landscape' character.
Urban Structure - Pedestrian access	27. Ainslie Avenue between Cooyong Street and Bunda Street remains permanently opened to the public for pedestrian access at ground floor level. Note: The Territory retains the right, through relevant provisions in any lease for the land, to utilise this section of Ainslie Avenue as a public transport corridor.
Entertainment precinct	28. In accordance with Figure 13, within the City Centre Entertainment Precinct: a) Development supports entertainment uses that: i) Are appropriate to the location and scale of the precinct. ii) Contribute to a thriving, lively and inclusive precinct and night time economy across 24 hour, weekly and seasonal timeframes. iii) Encourage a vibrant mix of uses to enhance diverse user experiences. b) Development design, siting, materials , and construction are to: i) Enable live performance and entertainment options for a diverse range of interests, abilities, and demographics to reflect the Canberra community and visitors to our city. ii) Support the health, wellbeing and amenity of occupants in a lively, higher-noise urban environment. iii) Integrate with surrounding uses and public space. c) All noise emitting development must demonstrate how low frequency noise associated with live entertainment and amplified music has been considered and applied in building design, siting and materials. d) All noise receiving development must demonstrate how low frequency noise associated with live entertainment and amplified music noise has been considered and applied in building design, siting, and materials. , in order to achieve indoor noise levels compliant with AS2107:2000 'satisfactory levels' and an equivalent internal noise level, for low frequency noise which in habitable rooms including bedrooms (night-time) is 43dBC demonstrated in any one-third octave band between and including 63Hz and 125Hz. Note: The City Centre Entertainment Precinct area is potentially affected by noise from external sources, including low frequency noise from live entertainment and amplified music.

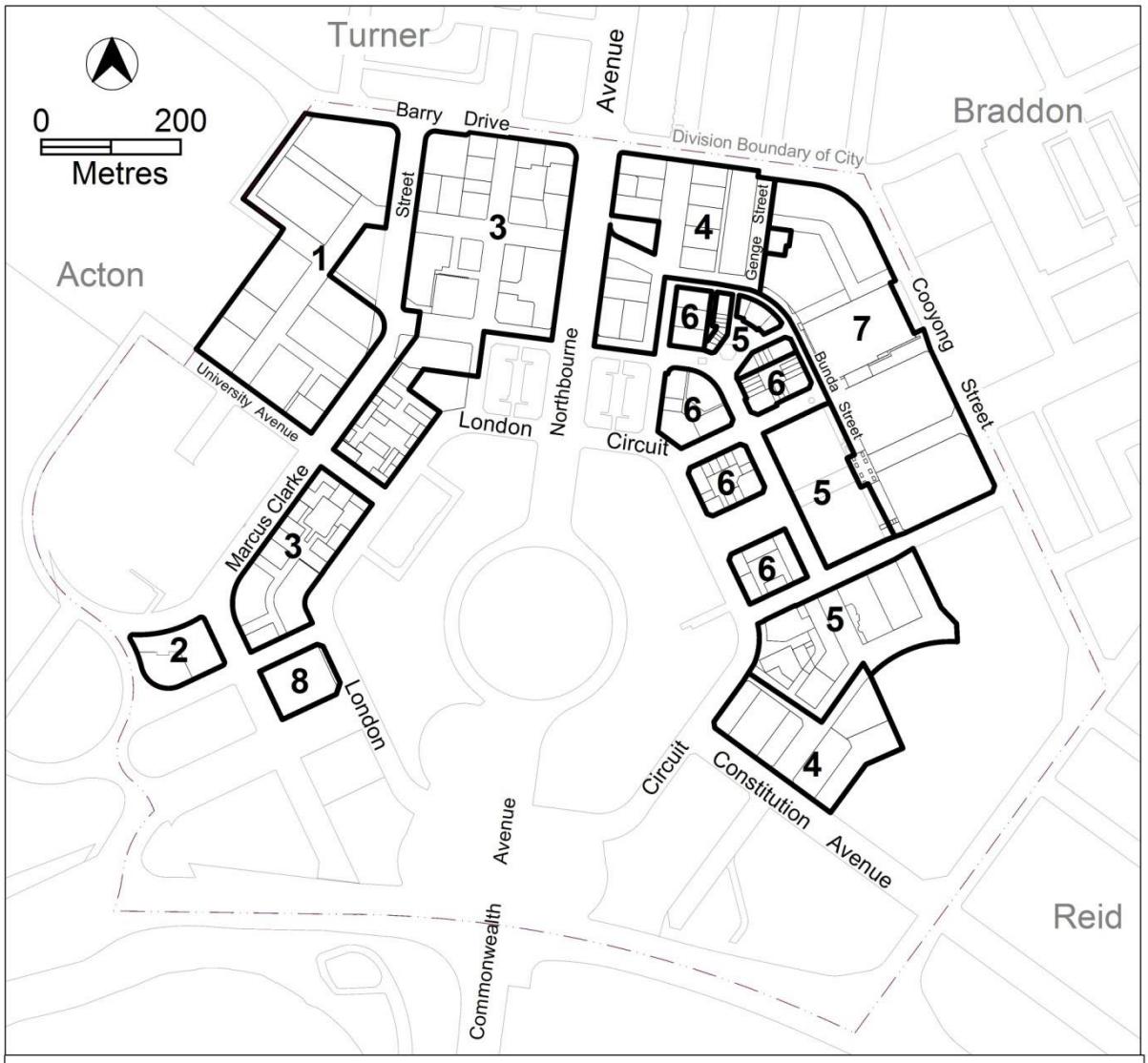
Control	Assessment requirement
	e) All development must demonstrate how (siting, design and operational) considerations are applied to minimise adverse impacts of development on surrounding uses and the amenity of other users. Consideration should be given to the likely hours and days of use and operation when minimising adverse impacts. This includes impacts between: i) residential uses; ii) non-residential and residential uses; and iii) non-residential uses Note 1: for the purposes of entertainment precincts, noise emitting development includes but is not limited to the following uses: club, drink establishment, emergency services facility, hotel, indoor recreation facility, indoor entertainment facility, industry (except light industry), outdoor recreation facility, restaurant. Noise receiving development includes but is not limited to the following uses: residential uses, restaurant, retail uses, hotel, community facilities. Note 2: A condition of development approval may be imposed to ensure construction compliance with an approved noise management plan if required elsewhere under the Territory Plan. f) Basement indoor entertainment facility uses are excluded from the definition of gross floor area (GFA) where limited by a lease or other Territory Plan requirements. To qualify, development must do all of the following: i) meet any applicable conditions of Development Approval, including Lease Variation if required; ii) be constructed in accordance with an Environment Protection Authority endorsed Noise Management Plan; iii) provide an indoor entertainment use located below Natural Ground Level; iv) remain part of a registered Building Management Statement; v) make building end of trip facilities available to indoor entertainment employees. Note: A development that includes entertainment uses both above and below NGL, can apply the GFA exemption for the entertainment use below NGL provided the above qualifications are met.
Land and site use – City Area 8 existing car parks	29. Development on existing car parks (Figure 14) retains or improves the existing level of car parking, accommodates onsite any additional car parking required by the development, ensures that car parking remains available for public access. However, alternative proposals may be considered where it is demonstrated there is enough car parking for the needs of the centre as a whole and the development does not adversely affect the overall function of the centre in terms of economic, social, traffic and parking and urban design impacts.
Building design - generally	30. Building design achieves the following where relevant: a) Generally joined at ground level to provide a continuous streetscape edge, however tower elements above 5 storeys are set back. b) Accentuate street corners and provide public amenity at ground level through new development. c) Lower levels of buildings offer engagement with the street through uses such as apartments, hotels rooms or offices with windows and balconies that provide passive surveillance. d) Buildings provide ground floor frontages and uses to streets that are active and interesting. e) Clear glazing is maximised and retained with minimal signage. f) Blank walls and podium carpark screens are not supported at lower levels.

Control	Assessment requirement
	g) Blank walls, areas of louvres and roller shutters are minimised. Where blank walls are unavoidable, alternative treatments are used such as integration of artwork. h) Service rooms are internalised or away from the main streets and pedestrian areas on ground floor and/or located to other levels where possible. i) Provide weather protection to pedestrian walkways by awnings or colonnades. j) Colonnades are provided where an existing feature on adjoining buildings.
Building design – City Area 5 Garema Place	31. In accordance with Figure 14, in 'City Area 5', redevelopment within Garema Place is consistent with a comprehensive design for the whole area.
Building design – City Area 8	32. In accordance with Figure 14, in 'City Area 8', on city sections 2, 3, 5, 11, 12, 22, 23, 26, 32, 38,51, 53 and 56, where comprehensive redevelopment is proposed to an intensive inner-city scale, each new building is consistent with a comprehensive design for the whole section. Existing low-rise buildings or building elements that are integral to the comprehensive design may be required to retain their existing heights.
Active frontage	33. In accordance with Figure 16, buildings fronting main pedestrian areas provide for uses that generate activity such as retail, restaurants or community uses.
Desired character and heritage – Melbourne Building	34. In accordance with Figure 14, in 'City Area 3', development in areas adjacent to Section 1 is compatible with the built form and historic character of the Melbourne building.
Desired character and heritage – Sydney Building	35. In accordance with Figure 14, in 'City Area 4' development in areas adjacent to Section 48 is compatible with the built form and historic character of the Sydney building.
Building height - generally	36. Building heights (including roof top plant) do not exceed RL617m. 37. Provided the building does not exceed RL617, unless specifically stated all building height in the City excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.
Building height – City Area 1	38. In accordance with Figure 14, in 'City Area 1': a) For buildings fronting Childers, Hutton, and Kingsley Streets maximum building heights up to 7 storeys are considered where development meets all the following: i) Building elements higher than 4 storeys are set back from the front boundary. ii) Floor to floor height of the ground floor level of buildings facing Childers Street is 4.8m. iii) awnings provided along Childers Street establish a pedestrian scale. b) For buildings fronting Marcus Clarke Street (between Barry Drive and University Avenue) maximum building heights up to RL617m may be considered where development meets all the following: i) The built form provides a defined parapet at the 9th storey level. ii) Building elements higher than 9 storeys are recessed. iii) Floor to floor height of the ground floor level of buildings facing Marcus Clarke Street is 4.8 m. iv) Awnings or similar are provided along Marcus Clarke Street.

Control	Assessment requirement
	c) For buildings fronting Barry Drive maximum building heights up to RL617m at the corner of Marcus Clarke Street may be considered where development meets all the following: i) Buildings step up from 7 storeys adjacent to Kingsley Street to RL617m at the corner of Marcus Clarke Street. ii) Overshadowing of open space and existing residential buildings is minimal. iii) The built form provides a defined parapet at the ninth storey level. iv) Building elements higher than 9 storeys are recessed. Note: Roof top plant that is set back and screened from the street is not included in the maximum building height provided it does not exceed RL617m.
Building height – City Area 2	39. In accordance with Figure 14, in 'City Area 2': a) For buildings fronting corner of Ellery Crescent and Marcus Clarke Street maximum building heights up to RL617m may be considered provided building heights across Marcus Clarke Street have an integrated design. b) For the remainder of Section 20, maximum building heights are sensitive to the height and scale of surrounding heritage listed buildings including National Film and Sound Archive, Shine Dome, Ian Potter House and the ANU Schools of Art and Music. c) Accessible pedestrian space is provided at the intersection of Ellery Crescent and Marcus Clarke Street that links form adjacent development on sections 61, 90, 91 and 92 to development on section 20 and the ANU School of Arts via the proposed bridge over Ellery Crescent.
Building height – City Area 5	40. In accordance with Figure 14 and Figure 17, in 'City Area 5' building height is no higher than the heights of existing approved buildings.
Building height – City Area 6	41. In accordance with Figure 14 and Figure 17, in 'City Area 6': a) The height of a building to its main parapet line does not exceed the relevant maximum building height shown on Figure 17. b) No part of any building is more than: i) 28m including roof top plant; or ii) 23m for section 15 blocks 1, 2, 5 and 12. iii) However, minor variations of building heights and setbacks may be permitted in special circumstances such as to allow for special architectural features to enhance building facades. Rebuilding up to the existing approved height limit is permitted. Note: Roof top plant that is set back and screened from the street is not included in the maximum building height provided it does not exceed RL617m.
Front boundary setback – City Area 8	42. In accordance with Figure 14, in 'City Area 8', development on City Section 6 Block 2 addresses Edinburgh Avenue and abuts the front boundary on London Circuit.

Figure 13 City - Entertainment Precinct

Figure 14 City – Map of City Areas



Area 1	west of Marcus Clarke Street and north of University Avenue
Area 2	City Section 20
Area 3	east of Marcus Clarke Street and west of London Circuit and Northbourne Avenue
Areas 4 to 6	east of Northbourne Avenue and London Circuit
Area 7	east of Genge Street and Bunda Street
Area 8	City Section 6

Figure 15 City – Existing Car Parks

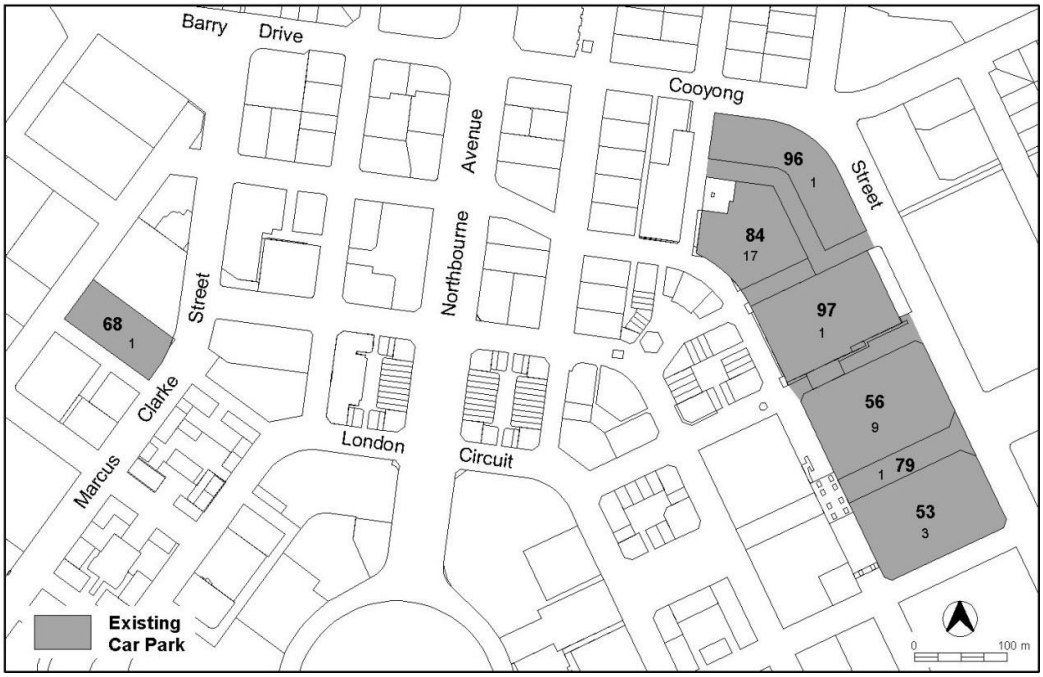


Figure 16 City – Active Frontage

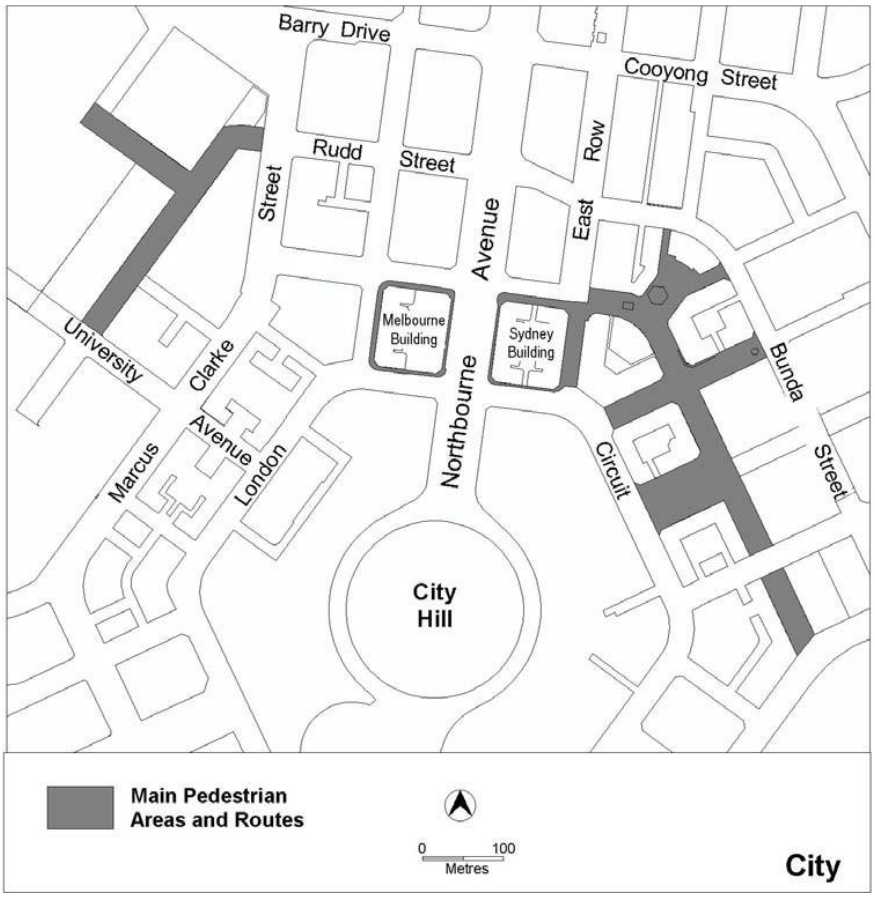
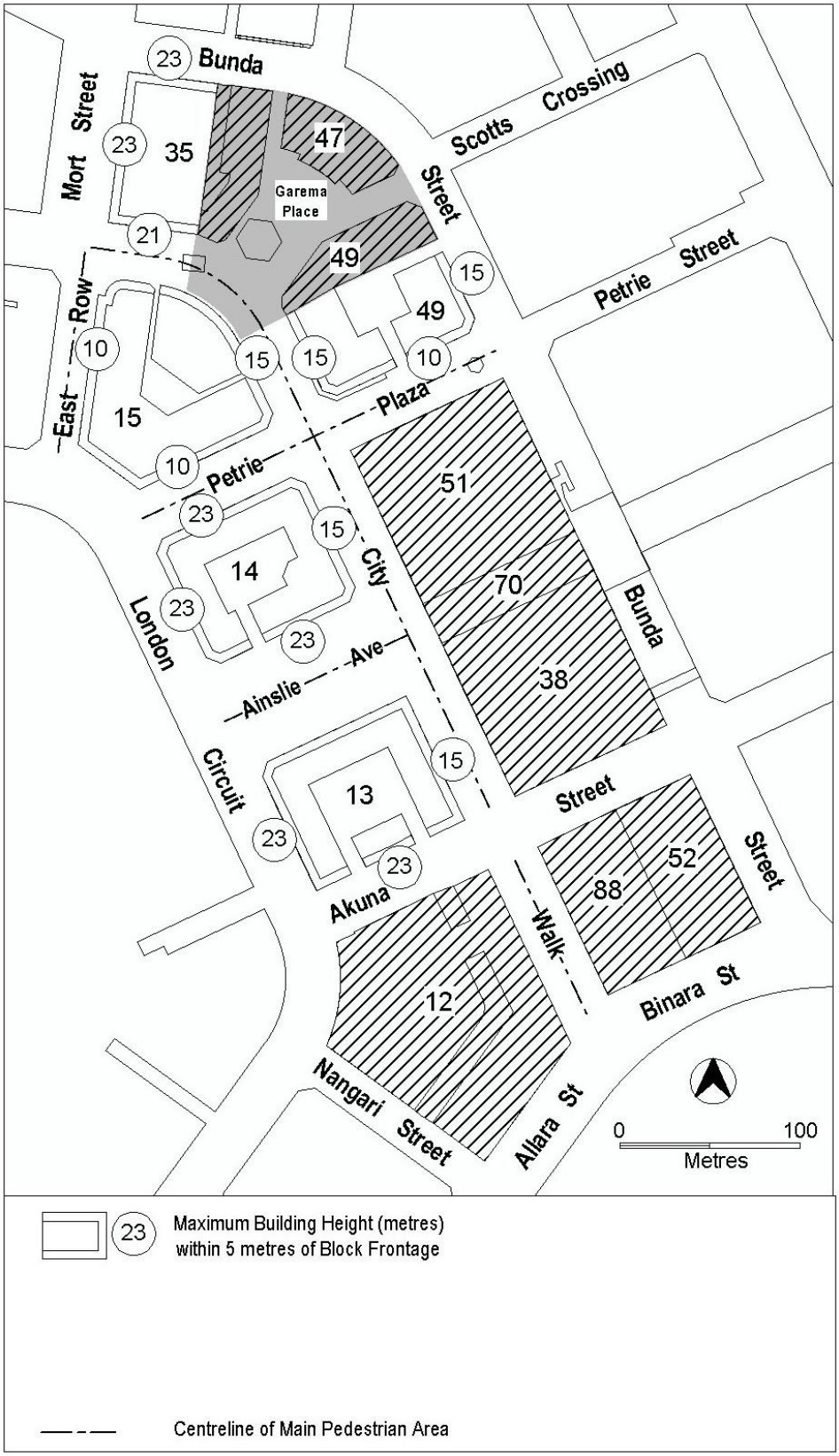


Figure 17 City – Building height (City Area 5 and City Area 6)



Control	Assessment requirement
Dickson	
Land and site use – Existing Car Parks	43. Development of public car parking areas indicated by shaded areas on Figure 18 provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the group centre as endorsed by the Territory.
Land and site use – Block 13 section 30 Dickson	44. No new building, except basement, is permitted within the 'library buffer area'. The 'library buffer area' is defined as the area measured from any point on each boundary of block 13 section 30 Dickson for a minimum distance of 10 metres.
Active frontage	45. In accordance with Figure 19, active frontages are provided to encourage uses that create activity, clear display windows and weather protection for pedestrians.
Building design – Floor to Ceiling height	46. The minimum ground floor to ceiling height is 4m, unless demonstrated the building is adaptable for retail and service trade uses.
Building design – Solar access	47. In Section 30, buildings do not unreasonably overshadow main pedestrian areas indicated by hatched areas on Figure 19.
Gross floor area	47A. The maximum gross floor area for office is: a) For section 30, 31, 32 and 34 – 4000m2 total per lease b) For section 31, 32 and 34 – at least 1500m2 provided at ground floor

Figure 18 Dickson – Public car parking areas

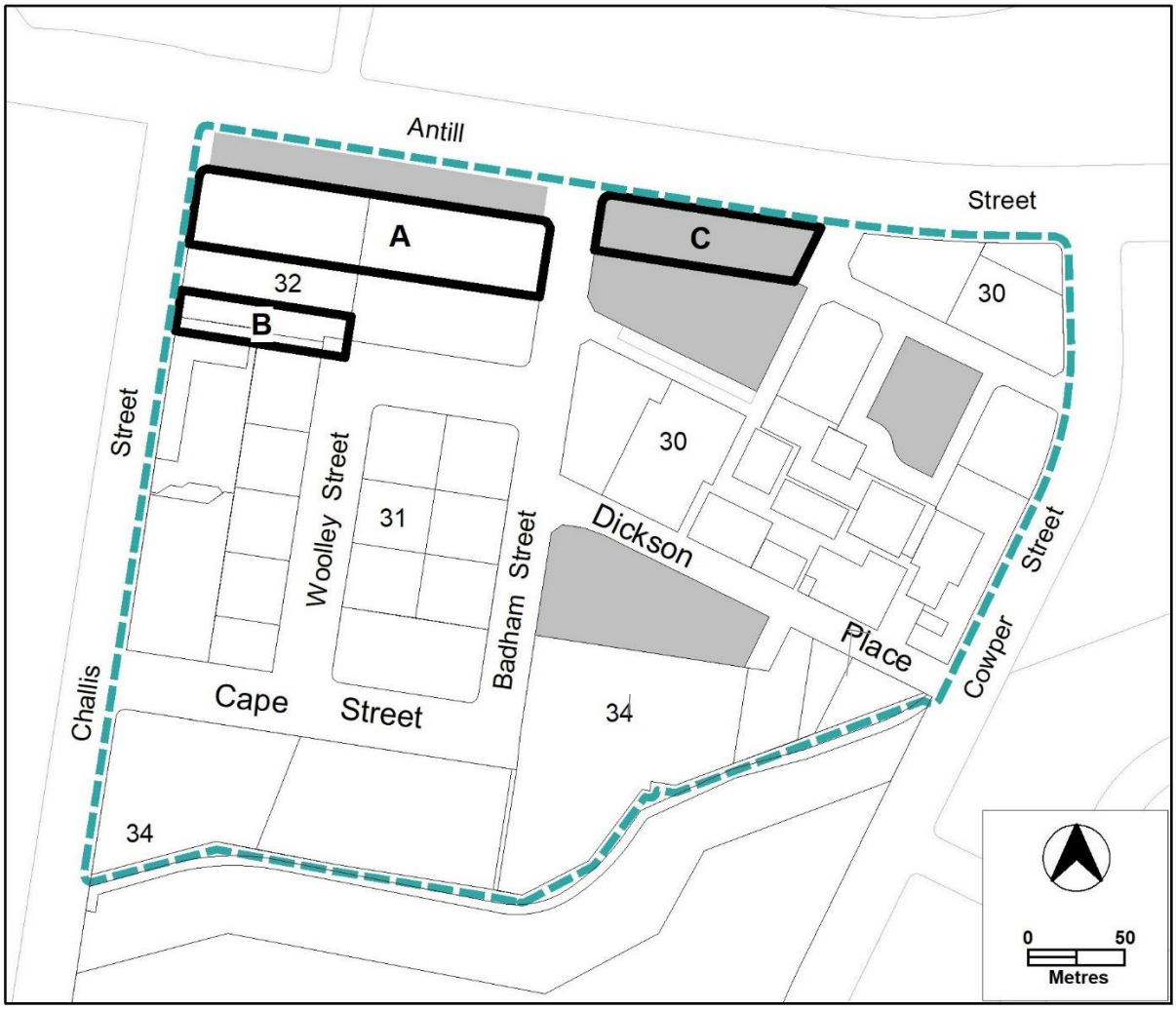
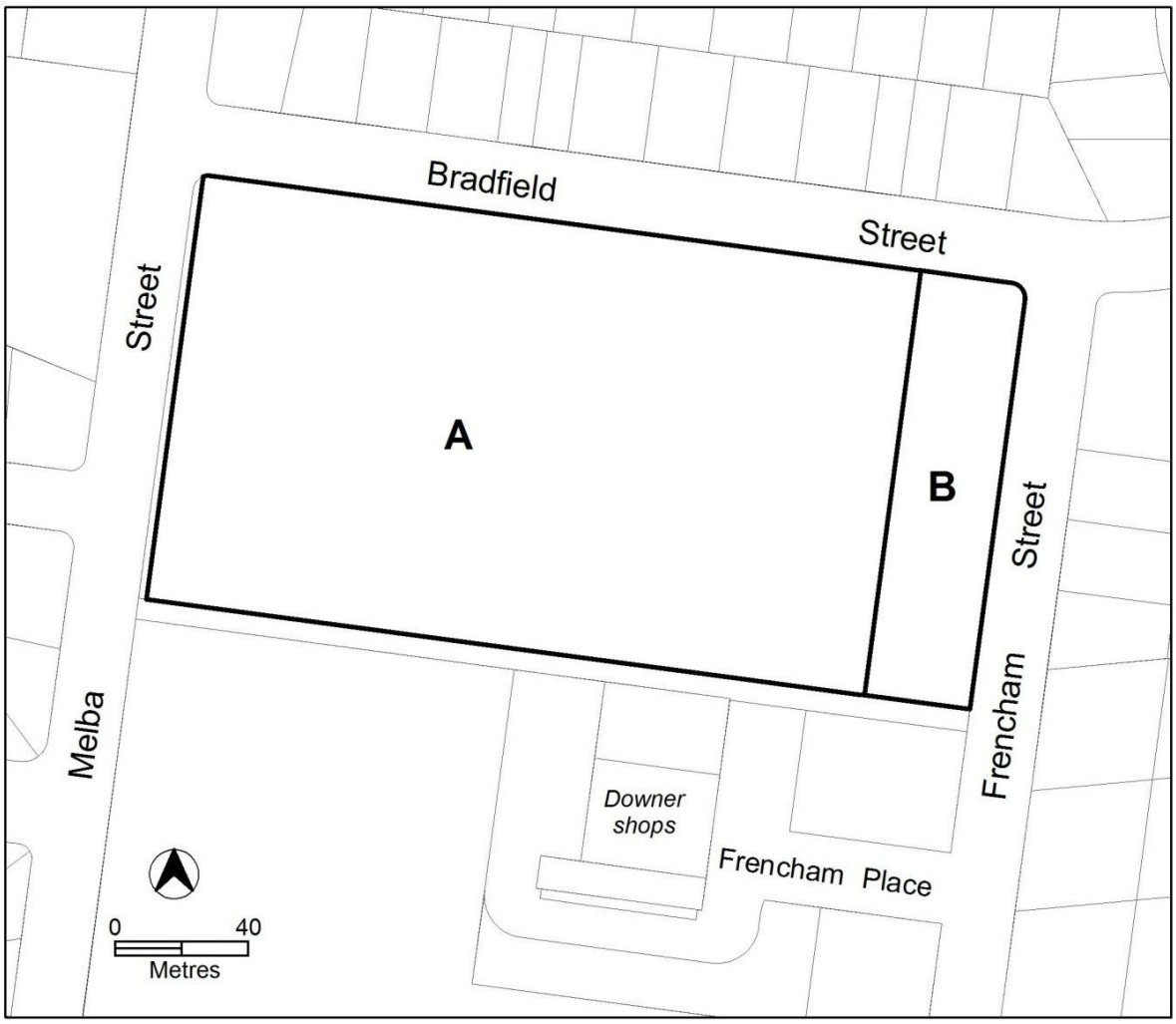


Figure 19 Dickson – Main pedestrian areas and active frontage

Control	Assessment requirement
Downer	
Number of dwellings	48. In accordance with Figure 20, in Area A, the maximum number of dwellings is 300.
Gross floor area	49. In accordance with Figure 20, in Area A, the total maximum gross floor area of the following uses is: a) Office – 250m²; b) Personal service – 250m². This does not apply to community activity centre or health facility.
Movement – Site access	50. In accordance with Figure 20, in Areas A and B, site access is provided by development of publicly accessible roads from Bradfield Street and from Melba Street.
Active frontage	51. In accordance with Figure 20, in Area A, the following uses are only permitted at ground floor level: a) Office; b) Personal service; c) Community activity centre; d) Health facility. This does not exclude other uses from the ground floor level.
Building height	52. In accordance with Figure 20, in Areas A and B, the maximum building height is: a) Area A – 4 storeys; b) Area B – 2 storeys.
Front boundary setback	53. In accordance with Figure 20, in Areas A and B, buildings fronting Bradfield Street or Melba Street are setback a minimum of 30 metres from the boundary, unless demonstrated that the heritage listed trees on the boundaries fronting Bradfield and Melba Streets are not adversely impacted by development.
Communal open space	54. In accordance with Figure 20, in Areas A and B, communal open space is provided by central courtyards, located on both sides of the public roads, of sufficient size to allow deep-root planting for trees and incorporate existing mature trees, including all heritage-listed trees and elements of the old school courtyard.

Figure 20 Downer – Number of dwellings, active frontage, site access, building height, front setback and open space



Control	Assessment requirement
Lyneham (Suburb)	
Demonstration housing	55. On Blocks 24 and 25 Section 38 community housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following: a) Does not exceed 9 dwellings. b) Subdivision under the *Unit Titles Act 2001* is prohibited. 56. Demonstration housing (community housing) is permitted on Blocks 24 and 25 Section 38 Lyneham for a maximum of 9 dwellings across both blocks – refer to District Specification for applicable specifications. Note: For this development community housing is not considered an apartment as defined by the Territory Plan.
Lyneham – Kamberra Estate	
Urban structure – utility infrastructure	57. In the area shown in Figure 21, Development provides an infrastructure corridor for existing and future utility services. Development of the infrastructure corridor is completed prior to or at the same stage as surrounding residential development.
Urban structure – Road layout	58. In the area shown in Figure 21, site access and internal road layout, the following is endorsed by Transport Canberra and City Services (TCCS): a) A transport impact assessment, prepared by a suitably qualified professional. b) Location, nature and number of new and existing external vehicular site access points to/from the Kamberra Winery Estate area. Plans and drawings clearly demonstrate that the development is consistent with TCCS endorsements for a, b and c. 59. The internal road layout complies with all of the following: a) Incorporates a parallel access street along Sullivans Creek. b) Prioritises pedestrians and cyclists particularly where the 'internal pedestrian and bicycle network', intersects with internal roads. c) Minimise the amount of road in favour of soft landscape areas. 60. Vehicular access to individual development, including crossovers and driveways, are designed and constructed to be co-located/shared with adjoining current or future development.
Number of dwellings	61. In the area shown in Figure 21, for multi-unit housing, dwellings numbers across the estate area comply with: a) Minimum – 2,000 dwellings. b) Maximum – 2500 dwellings, or alternatively 250,000m^2 GFA.
Gross floor area	62. In the area shown in Figure 21, the total maximum gross floor area across the estate area for all non-retail commercial use – 30,000m^2. 63. In the area shown in Figure 21, the maximum gross floor area for retail uses in the CZ5 zone (as specified in the Commercial Zones Policy) does not apply to the estate area. 64. In the area shown in Figure 21, development must demonstrate that a minimum gross floor area of 1500m^2 of community use has already and/or will be provided across the Kamberra Winery Estate area (including indicative location/s).

Control	Assessment requirement
Natural systems – Sullivans Creek	65. In the area shown in Figure 21, development appropriately responds to Sullivans Creek in regard to: a) Flood risk. Where flood impacts on development, subdivision design application identifies a minimum setback for development. b) Role of the riparian corridor. c) Improvement of the landscape quality and setting of Sullivans Creek. Improvement of the landscape quality and setting of Sullivans Creek is completed prior to or at the same stage as surrounding residential development. 66. In the area shown in Figure 21, for land contained within the setback area to Sullivans Creek, development is limited to: a) Works to mitigate flooding. b) Works which maintain or increase flood conveyance capacity and storage volume for Sullivans Creek. c) Landscaping or minor public infrastructure to improve visual and environmental amenity. d) High quality and visually interesting screening of utility or flood mitigation works and infrastructure. e) Works relating to utility infrastructure that take place predominantly or entirely below natural ground level. f) Works to promote active travel and/or public open areas for recreation and leisure. g) Communal open space, private open space and courtyard walls required by a development code. h) Works to increase 'naturalisation' of Sullivans Creek through the use of natural construction materials and vegetation. 67. In the area shown in Figure 21, the Sullivans Creek active travel connection is endorsed by Transport Canberra and City Services (TCCS). The proposal is consistent with the endorsement by TCCS
Natural systems - Public space	68. In the area shown in Figure 21, development demonstrates adequate space for active travel routes and open spaces for the use and enjoyment of the local community and commuters. 69. In the area shown in Figure 21, open space areas comply with all of the following: a) Open space areas that are located within the 1% AEP (1 in 100 year) flood extent for Sullivans Creek are not used for activities that can put vulnerable users (such as children's playgrounds) at risk from flooding. b) Not predominantly located in areas which limit the useability of open space such as, but not limited to, regulated tree protection areas. c) Demonstrate that the minimum area is adequate to accommodate the current and future residents, workforce and visitors to the site.
Land and Site use	70. In the area shown in Figure 21, for development other than residential, development is located to comply with all of the following: a) In close proximity to and easily accessible from site access points and the Phillip Avenue light rail stop. b) After a. has occurred, along the Federal Highway primarily closer to the Phillip Avenue intersection.

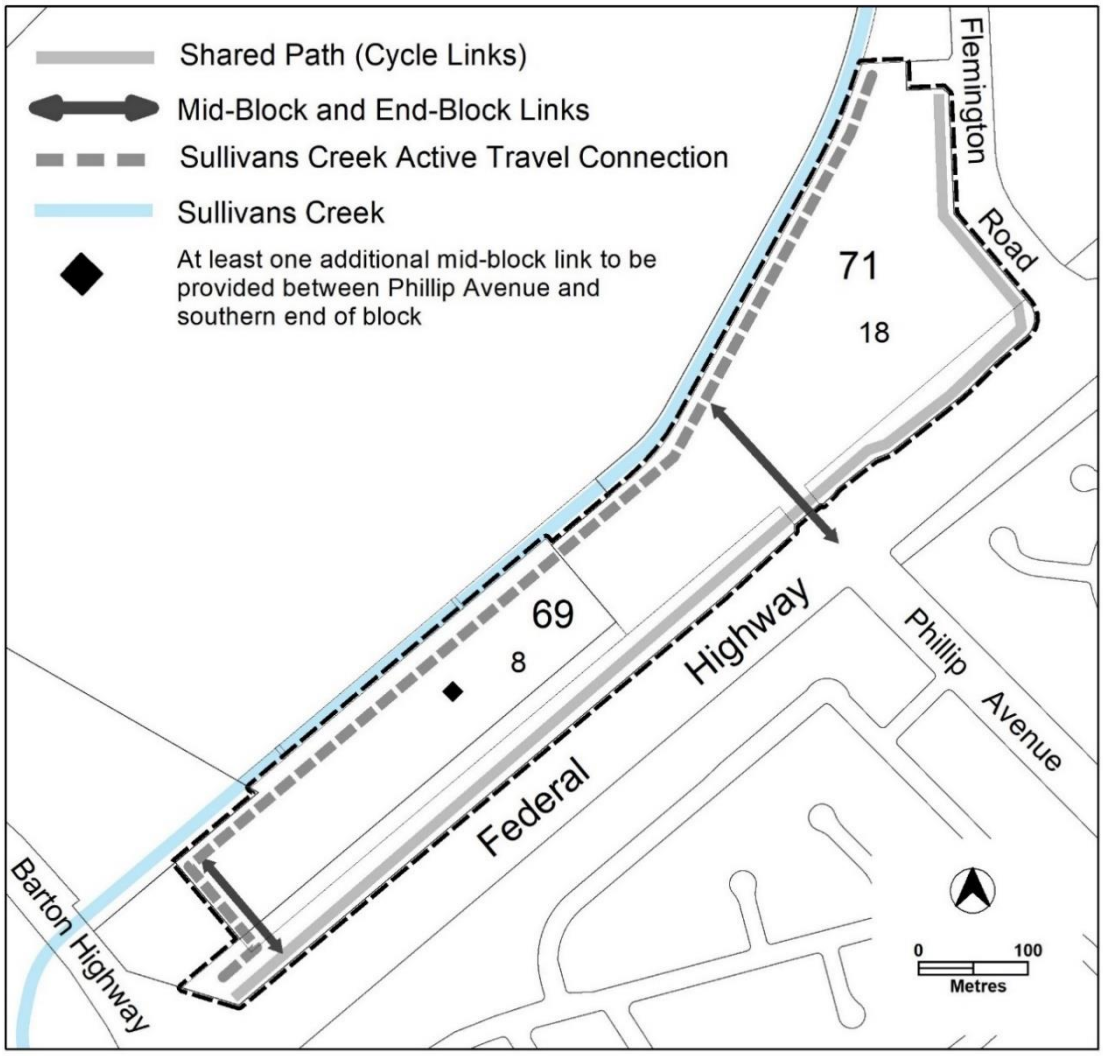
Control	Assessment requirement
Movement – Development within pedestrian and bicycle routes	71. In the area shown in Figure 21 development within 'Sullivans Creek active travel connections', 'mid-block links', 'end-block links' and 'internal pedestrian and bicycle network' comply with all of the following: a) Provide safe, efficient and unimpeded public access to pedestrian and cyclists at all times. b) Identifies and provides the recreational and leisure needs of the local community. c) Where these areas intersect with roads and vehicular access ways, demonstrate how priority is given to pedestrians and cyclists through traffic calming measures such as slow speed areas, shared spaces and refuge islands. d) All areas provide adequate irrigation for landscaped areas and high-quality fit-for-purpose paving and finishes. e) Are completed prior to or at the same stage as surrounding residential development.
Movement – Mid-block links and end-block links	72. In the area shown in Figure 21, 'Mid-block links' and 'end-block links' comply with all of the following: a) Are in a location generally in accordance with Figure 12 and aligns with the community path system through the area. b) Aligns with the light rail station and crossing points to reduce informal light rail crossings for cyclists and pedestrians (where relevant). c) Provides unimpeded public pedestrian and bicycle access at all times from the Federal Highway to the Sullivans Creek 'active travel connection'. d) Connects with the 'internal pedestrian and bicycle network' to provide a safe and efficient pedestrian and bicycle network. e) A landscape corridor, which includes a path, approximately 10 metres wide but not less than 6 metres wide at any point to accommodate all likely users, and can accommodate potential future path widening without impacts on planted trees. f) Vehicular access is not permitted within or along the 'mid-block links' and 'end-block links'.
Movement – Sullivans Creek active travel connection	73. In the area shown in Figure 21, the 'Sullivans Creek active travel connection' complies with all of the following: a) the 'Sullivans Creek active travel connection' is in a location generally in accordance with Figure 21 and aligns with: i) The community path system through the area. ii) The light rail station and crossing points to reduce informal light rail crossings for cyclists and pedestrians. b) Provides unimpeded public pedestrian and bicycle access at all times for the length of the active travel connection shown in Figure 21. c) Exclusively utilises routes which are not also used by vehicles. d) Connects with the 'internal pedestrian and bicycle network' to provide a safe and efficient pedestrian and bicycle network. e) Is a landscape corridor approximately 10 metres wide but not less than 6 metres wide at the narrowest point and contains all of the following: i) A shared path for pedestrians and cyclists; ii) The landscape corridor and path are both adequate in width to meet the current and future demand of usage including potential future path widening without impacts on planted trees.

Control	Assessment requirement
National Capital Plan	74. In the area shown in Figure 21, for development subject to the National Capital Plan, Development applications are supported by written documentation demonstrating compliance against the relevant special requirements of the National Capital Plan, namely Part Four (B) – Special Requirements for Territory Land; Section 4.28 City and Gateway Corridor.
Front boundary setback – Flemington Road	75. In the area shown in Figure 21, the minimum front boundary setback to Flemington Road is 6m.
Setback – Sullivans Creek	76. In the area shown in Figure 21, the minimum setback from the centreline of the Sullivans Creek stormwater easement to development is 20 metres, unless it is demonstrated that all of the following can be achieved within the nominated setback: a) Adequate space for development in Sullivan Creek setback area. b) Appropriate waterway management practices to facilitate the functioning of riparian zones. c) Adequate space to support and enhance wildlife connectivity. d) Adequate space for active travel routes. e) Recommendations of a TCCS endorsed flood risk study. A reduced setback is to be endorsed by the Conservator of Flora and Fauna.
Building design – building entries	77. In the area shown in Figure 21, pedestrian and cyclist access to blocks are clearly separated from vehicular access and be distinguishable through surface materials, level changes, landscaping and/or slow-speed shared pedestrian road zones.
Noise	78. In the area shown in Figure 21, this applies to dwellings on the block and dwellings on adjoining blocks. Transfer of noise between noise sources and habitable rooms, particularly bedrooms, are minimised through the siting, design and layouts of buildings. For the purpose of this specification, noise sources include, but are not limited to, garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, communal open space and circulation areas. 79. In the area shown in Figure 21, a development application must be accompanied by a section plan that demonstrates that sensitive land uses such as residential uses on the site can be adequately attenuated from noise emanating from Exhibition Park in Canberra (EPIC) and Thoroughbred Park. The section plan must be endorsed by the EPA and planning and land authority prior to the development application being lodged. The section plan must include: a) An acoustic assessment that includes as inputs real world monitoring of events at EPIC and Thoroughbred Park including Summernats, Royal Canberra Show, music festivals, race days and events. This must take into consideration all current and permitted activities at Exhibition Park in Canberra (EPIC) and Thoroughbred Park. b) Details on the location, use, design and materials of building/s containing sensitive land uses to demonstrate that noise attenuation can be adequately achieved to protect the occupants from excessive noise intrusion, including low frequency noise typically emanating from outdoor music festivals and the like. c) Demonstration that the indicative buildings detailed in b) are capable of compliance against Territory Plan requirements. d) How development on the site (including proposed uses) will assist in ameliorating noise transmission to sensitive uses on the site. Development on the site must be consistent with the endorsed section plan. For this specification, sensitive uses are: a) Residential dwellings. b) Retirement village.

Control	Assessment requirement
	c) Supportive housing. d) Community housing. 80. In the area shown in Figure 21, the following uses are permitted if they are located in buildings designed to comply with noise limits as outlined in schedule 2 of the Environment Protection Regulation, 2005: a) Shop. b) Office. c) Restaurant. d) Drink establishment. e) Indoor recreation facility. f) Community facilities. g) Commercial accommodation unit.
Car parking areas - design	81. In the area shown in Figure 21, vehicle parking is only permitted in a basement. On grade, podium or other above ground parking is only permitted where the parking area is located away from the Federal Highway and Flemington Road and is suitably screened through use of buildings, communal open space area, private open space and/or landscaping.
Number of car parking spaces – Multi-unit housing	82. In the area shown in Figure 21, for multi-unit housing, the maximum parking provision rate is: a) Studio or one-bedroom dwelling – 1 space maximum. b) Two-bedroom dwelling – 1.3 spaces maximum. c) Three or more bedroom dwelling – 1.5 spaces. d) Every 8 dwellings – 1 visitor space. Note: Parking calculations are rounded up to the nearest whole number.
Visitor car parking spaces	83. In the area shown in Figure 21, visitor car parking spaces are allocated for visitors of occupants of the residential parts of the development. 84. In the area shown in Figure 21, visitor car parking spaces are conveniently located for visitors to the development and are not allocated to any other purpose, including private spaces for dwellings or workers of the commercial components of the development.
Service vehicle parking spaces	85. In the area shown in Figure 21, adequate spaces and areas, suitably screened from public view, are provided for the loading and unloading of service vehicles.
Environmental management – Land and construction	86. In the area shown in Figure 21, the Environment Protection Authority Environment Protection Guidelines for Construction and Land Development in the ACT. 87. In the area shown in Figure 21, an environmental assessment report for the development is endorsed by the Environment Protection Authority. Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.

Control	Assessment requirement
Environmental management – Heritage	88. In the area shown in Figure 21, an 'Unanticipated Discovery Protocol' which includes assessment and management of any unexpected heritage discoveries during construction is endorsed by the ACT Heritage Council. Note: A condition of development approval may be imposed to ensure compliance with this specification. 89. In the area shown in Figure 21, development applications must be accompanied by evidence demonstrating that further consultation with Representative Aboriginal Organisations regarding the findings and recommendations of the 2016 and 2019 Cultural Heritage Assessments has been undertaken. Outcomes of this consultation will be submitted to the ACT Heritage Council, for further advice on any Heritage Act 2004 considerations for proposed development.

Figure 21 Lyneham (Kamberra Estate)



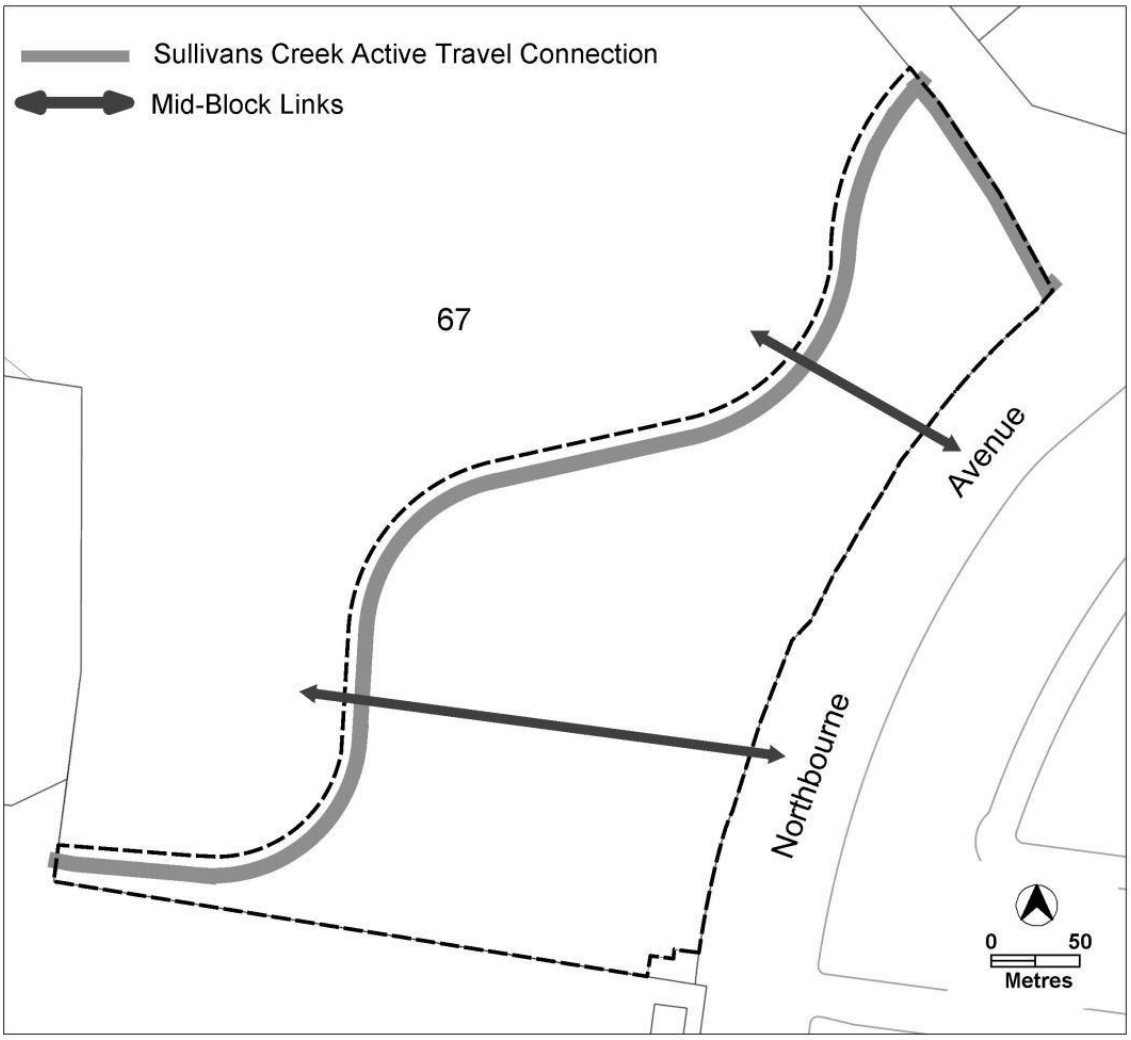
Control	Assessment requirement
Lyneham (Yowani Estate)	
Urban structure – Block layout	90. In the area shown in Figure 22, the size and subdivision pattern of blocks demonstrates that a building with a high quality and interesting façade can be accommodated which addresses the following: a) 'Open space areas', mid-block links' and 'internal pedestrian and bicycle network' b) 'External active travel connections' and block boundaries to Northbourne Avenue, Barton Highway, Sullivans Creek and the Swinden Street extension.
Urban structure – Road layout	91. In the area shown in Figure 22, the internal road layout for the site complies with all the following: a) Incorporates a parallel access street generally along the Northbourne Avenue frontage. b) Prioritises pedestrians and cyclists particularly where the 'internal pedestrian and bicycle network' or 'mid-block links' intersect with internal roads. c) Minimises the amount of impervious surfaces within the road reserve in favour of soft landscape areas. 92. In the area shown in Figure 22, the number of new and existing vehicular access points from/to the site and to/from Northbourne Avenue is minimised. 93. In the area shown in Figure 22, vehicular access to individual development, including crossovers and driveways, are designed and constructed to be co-located/shared with adjoining current or future development.
Urban structure – Traffic	94. In the area shown in Figure 22, the following is to be endorsed by Transport Canberra and City Services (TCCS): a) A transport impact assessment, prepared by a suitably qualified professional. b) Location, nature and number of new and existing external vehicular site access points to/from the site. c) Sullivans Creek active travel connection.
Land and site use	95. In the area shown in Figure 22, for development other than residential use, development is located to comply with all of the following: a) In the south-eastern portion of the site. b) Close to and easily accessible from site access points and the Swindon Street light rail stop. c) After the above two points have occurred, along Northbourne Avenue and the Swinden Street extension, primarily adjoining or near other non-residential development. Note: This does not preclude residential use from occurring in the above areas on the site. 96. In the area shown in Figure 22, where non-residential use occurs, it is to be located at ground floor level.
Gross floor area	97. In the area shown in Figure 22, total maximum gross floor area across the estate area for: a) Supermarket – 350m^2 (this does not include). b) Takeaway food shop, restaurant and drink establishment – 550m^2. c) All non-retail commercial use – 2000m^2. 98. In the area shown in Figure 22, development must demonstrate that a minimum gross floor area of 1500m^2 of community use has already and/or will be provided across the Yowani Estate area (including indicative location/s).

Control	Assessment requirement
Number of dwellings	99. In the area shown in Figure 22, for multi-unit housing, dwellings numbers across the estate area comply with: a) Minimum – 800 dwellings. b) Maximum – 1000 dwellings
Movement – open space areas, Sullivans Creek active travel connection and mid-block links	100. For 'open space areas', 'Sullivans Creek active travel connections' and 'mid-block links' identified in Figure 22, and for the 'internal pedestrian and bicycle network', development must comply with all the following: a) Provide safe, efficient, and unimpeded public access to pedestrian and cyclists at all times. b) Identify and provide the recreational and leisure needs of the local community, where these areas intersect with roads and vehicular access ways. c) Demonstrate how priority is given to pedestrians and cyclists through traffic calming measures such as slow speed areas, shared spaces and refuge islands. d) Provide adequate lighting (that does not impact on the amenity of adjoining development) and passive and perceived surveillance at all times. e) Be limited to planting area, surface landscaping, buildings and structures that are consistent with active travel pathways or are open and do not limit accessibility. f) Provide adequate irrigation for landscaped areas and high-quality fit- for-purpose paving and finishes. g) Are completed prior to or at the same stage as surrounding residential development.
Movement – Sullivans Creek active travel route	101. For the 'Sullivans Creek active travel connection' shown in Figure 22, the 'Sullivans Creek active travel connection' complies with all of the following: a) 'Sullivans Creek active travel connection' is either in a location generally in accordance with Figure 22 or allows users of the Sullivans Creek pedestrian and cycle network who enter the estate from the south- west to transit through the area safely and efficiently towards a formal pedestrian and bicycle crossing point across Barton Highway to facilitate their journey north along Sullivans Creek. b) Aligns and connects with the community path system and internal pedestrian and bicycle network through the area. c) Provides unimpeded public pedestrian and bicycle access at all times for the length of the active travel connection shown in Figure 22. d) Exclusively utilises routes that are not also used by vehicles. e) Is a landscape corridor which is not less than 5m wide at the narrowest point and contains a shared path for pedestrians and cyclists; and the landscape corridor and path are of adequate width to meet the current and future usage demand. f) Demonstrate that there is adequate and suitable land for an 18-hole golf course to be provided within sections 64 and/or 67 Lyneham.
Movement – mid-block links	102. For 'mid-block links' shown in Figure 22, 'mid-block links' comply with all the following: a) Are in a location generally in accordance with Figure 22 and align with the community path system through the area. b) Provide unimpeded public pedestrian and bicycle access at all times from Northbourne Avenue to the Sullivans Creek 'external active travel route'. c) Connect with 'internal pedestrian and bicycle network' to provide a safe and efficient pedestrian and bicycle network. d) Have a minimum 10m wide landscape corridor that includes a path of a suitable width to accommodate all likely users. e) Do not permit any vehicular access within or along the mid-block links. f) Development of the 'mid-block links' is endorsed by TCCS.

Control	Assessment requirement
Public Space	103. In the area shown in Figure 22, an open space needs assessment is undertaken by a 'suitably qualified professional' that: a) Demonstrates that at least one open space area is within accessible walking distances for all residential use development within the site. b) Specifies a minimum 'usable' area of open space across the site that is adequate to accommodate the current and future on-site population. c) Specifies the amount of open space areas to achieve equitable access and adequate space per area for all current and future residential use development. d) Identifies areas, facilities and equipment needed by the local community, including high quality children's play spaces, kick-about area recreation facilities (e.g. BBQ facilities, picnic tables, exercise equipment etc.). Note: Findings of the open space needs assessment are clearly shown on plans and drawings.
Tree canopy cover	104. In the area shown in Figure 22, development achieves all of the following: a) has or will achieve a minimum of 30% canopy tree cover across the area measured at mature height; and b) equitable distribution of canopy tree cover within the site across the private and public realm. Note: existing trees contribute towards the minimum 30% canopy tree cover
National Capital Plan	105. In the area shown in Figure 22, for development subject to the National Capital Plan, Development applications are supported by written documentation demonstrating compliance against the relevant special requirements of the National Capital Plan, namely Part Four (B) – Special Requirements for Territory Land; Section 4.28 City and Gateway Corridor.
Building design – passive surveillance and active surveillance	106. In the area shown in Figure 22, dwellings provide a high quality, interesting façade by providing active or passive surveillance through the use of balconies, screened and unscreened windows and access stairs to address the following: a) 'Open space areas', mid-block links' shown in Figure 22 and 'internal pedestrian and bicycle network'. b) Sullivans Creek active travel connection and block boundaries to Northbourne Avenue, Barton Highway, Sullivans Creek and the Swinden Street extension. 107. In the area shown in Figure 22, where a building contains multiple dwellings that face the areas listed above, dwellings in a development predominately provide occasional surveillance rather than passive surveillance of those areas.
Building height	108. In the area shown in Figure 22, the height of building is: a) Minimum height of building fronting Northbourne Avenue – 14.5m. b) Minimum number of storeys for a building fronting Sullivans Creek – 2. c) Maximum height of building – 18m. For the above, height of building means the vertical distance between datum ground level at the front boundary to Northbourne Avenue and the highest point or points of the building. Where there is a culvert or other localised earthworks impacting the datum ground level of the front boundary to Northbourne Avenue the datum ground level is normalised five metres either side of a culvert or localised earthworks. 109. In the area shown in Figure 22, generally a smooth transition of building heights across the estate area is provided with: a) Higher buildings predominately located in close proximity to the Swinden Street light rail stop and secondarily along Northbourne Avenue. b) Lower buildings predominantly located along Sullivans Creek.

Control	Assessment requirement
Setback – Sullivans Creek	110. In the area shown in Figure 22, for development other than that contained within the setback area to Sullivans Creek, the minimum setback from Sullivans Creek stormwater easement to development provides all of the following: a) Adequate space for development. b) A minimum setback (whichever is greater): i) 6 metres; ii) as recommended by the TCCS endorsed flood risk study.
Front boundary setback – Barton Highway and Swinden Street extension	111. In the area shown in Figure 22, the minimum front boundary setback to Barton Highway is 6m and Swinden Street is 4m. The front boundary setback to Northbourne is in the National Capital Plan.
Building design – Building entries	112. In the area shown in Figure 22, pedestrian and cyclist access to blocks are clearly separated from vehicular access and be distinguishable through surface materials, level changes, landscaping and/or slow-speed shared pedestrian road zones.
Noise	113. In the area shown in Figure 22, this applies to dwellings on the block and dwellings on adjoining blocks. Transfer of noise between noise sources and habitable rooms, particularly bedrooms, are minimised through the siting, design and layouts of buildings. For the purpose of this specification, noise sources include, but are not limited to, garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, communal open space and circulation areas.
Car parking areas - design	114. In the area shown in Figure 22, vehicle parking is only permitted in a basement. On grade, podium or other above ground parking is only permitted where the parking area is located away from the Federal Highway and Flemington Road and is suitably screened through use of buildings, communal open space area, private open space and/or landscaping.
Visitor car parking spaces	115. In the area shown in Figure 22, visitor car parking spaces are conveniently located for visitors to the development and are not allocated to any other purpose, including private spaces for dwellings or workers of the commercial components of the development.
Service vehicles parking spaces	116. In the area shown in Figure 22, adequate spaces and areas, suitably screened from public view, are provided for the loading and unloading of service vehicles.

Figure 22 Lyneham – Yowani Estate



Control	Assessment requirement
O'Connor	
Demonstration housing	117. On Block 1 Section 66 multi-unit development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following: a) Does not exceed 3 dwellings. b) Subdivision under the *Unit Titles Act 2001* is permitted.
Turner	
Building Design	118. On Sections 24, 35 and 45, continuous building facades do not occupy more than two blocks.
Plot ratio	119. On Sections 24, 35 and 45, the maximum plot ratio does not exceed 100%, unless the building's bulk and scale suits the character of the area and provides reasonable solar access to dwellings and private open space on adjoining residential blocks.
Setback	120. On Sections 24, 35 and 45, development complies with the following: a) The minimum setback to Barry Drive and Moore Street is 10m, unless setbacks are compatible with existing adjacent development and minimise detrimental impacts, including overshadowing and excessive scale. b) Front and side setbacks to sections 35 and 45 are consistent with existing adjacent development. The encroachment of basement car parking into the front landscape zone may be considered.
Site access	121. Turner Section 24 has no vehicular access to or from Barry Drive.
Watson	
Urban structure	122. In accordance with Figure 23, on Section 76, a public road will be provided.
Public space	123. In accordance with Figure 23, on Section 76, a public local neighbourhood park of a least one hectare in the south-east corner is to be provided. 124. Retain the western, eastern, and southern portions of the site for wildlife habitat, improved amenity and reduction on urban heat. 125. Diversity and amenity of public spaces that promote community life; and will not negatively impact surrounding neighbours.
Movement	126. In accordance with Figure 23, on Section 76, development complies with all of the following: a) Connection of the public and shared path for pedestrians and cyclists consistent with Figure 23. b) Public paths are to incorporate lighting for public safety, seating along main paths and shade trees and soft landscaping.
Building design	127. In accordance with Figure 23, on Section 76 the design of the built form will contribute to all the following: a) Existing context and character of the local area, including density and scale. b) Existing landscape character, setting and ecological values. c) Sustainability and resilience for a changing climate. d) Connectivity, legibility and safety of the area including passive surveillance onto public spaces. 128. Where development includes fencing that face public footpaths, communal spaces and/or public open space, the fencing incorporate high-quality materials that are

Control	Assessment requirement
	semi- transparent, direct access from private dwellings, such as providing gates, and landscaping in front of the fencing.
Building height	129. This applies to the area shown in Figure 24 for Section 76 Watson. a) For area A: the lesser of 2 storeys and 8.5 metres. b) For area B: the lesser of 4 storeys and 16.5 metres.
Demonstration housing	130. In accordance with Figure 23, on Section 76, a site will be reserved for the demonstration housing process within the area identified as AD3 in Figure 32.
Environmental management- Heritage	131. In accordance with Figure 23, on Section 76, development will comply with the recommendation(s) of the cultural heritage report provided by EPSDD are reflected in any Subdivision Design Application.
Environmental management – Land and construction	132. For the area shown in Figure 25 for Section 76 Watson, an environmental assessment must accompany any Development Application. Alternatively written advice from the Environmental Protection Authority that the site has been assessed for contamination to its satisfaction can be provided.

Figure 23 Watson (Section 76) – Open space, public road and public path

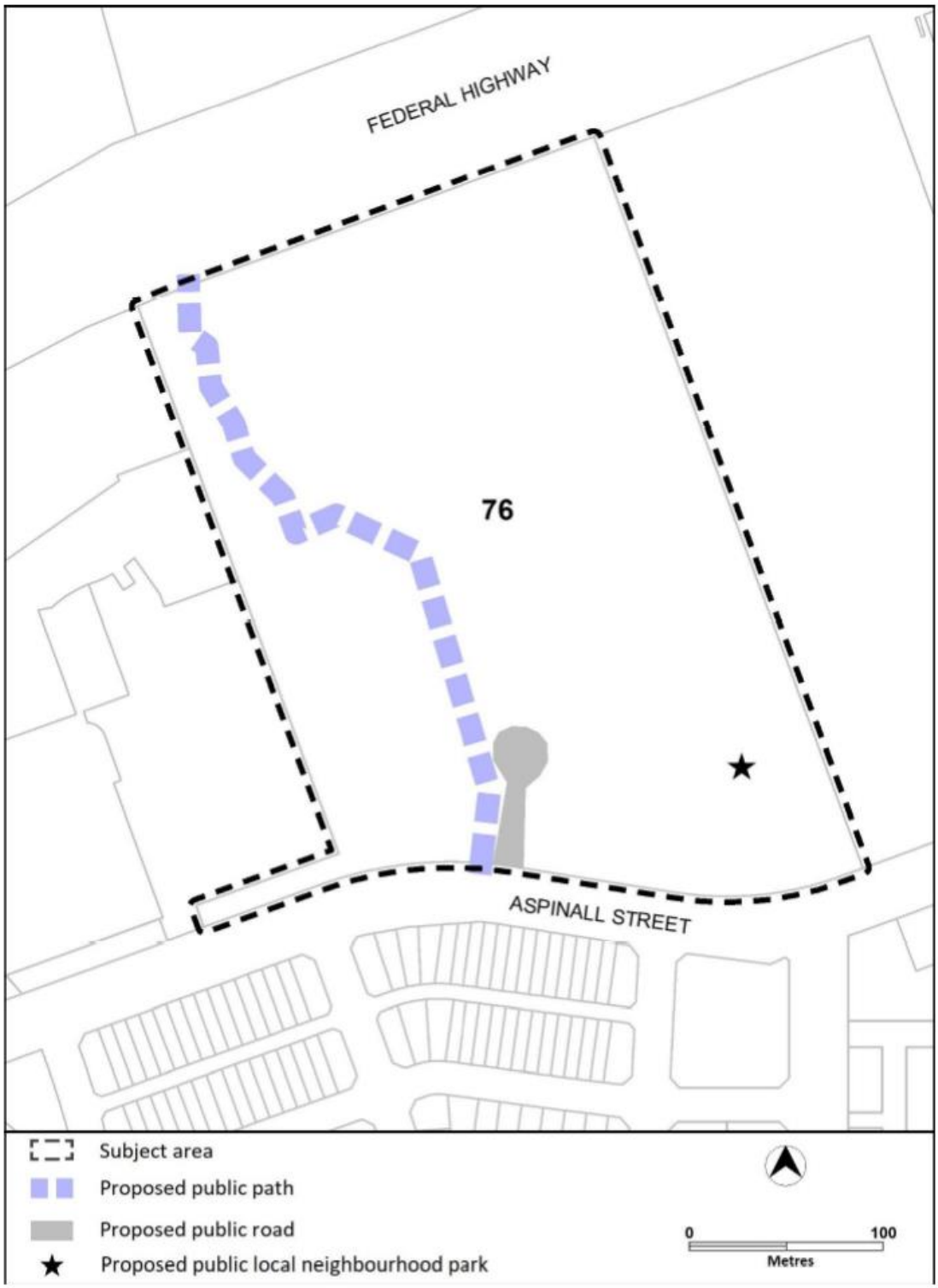


Figure 24 Watson (Section 76) – Building height

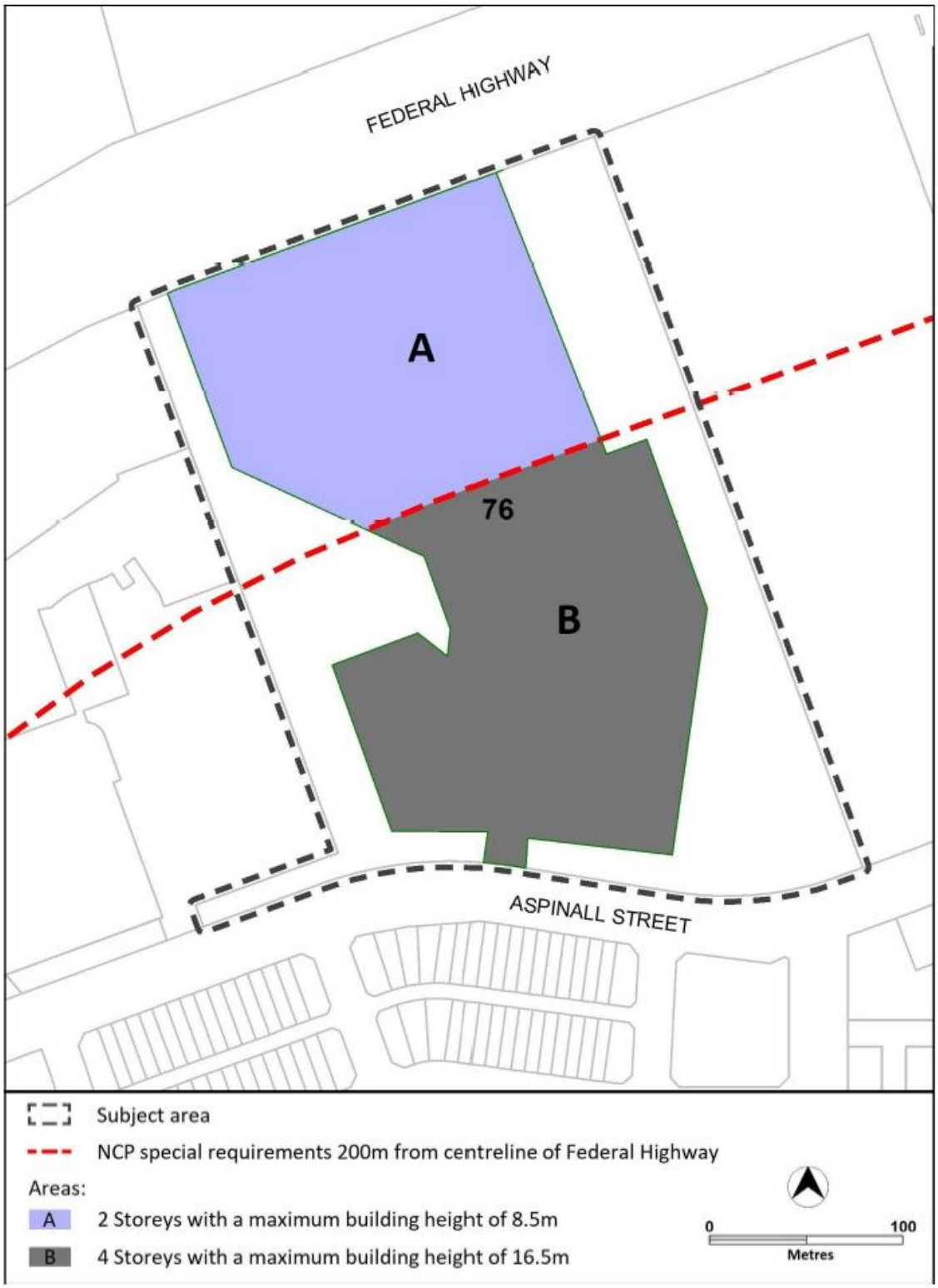
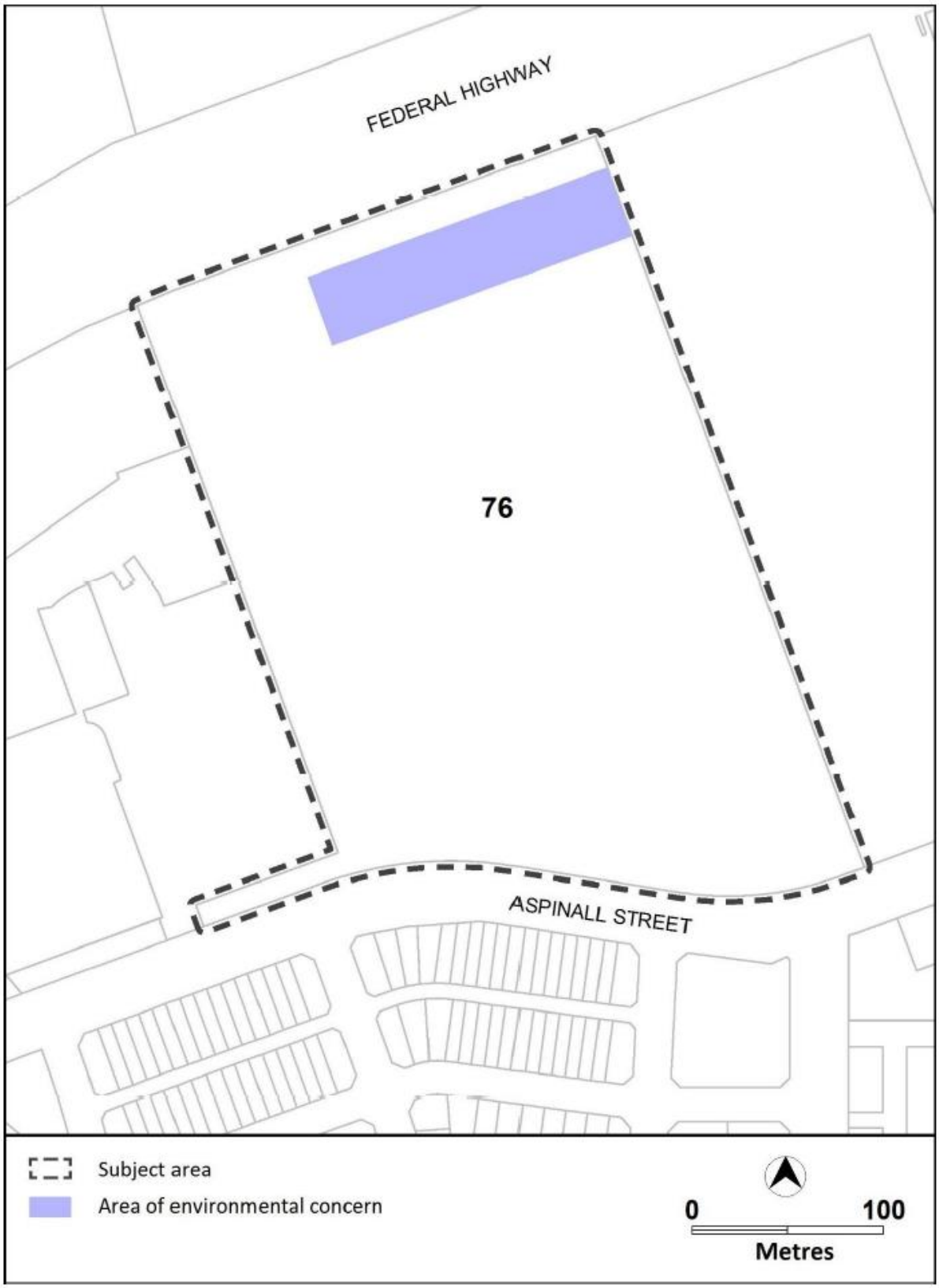


Figure 25 Watson – Environmental management



Assessable and Prohibited Development

Figure 26 Braddon

Link back to Land Use Table

Figure 27 City

Link back to Land Use Table

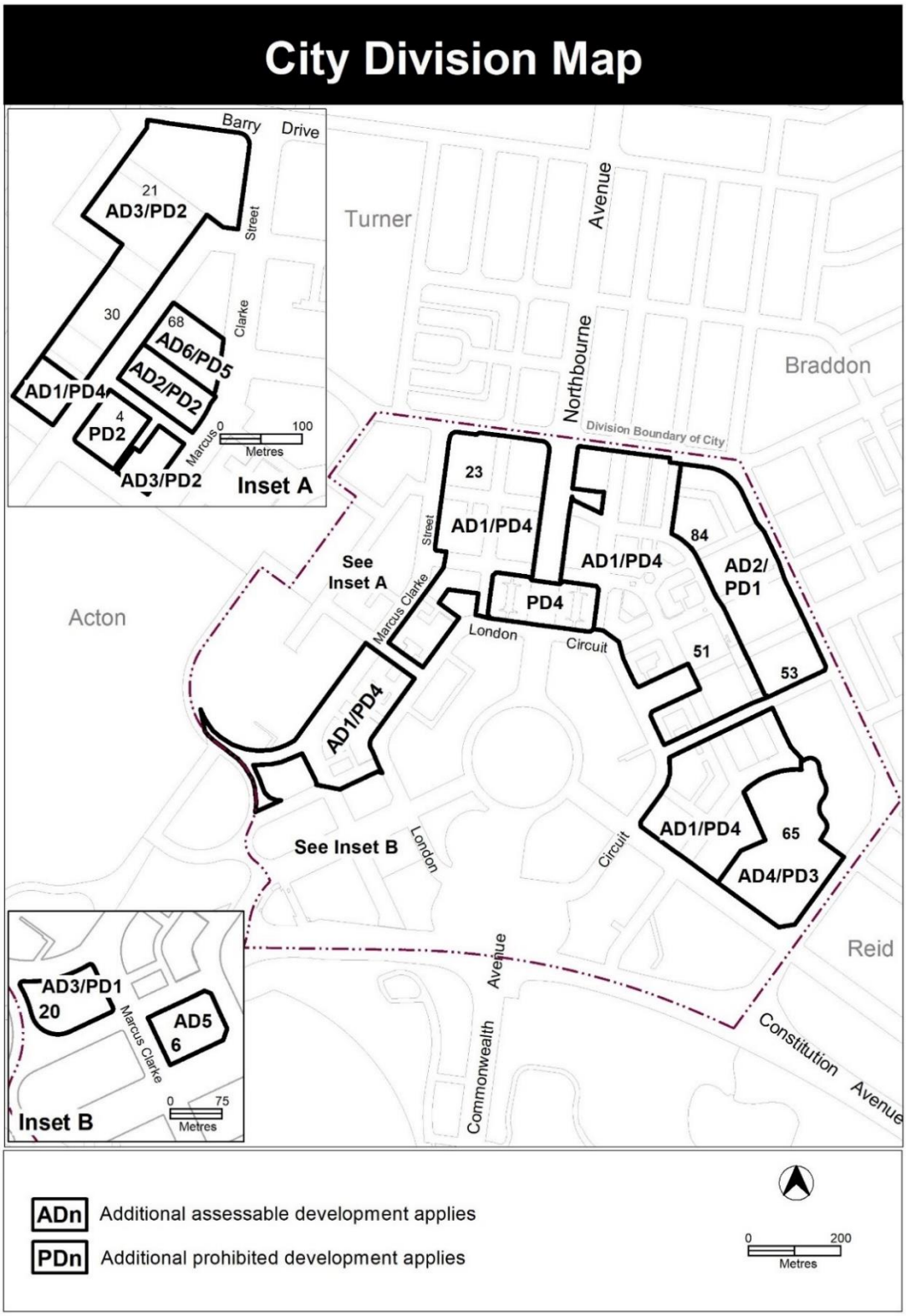


Figure 28 Dickson

Link back to Land Use Table

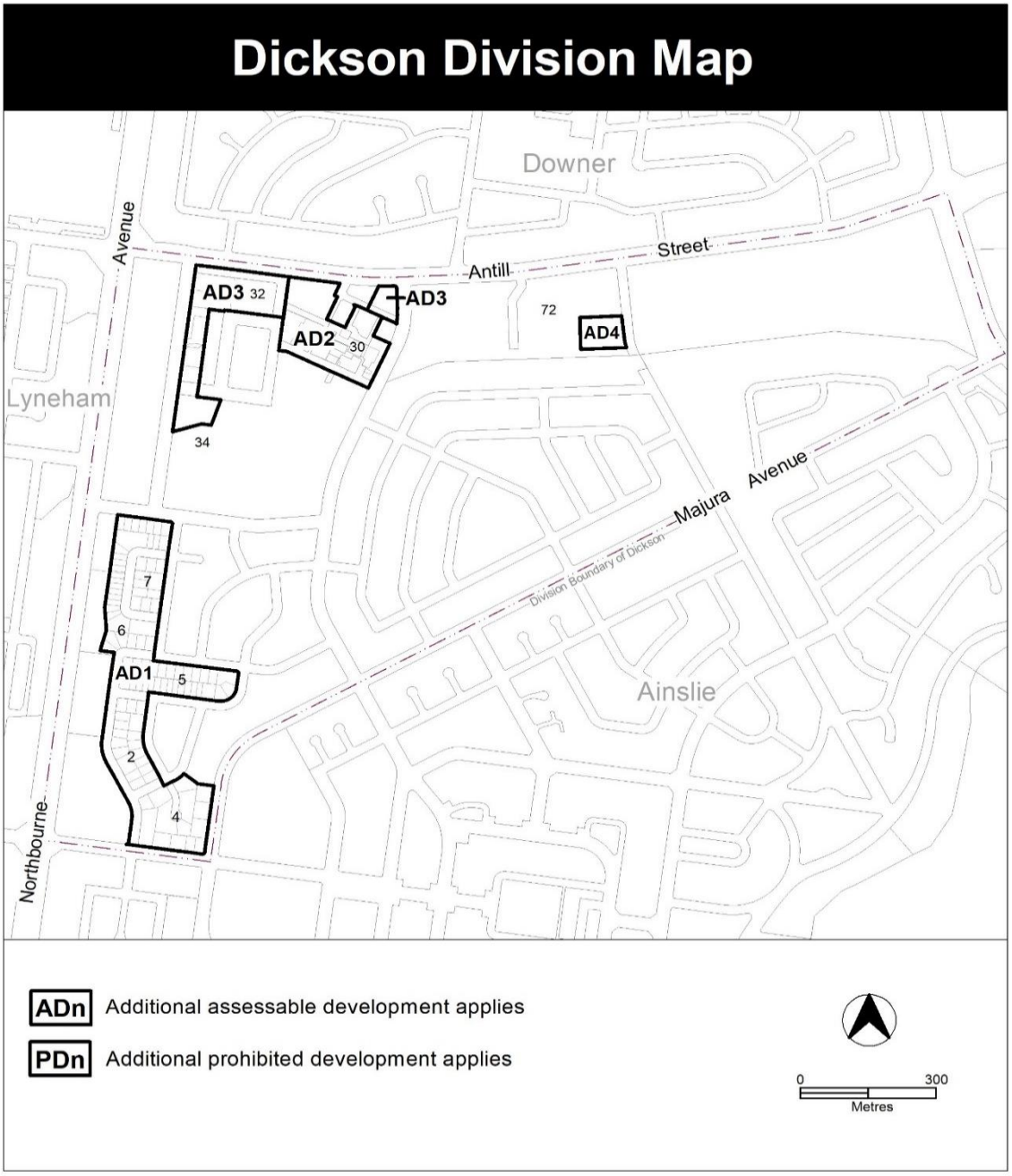


Figure 29 Lyneham

Link back to Land Use Table

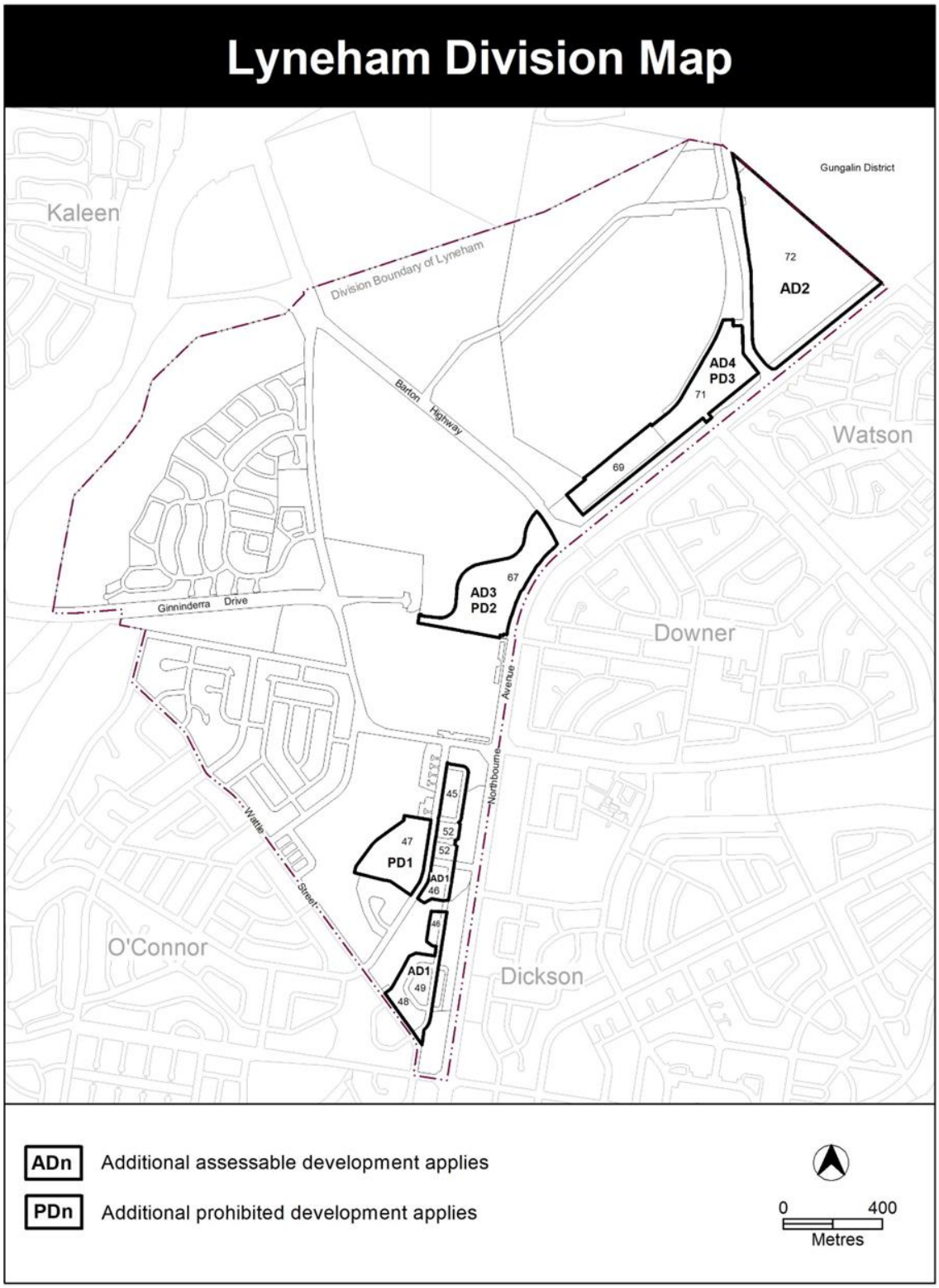


Figure 30 O’Connor

Link back to Land Use Table

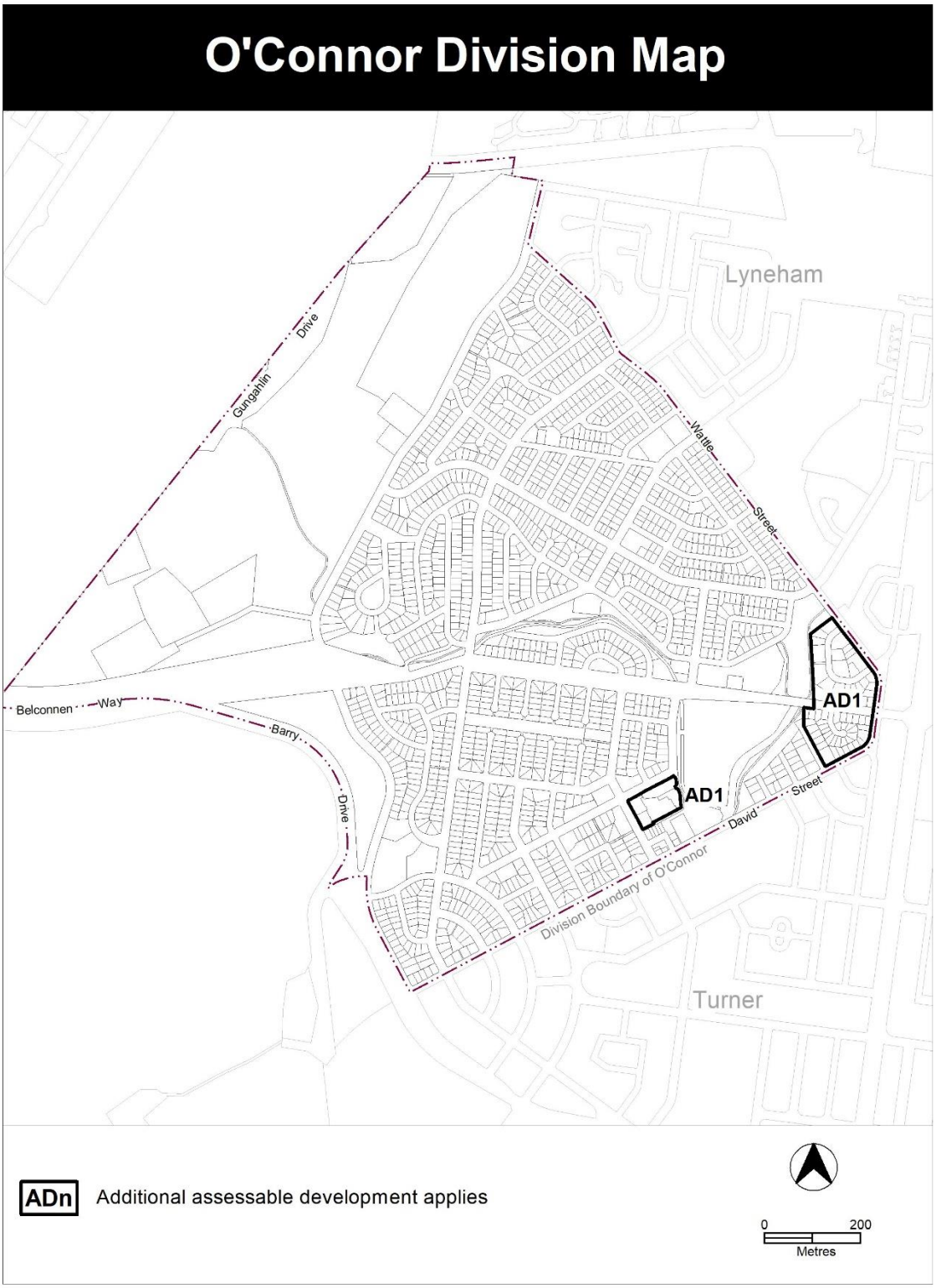


Figure 31 Turner

Link back to Land Use Table

Figure 32 Watson

This figure is also relevant to Assessment Requirements for:

- Watson

Link to Land Use Table