

Planning and Development (Draft Variation No 344) Direction 2018

Notifiable instrument NI2018–429

made under the

Planning and Development Act 2007, s 76 (Minister's powers in relation to draft plan variations)

1 Name of instrument

This instrument is the *Planning and Development (Draft Variation No 344) Direction 2018*.

2 Commencement

This instrument commences on the day after its notification day.

3 Direction

Under section 76 (2) (b) (iv) of the *Planning and Development Act 2007* (the Act), I direct the planning and land authority to revise DV344 to:

- (1) implement the agreed recommendations of the Standing Committee on Planning and Urban Renewal Report No. 3, 11 December 2017; and
- (2) amend criteria 13 and 38 of the Phillip Precinct Code in accordance with schedule 1.

4 Meaning of DV344

In this instrument:

DV344 means the recommended version of the *Draft Variation to the Territory Plan No 344 – Woden Town Centre: Zone Changes and amendments to the Phillip precinct map and code*, July 2017, submitted to the Minister under section 69 of the Act and available online at

http://www.planning.act.gov.au/_data/assets/pdf_file/0006/1088574/DV344-Woden-Town-Centre-recommended-version.pdf.

Mick Gentleman MLA
Minister for Planning and Land Management
8 August 2018

Schedule 1

1. Replace asterisk in Figure 2 with hatching over block 17 section 3	
2. Replace C13 with the following:	
<p>R13</p> <p>This rule applies to section 81.</p> <p>A marker building is permitted up to a maximum <i>height of building</i> of RL670AHD.</p> <p>Note: RL670AHD equates to approximately 92m above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R14</p> <p>This rule applies to section 81.</p> <p>The maximum gross floor area of each floor above 12 storeys is not more than 850m².</p>	<p>C14</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides a narrow silhouette and minimises overshadowing to surrounding dwellings area of principal private open space and main daytime living area b) creates architectural interest and visually reduces the overall scale of the building mass; and c) provides an elegant conclusion to the lower built form.
<p>There is no applicable rule.</p>	<p>C15</p> <p>This criterion applies to section 81.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) retains the existing active travel path, or relocates it to a suitable alternate location with written endorsement from TCCS, and b) provides active uses at the ground floor facing Wilbow Street.

3. Replace R38 and C38 with the following:	
<p>R40</p> <p>This rule applies to area 'a' in figure 4.</p> <p>Development is limited to 6 storeys, with a marker building permitted up to a maximum <i>height of building</i> of RL648AHD.</p> <p>Note: RL648AHD equates to approximately 58m above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R41</p> <p>This rule applies to area 'a' in figure 4.</p> <p>The portion of development above 6 storeys is limited to 850m² <i>gross floor area</i> per floor.</p>	<p>C41</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides a narrow silhouette and minimises overshadowing to surrounding residential areas b) creates architectural interest and visually reduces the overall scale of the building mass; and c) provides an elegant conclusion to the lower built form.