ACT Government

Part D
District Policies

D4 – Inner South District Policy

Table of Contents

District Map 1

Land Use Table 2

Policy Outcomes 10

Assessment Outcomes 10

Area specific assessment outcomes 11
Deakin 11
Forrest 11
Fyshwick 11
Fyshwick - East Lake - The Causeway Area 11
Griffith 11
Kingston 11
Kingston - East Lake - The Causeway Area 11

Assessment Requirements 12

Barton 12
Land use 12
Deakin 12
Land use 12
Gross floor Area 12
Building heights 12
Setbacks 12
Deakin – Office precinct 12
Gross floor area 12
Environment assessment report 12
Figure 1 Deakin – Uses, gross floor area 13
Figure 2 Deakin – Office site – gross floor area 14
Forrest 15
Number of dwellings 15
Building heights 15
Setbacks – Rooftop elements 15
Gross floor area 15
Access driveways 15
Site suitability 15
Landscaping 15
Environmental assessment 15
Figure 3 Forrest – Uses, setbacks and building height 16
Forrest/Griffith – Manuka Group Centre 17
Active frontage 17
Accessible requirements 17
Building height and storeys 17
Plot ratio 17

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Car parking ... 17
Figure 4 Forrest/Griffith – Manuka Group Centre – plot ratio, adaptive use ... 18
Fyshwick ... 19
Land use ... 19
Gross floor area ... 19
Fyshwick – East Lake – The Causeway Area ... 19
Fyshwick – Dairy Road mixed use area ... 19
Subdivisions ... 19
Land use ... 19
Gross floor area ... 19
Building height ... 19
Light spill assessment ... 19
Vegetation and landscape ... 20
Air quality assessment ... 20
Noise and odour ... 20
Water sensitive urban design ... 20
Hydrological assessment ... 20
Utilities - gas ... 20
Figure 5 Fyshwick – Dairy Road building heights ... 21
Figure 6 Fyshwick – Dairy Road - gas pipeline impact area ... 22
Griffith ... 23
Land use ... 23
Number of dwellings ... 23
Gross floor area ... 23
Building height ... 23
Street frontage and car parking ... 23
Kingston – Group Centre ... 23
Urban structure ... 23
Active frontage ... 23
Gross floor area ... 23
Pedestrian movement ... 23
Building height and storeys ... 23
Noise ... 24
Vehicle access ... 24
Car parking ... 24
Figure 7 Kingston – Group Centre – building height ... 25
Kingston – Foreshore ... 26
Land use ... 26
Subdivision ... 26
Gross floor area ... 26
Building height ... 26
Building materials ... 27
Lighting ... 27
Planting area ... 27
Utilities – electrical ... 27
Figure 8 Kingston – Kingston Foreshore – gross floor area ... 28
Figure 9 Kingston – Kingston Foreshore – building dimensions and landscape ... 29

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Kingston – East Lake - The Causeway Area 30
Natural systems 30
Subdivision design 30
Climate 30
Land use 30
Active travel 30
Building heights 30
Setbacks 30
Gross floor area 30
Figure 10 Kingston – East Lake – The Causeway Area – indicative location of community facilities and urban open space 31
Figure 11 Kingston – East Lake – The Causeway Area – building height 32
Figure 12 Kingston – East Lake – The Causeway Area – street structure and active travel network 33
Red Hill – Federal Golf Course 34
Land use – golf club 34
Land use – retirement village 34
Ecological assessment 34
Figure 13 Red Hill - Federal Golf Course - Development location and setbacks 35
Yarralumla - Brickworks 36
Gross floor area 36
Building height 36

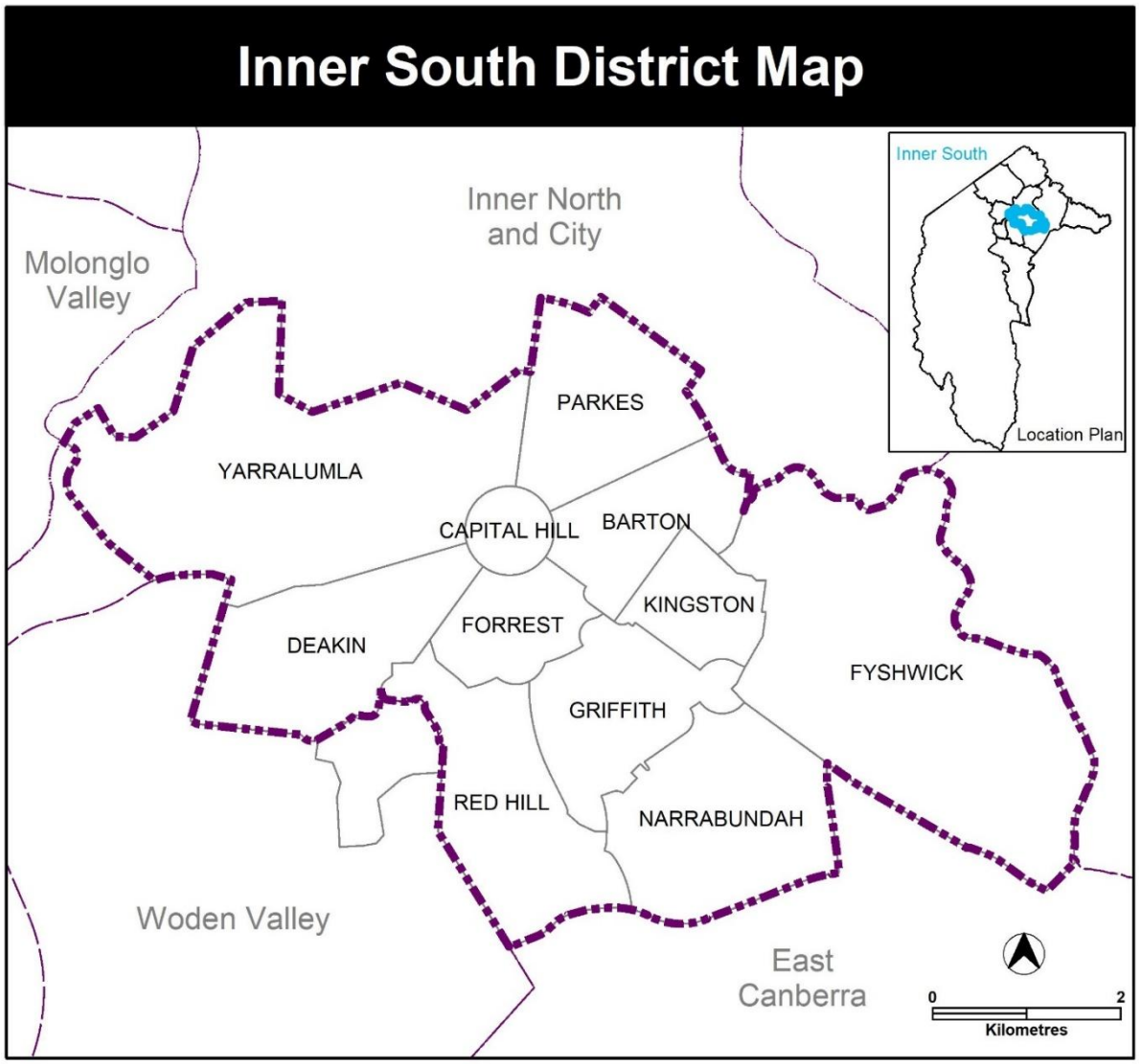
Figures – Assessable and Prohibited Development 37
Figure 14 Deakin 37
Figure 15 Forrest 38
Figure 16 Fyshwick 39
Figure 17 Griffith 40
Figure 18 Kingston 41
Figure 19 Narrabundah 42
Figure 20 Red Hill 43

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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.



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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 14
Deakin	CZ2	defence installation, scientific research establishment	indoor entertainment facility, tourist facility, tourist resort	AD2, PD2 Figure 14
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 14
Deakin	CZ2	defence installation, scientific research establishment	club indoor entertainment facility, tourist facility, tourist resort	AD2, PD4 Figure 14
Deakin	CZ2	Nil	all uses except health facility	PD5 Figure 14
Deakin	CZ5	Nil	financial establishment, indoor recreation facility, office	PD6 Figure 14
Deakin	CZ5	Nil	bulky goods retailing, all shops except art, craft and sculpture dealer, supermarket	PD7 Figure 14

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Forrest	CZ5	Nil	bulky goods retailing, business agency, financial establishment indoor recreation facility, public agency, restaurant, shop, takeaway food shop, supermarket	PD1 Figure 15
Forrest	CZ5	Nil	hotel, motel	PD2 Figure 15
Forrest	CZ2	funeral parlour, light industry, service station, veterinary hospital	Nil	AD1 Figure 15
Forrest	CZ5	club, scientific research establishment	Nil	AD2 Figure 15
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 16
Fyshwick	IZ2	office	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	AD2, PD1 Figure 16

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			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	
Fyshwick	CZ2	scientific research establishment	drink establishment, indoor entertainment facility, tourist facility, tourist resort	AD3, PD2 Figure 16
Fyshwick	NUZ4	treatment plant	Nil	AD4 Figure 16
Fyshwick	NUZ4	educational establishment	Nil	AD5 Figure 16
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 16
Fyshwick	CZ3	agriculture, defence installation, scientific research establishment	early childhood education and care, hospital, residential use	AD7, PD3 Figure 16
Fyshwick	CZ3	agriculture, defence installation, scientific research establishment	residential use	AD7, PD4 Figure 16
Fyshwick	CZ3	agriculture, defence installation, scientific research establishment	Nil	AD7 Figure 16
Fyshwick	CZ3	Nil	child care centre, commercial accommodation use, hospital, residential use	PD5 Figure 16

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Griffith	CZ1	industrial trades, municipal depot, storage facility	Nil	AD1 Figure 17
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	AD2, PD2 Figure 17
Griffith	CZ2	scientific research establishment	drink establishment, indoor entertainment facility, tourist facility, tourist resort	AD3, PD3 Figure 17
Griffith	CZ2	service station	Nil	AD4 Figure 17
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	AD5, PD4 Figure 17
Griffith	CFZ	Nil	retirement village, supportive housing	PD1 Figure 17
Kingston	CZ1	industrial trades, municipal depot, storage facility	Nil	AD1 Figure 18
Kingston	CZ2	funeral parlour, light industry, service station, veterinary hospital	Nil	AD2 Figure 18
Kingston	CZ2	service station	drink establishment, indoor entertainment facility, tourist facility, tourist resort	AD3, PD3 Figure 18

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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	hotel, place of worship, religious associated use	AD4, PD4 Figure 18
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 18
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,, municipal depot, place of assembly,	place of worship, religious associated use	AD6, PD5 Figure 18

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		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 18
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 18
Kingston	PRZ1	car park, 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	aquatic recreation facility (not permitted adjacent to Jerrabomberra Creek)	AD9, PD8 Figure 18

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		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 18
Kingston	CZ2	Nil	club, drink establishment, indoor entertainment facility, indoor recreation facility, restaurant, takeaway food shop, shop (except art, craft and sculpture dealer and personal services), supermarket, tourist facility, tourist resort	PD1 Figure 18
Kingston	CZ2	Nil	club, drink establishment, indoor entertainment facility	PD2 Figure 18
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 19

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Narrabundah	CZ6	business agency, office	Nil	AD2 Figure 19
Narrabundah	CZ6	residential use	Nil	AD3 Figure 19
Narrabundah	RZ1	place of worship, religious associated use	Nil	AD4 Figure 19
Narrabundah	CZ6	veterinary hospital	Nil	Block 3 Section 34
Red Hill	RZ5	business agency, office	Nil	AD1 Figure 20
Red Hill	CFZ	Nil	retirement village, supportive housing	PD1 Figure 20
Red Hill	PRZ2	Nil	hotel, motel	PD2 Figure 20
Red Hill	PRZ2	retirement village	aquatic recreation facility, carpark, club, communications facility, community activity centre, consolidation, distribution reservoir, guest house, hotel, indoor recreation facility, major electricity storage facility, major electricity sub-station, major gross pollutant trap, major pump station, major road, major service conduits, motel, playing field, power generation station, public agency, treatment plant, utility hydrogen production facility, water storage dam.	AD2 Figure 20
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

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Policy Outcomes

These policy outcomes describe the high-level objectives for the district. District policy outcomes are derived from the relevant district strategy, which sets the strategic planning vision and directions for the district.

Policy outcomes inform assessment outcomes and assessment requirements. Where a development is consistent with the assessment outcomes and assessment requirements, it is considered to be consistent with the policy outcomes.

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.
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.

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.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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

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
Deakin	1. In Sections 5, 6, 7 and 8, front boundary setbacks respect the established building lines of surrounding properties.
Forrest	2. In Sections 20, 21, 22, 27 and 28, front boundary setbacks respect the established building lines of surrounding properties. 2A. Vehicular access from Block 9 Section 19 to Dominion Circuit is limited to provide safe and efficient traffic movement, pedestrian movement and active travel. 2B. Tall building elements and/or where ground floor commercial uses are adequately setback from Dominion Circuit to protect the residential amenity of located opposite Blocks 5, 6 and 9 Section 19. 2C. Noise and overlooking impacts are mitigated to adjoining community and recreational uses to the west, north and north-east of Blocks 5, 6, 9, 11 and 12 Section 19.
Fyshwick	3. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting.
Fyshwick - East Lake - The Causeway Area	3A. Part Section 38, refer to Kingston – East Lake – The Causeway Area.
Griffith	4. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting. 4A. A green open space corridor is retained on Block 39 Section 78 Griffith to provide active travel and blue-green network connection between Throsby Park and Blaxland Park.
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.
Kingston - East Lake - The Causeway Area includes small area of Fyshwick in Section 38 see figures 10-12	7. Protect the Jerrabomberra Wetlands and Lake Burley Griffin from the impacts of development on flora and fauna. 8. Subdivision design minimises adverse ecological impacts on the Jerrabomberra Wetlands and Lake Burley Griffin. 9. Subdivision design makes provision for community and recreation uses within the CFZ Community Facility zone. 10. Promote development which incorporates landscape and urban design climate-wise measures. 11. Building heights vary across the site to create visually and architecturally interesting streetscapes and a building form and scale of development which enhances the heritage significance of the Causeway Hall and its open space setting within and surrounding Section 35 Kingston.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Assessment Requirements

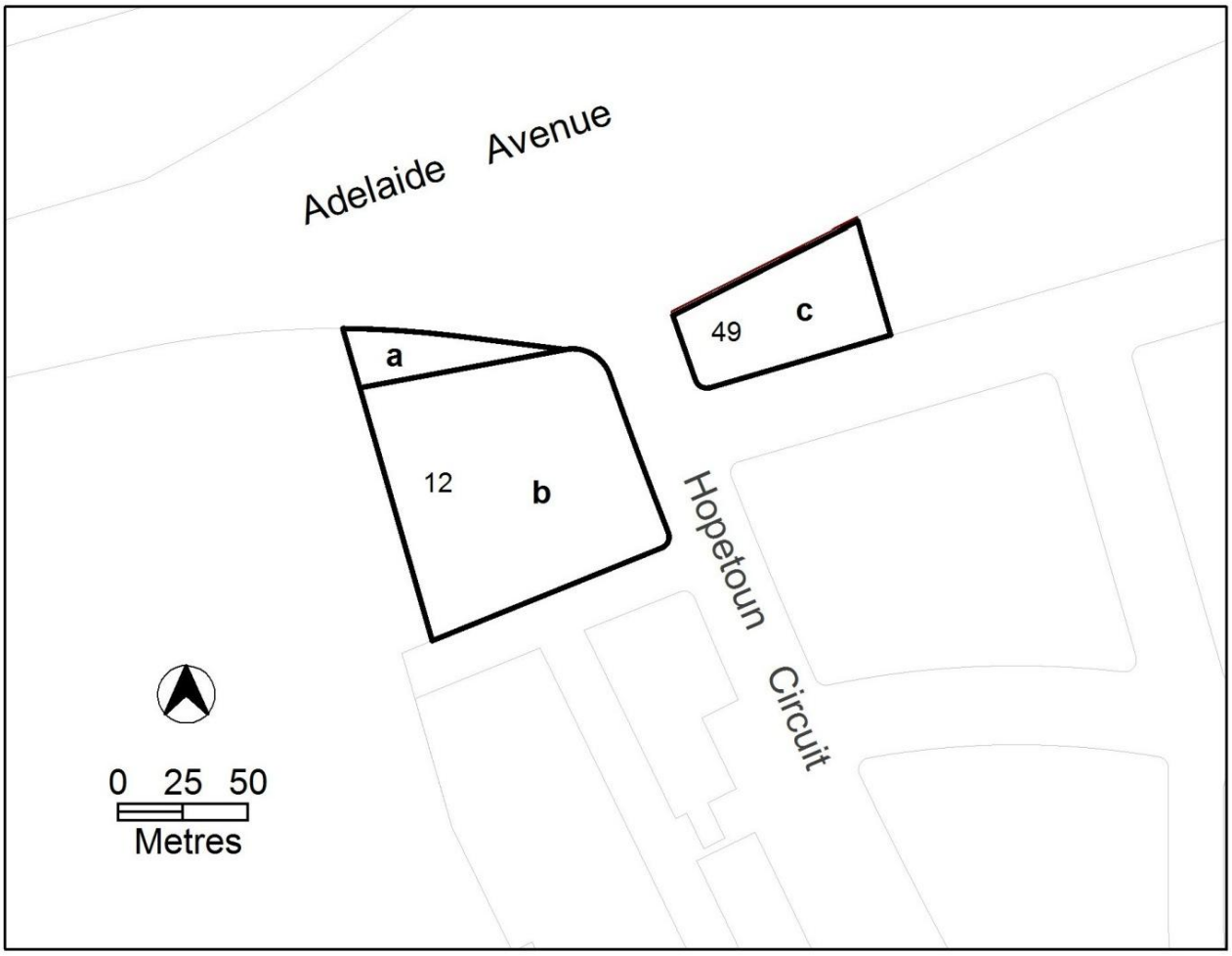
Assessment requirements set the mandatory development controls for specific areas, and sites within the Inner South District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

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

Control	Assessment requirement
Barton	
Land use	1. In accordance with Section 27, 41, 42, 43, where development includes restaurant and/or takeaway food shop, the total gross floor area is 332m² and the development is located mid-block facing Brisbane Avenue on the ground floor.
Deakin	
Land use	2. In accordance with Figure 1, restaurant, business agency, shop is only permitted at the ground floor level in area 'a' and 'b'.
Gross floor Area	3. In accordance with Figure 1, in area 'c' the maximum gross floor area for office use is 500m².
Building heights	4. In Sections 5, 6, 7 and 8, maximum height of buildings above natural ground level is 11.5m
Setbacks	5. On Block 19 Section 12 setbacks provide for landscaping consistent with a landmark building.
Deakin – Office precinct	
Gross floor area	6. In the areas identified in Figure 2, 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' - 200m² per shop for supermarket or shop selling food. 7. In Area 'c' identified in Figure 2, an application to vary the lease to increase the permissible gross floor area for office use on unit 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.
Environment assessment report	8. In Area 'd' identified in Figure 2, an environmental assessment report for the development is endorsed by the Environment Protection Authority.

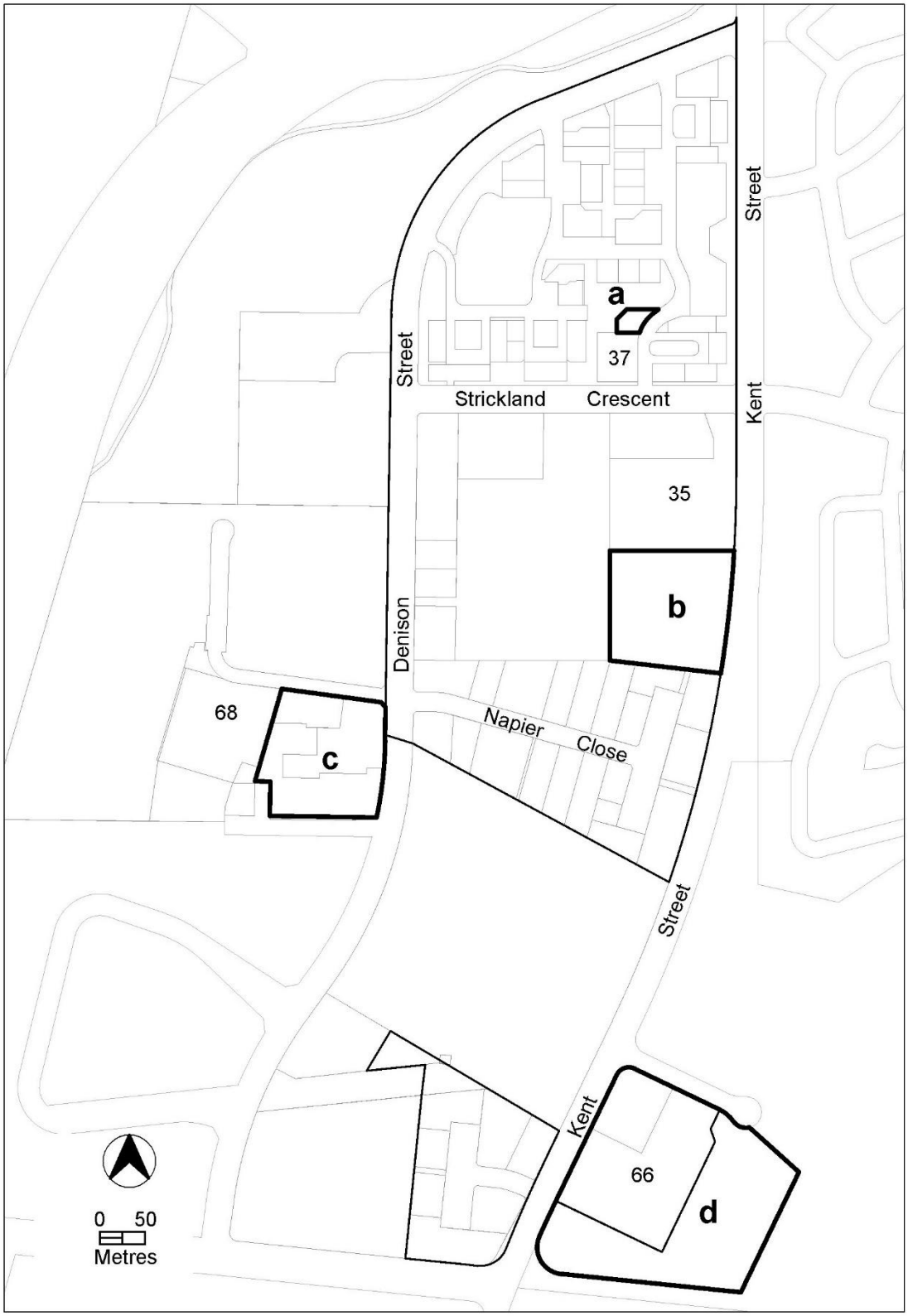
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 1 Deakin – Uses, gross floor area



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 2 Deakin – Office site – gross floor area

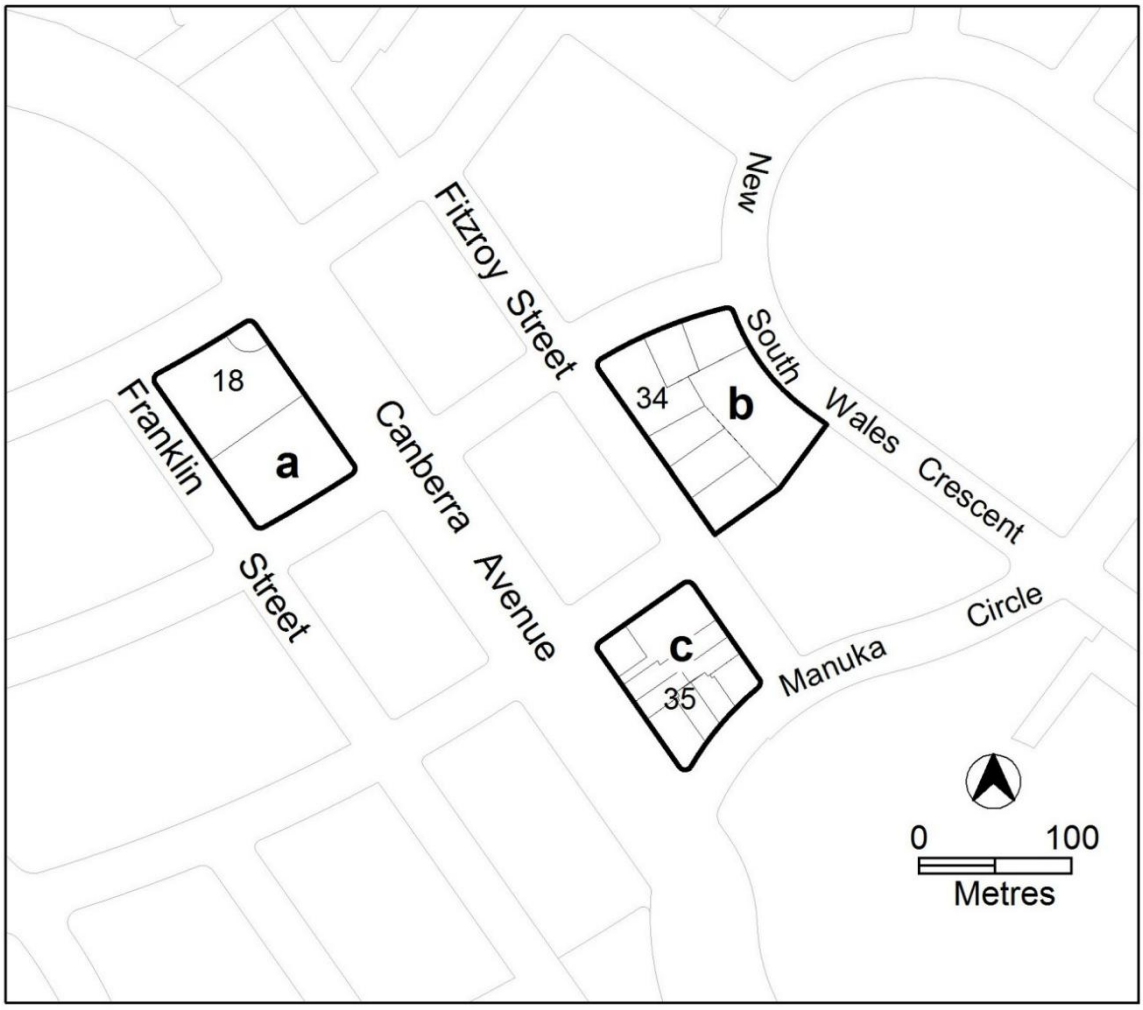


Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Control	Assessment requirement
Forrest	
Number of dwellings	9. 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: a) does not exceed 3 dwellings. b) Subdivision under the *Unit Titles Act 2001* is permitted. A maximum of 3 dwellings can be unit titled.
Building heights	10. In areas identified in Figure 3: a) Area 'a': i) Restaurant and shop are ancillary to other permitted uses. ii) Buildings are no higher than the established tree canopy along main avenues with primarily landscaped frontages. iii) Building setbacks provide for landscaping maintaining the character of Canberra Avenue. b) Area 'b': i) Maximum number of storeys is 2 for office and 3 for residential development. ii) Office development limited in scale and supports strategies for locating office employment within existing centres and established out of centres areas in CZ2. c) Area 'c'- The maximum height of buildings does not exceed the existing building height. 10A. On Blocks 5, 6, 9, 11 and 12 Section 19, the maximum height of building is 26 metres.
Setbacks – Rooftop elements	10B. On Blocks 5, 6, 9, 11 and 12 Section 19, the following are setback a minimum distance of 3m from the façade of the floor immediately below: a) roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents
Gross floor area	10C. On Blocks 5, 6, 9, 11 and 12 Section 19, the maximum gross floor area for a shop or supermarket selling food is 250m^2.
Access driveways	10D. On Blocks 5 and 6 Section 19, no new access driveways onto Dominion Circuit are permitted.
Site suitability	10E. For Blocks 5, 6, 9, 11 and 12 Section 19, an intrusive detailed site investigation, in accordance with the Environment Protection Authority endorsed guidelines, must be undertaken: a) by a suitably qualified environmental consultant to determine whether past activities have impacted the site from a contamination perspective and; b) to determine whether the site is suitable for the proposed uses, prior the approval of a development application.
Landscaping	10F. For Blocks 5, 6, and 9 Section 19, landscaping to the Dominion Circuit frontage is provided to reflect the residential character opposite.
Environmental assessment	10G. For Block 5 Section 36 Forrest, an environmental assessment report for the development is endorsed by the Environment Protection Authority. Alternatively written advice from the Environmental Protection Authority that the site has been assessed for contamination to its satisfaction is provided. Note: A condition of development approval may be imposed to ensure compliance with the endorsed environmental assessment report

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 3 Forrest – Uses, setbacks and building height

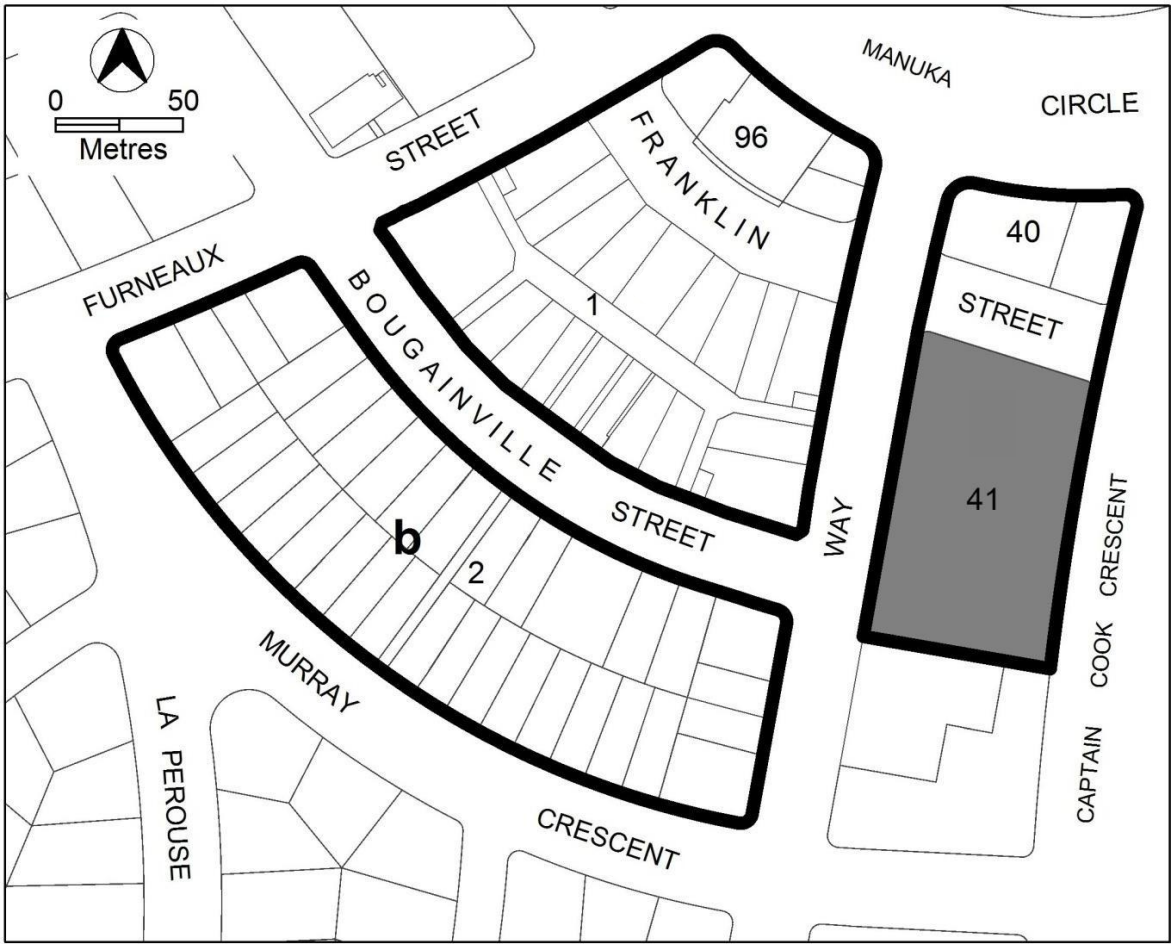


Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Control	Assessment requirement
Forrest/Griffith – Manuka Group Centre	
Active frontage	11. 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. 12. Buildings achieve direct access from main pedestrian areas and avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.
Accessible requirements	13. In area 'b' identified in Figure 4: 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 level where development complies with Australian Standard AS4^{2}99 – Adaptable housing (Class C) and the relevant technical specification, and development is adaptable for commercial use along the frontage to Bougainville Street.
Building height and storeys	14. In Griffith Sections 1, 2, 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.
Plot ratio	15. In area 'b' identified in Figure 4: a) Maximum plot ratio is 40%.
Car parking	16. Development of public car parking areas in the Manuka group centre 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.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 4 Forrest/Griffith – Manuka Group Centre – plot ratio, adaptive use



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

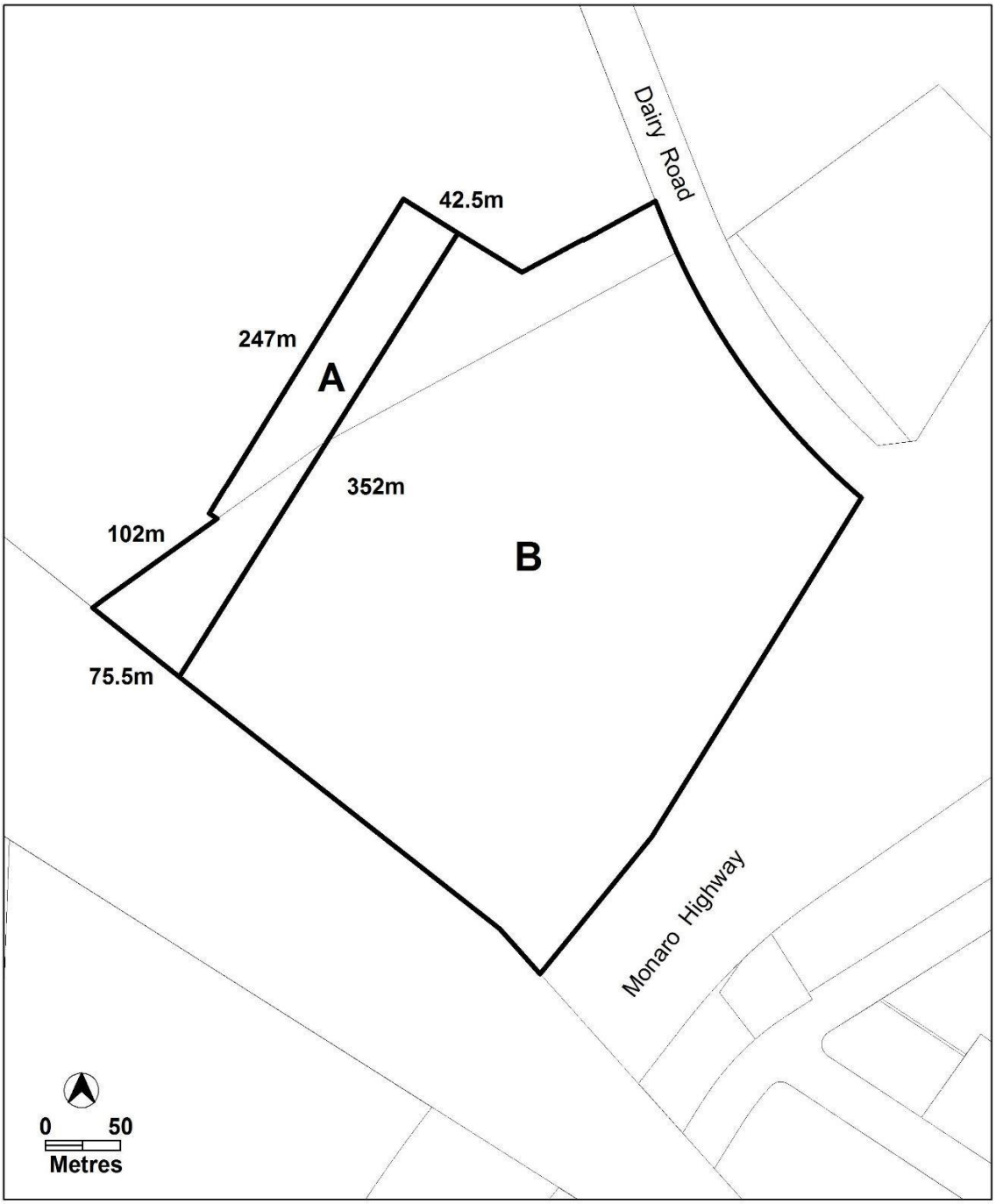
Control	Assessment requirement
Fyshwick	
Land use	17. On Blocks 15 and 16 Section 6 shop and/or restaurant are permitted where it is ancillary to other uses. 18. In the Fyshwick agricultural area, development is consistent with an intensive agricultural landscape character.
Gross floor area	19. Maximum gross floor area of shop for display and sale of alcohol beverages: a) Fyshwick section 30 block 18 - 1200 m². b) All other locations - 200 m². 20. In the IZ2 zone - the maximum gross floor area per shop is: a) Selling food or a supermarket (except produce market) - 200m². b) All other shops (except bulky goods retailing) - 3000m².
Fyshwick – East Lake – The Causeway Area	
Reference	21. Part Section 38, refer to Kingston – East Lake – The Causeway Area.
Fyshwick – Dairy Road mixed use area	
Subdivisions	22. The subdivision application addresses all the following to avoid adverse ecological impacts on the Jerrabomberra Wetlands: a) Stormwater run-off and water sensitive urban design measures b) Bushfire containment measures including but not limited to an edge road and asset protection zone c) Location of infrastructure including roads, footpaths, utilities, etc d) Lighting to be designed to avoid light spill into the reserve e) Public realm considerations including: 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.
Land use	23. Educational establishment is only permitted where it is for technical and vocational training. 24. Stadium or arena is not permitted (Stadium or arena fall under the definition of outdoor recreation facility). 25. Agriculture is only permitted where it is for horticulture and apiaries.
Gross floor area	26. The maximum gross floor area is: 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.
Building height	27. In areas identified in Figure 5, the maximum number of storeys is: a) Area 'A' – 4 b) Area 'B' – 8
Light spill assessment	28. 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. Note - The light spill assessment must be prepared by a suitably qualified professional.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Vegetation and landscape	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. 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.
Air quality assessment	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. The air quality assessment demonstrates 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.
Noise and odour	31. Noise and odour – internal sources: 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. 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.
Water sensitive urban design	32. 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
Hydrological assessment	33. 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.
Utilities - gas	34. Gas pipeline impact area (Figure 6): 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. 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. A senior officer within the licensed gas utility provider needs to be a principal engineer, a senior pipeline engineer or the gas network manager.

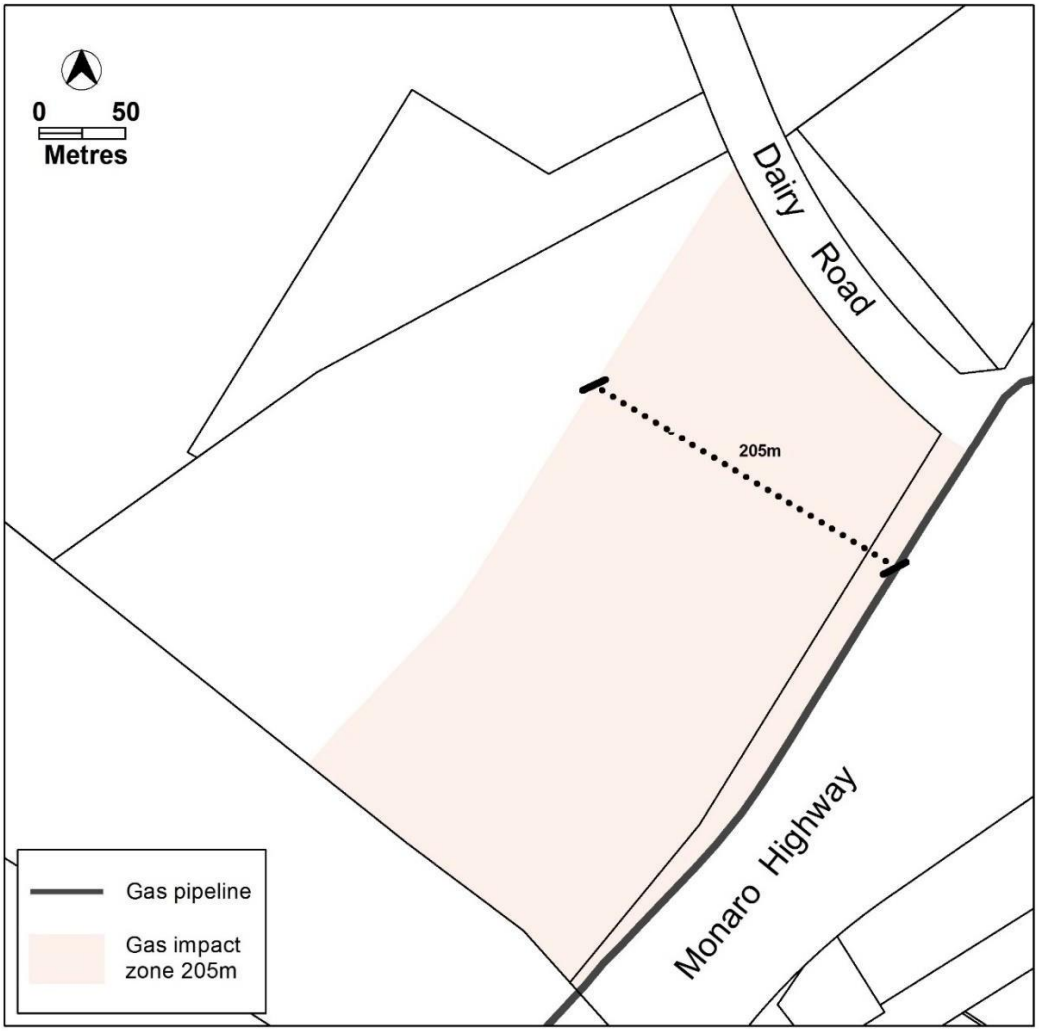
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 5 Fyshwick – Dairy Road building heights



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 6 Fyshwick – Dairy Road - gas pipeline impact area



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

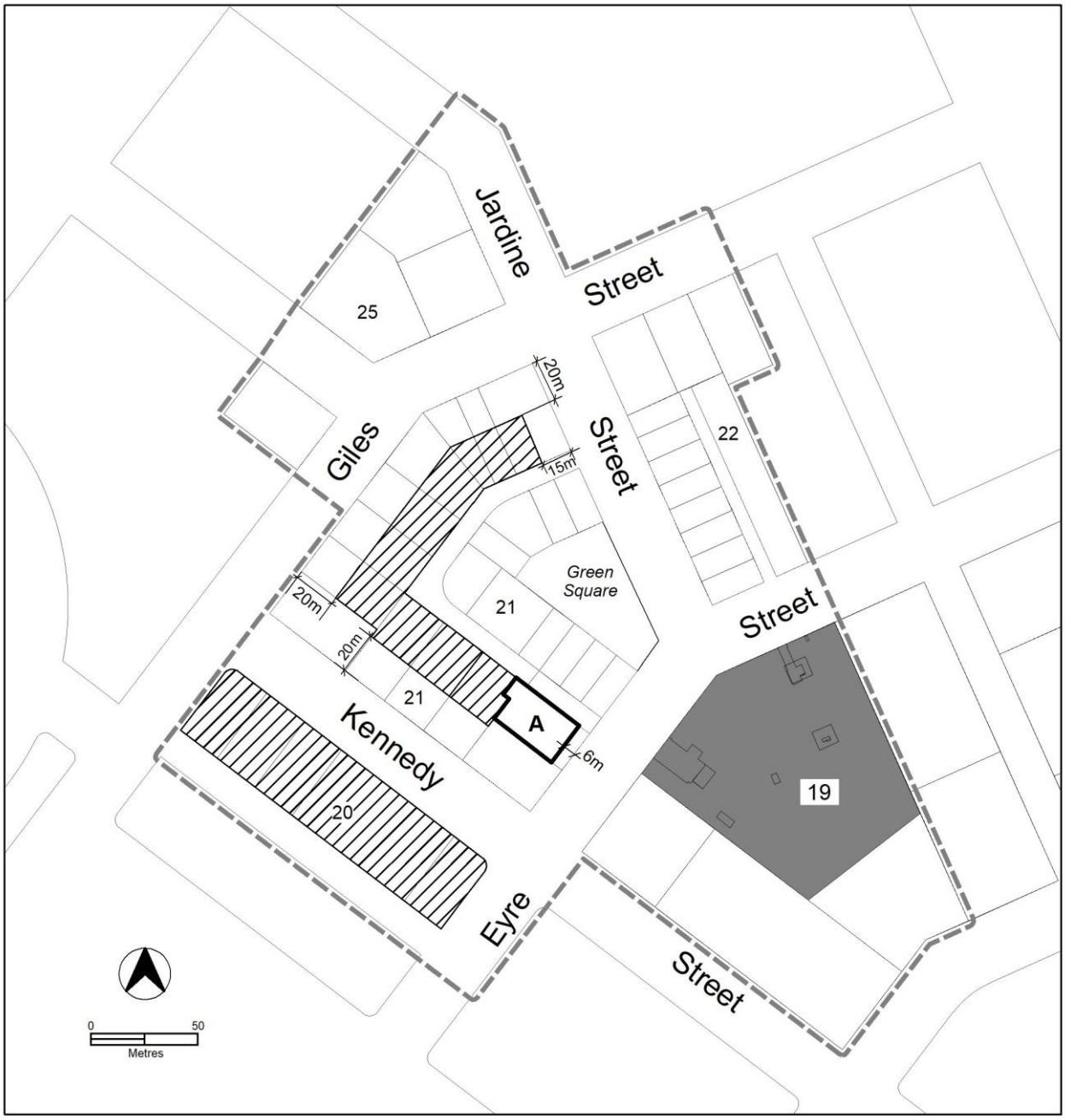
Control	Assessment requirement
Griffith	
Land use	35. On Block 4 Section 18 restaurant including take-away shop are permitted.
Number of dwellings	36. On Block 6 Section 31 multi-unit housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website has a maximum of 4 dwellings
Gross floor area	37. In the industrial zone the maximum gross floor area of shop is 200m^2.
Building height	38. 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. 39. In Sections 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.
Street frontage and car parking	40. On block 6 section 31 Griffith: a) Buildings appear as though it is one large house and basement parking is not directly visible from street frontages. b) Ramp to basement car parking maintains the value of the streetscape and allows safe and efficient vehicle and pedestrian movement.
Kingston – Group Centre	
Urban structure	42. 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. 43. Landscaping is consistent with the existing landscape treatment in Green Square.
Active frontage	44. 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.
Gross floor area	45. The maximum gross floor area of shop on Section 22 is 300m^2.
Pedestrian movement	46. Redevelopment of blocks in Section 21: a) provides opportunities for pedestrian connections between Highgate Lane and the street front boundary b) ensures adjoining blocks retain vehicle access from Highgate Lane. 47. 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.
Building height and storeys	48. 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. 49. 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 7: 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. 50. Building height excludes all of the following: a) Roof top plant. b) Lift overruns. c) Antennas. d) Photovoltaic panels.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	e) Air conditioning units. f) Chimneys, flues and vents. Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.
Noise	51. 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): 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. Note: 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.
Vehicle access	52. No vehicle access is permitted from Kennedy Street for development of 3 storeys or more in Section 20. 53. No direct vehicular access is permitted from Kennedy Street, Giles Street, Jardine Street or Eyre Street for blocks in Section 21
Car parking	54. Development of public car parking areas in the Kingston group centre 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.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 7 Kingston – Group Centre – building height



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

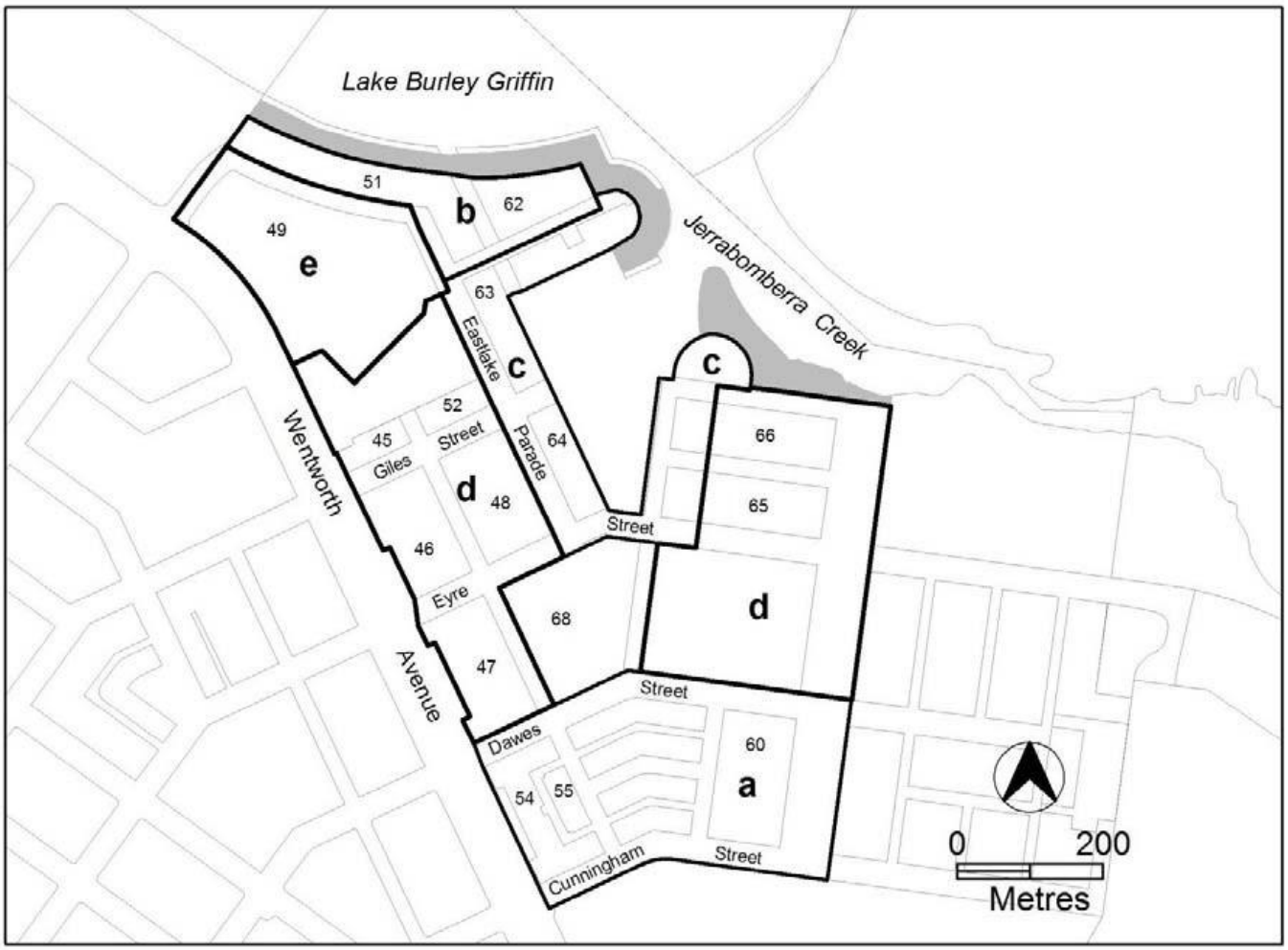
Control	Assessment requirement
Kingston – Foreshore	
Land use	55. Shop development is a convenience service limited to the local workforce and residents and related to the sale of entertainment and leisure goods such as specialty items or arts, crafts and souvenirs.
Subdivision	56. A subdivision development is consistent with the following: 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 8, development will: 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.
Gross floor area	57. The maximum gross floor area of shop selling food is 250m². 58. For areas indicated in Figure 8: a) The maximum gross floor area of office in Areas 'b', 'c' and 'e' is: i) 500m² per tenancy. ii) 2000m² per lease. b) For area 'd' the maximum gross floor area of office per lease is 2000m².
Building height	59. Unless stated otherwise, the maximum building height is 4 storeys. A limited number of buildings may exceed 4 storeys provided: 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. f) The overall maximum height of building does not exceed the lesser of RL578m or 20m. 60. For each area A shown in Figure 9: 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 5 is 300m².

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	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. 61. For each area B shown in Figure 9: a) The maximum number of storeys is 4. b) The maximum external horizontal depth is 18m (including enclosed building area and articulation elements but excluding awnings over footpaths and basements).
Building materials	62. Building roof forms, materials and finishes achieve all the following: 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.
Lighting	63. Outdoor lighting in the area: 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. Note: 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.
Planting area	64. 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 9).
Utilities – electrical	65. 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.

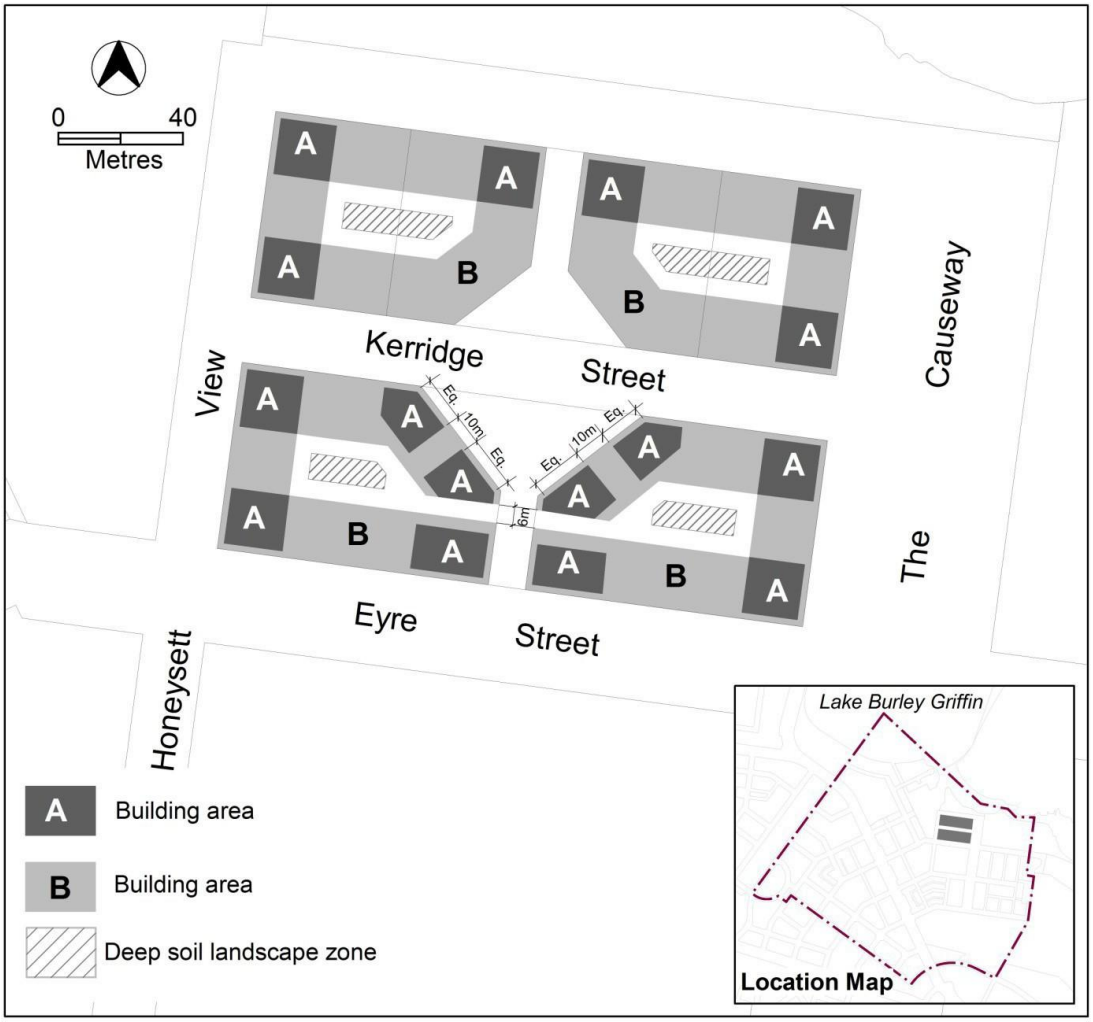
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 8 Kingston – Kingston Foreshore – gross floor area



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 9 Kingston – Kingston Foreshore – building dimensions and landscape



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Control	Assessment requirement
Kingston – East Lake - The Causeway Area (Includes small area of Fyshwick in Section 38 see figures 10-13)	
Natural systems	66. Protect the Jerrabomberra Wetlands and Lake Burley Griffin from the impacts of development on flora and fauna.
Subdivision design	67. Subdivision design minimises adverse ecological impacts on the Jerrabomberra Wetlands and Lake Burley Griffin. 68. Subdivision design makes provision for community and recreation uses within the CFZ Community Facility zone 69. A subdivision design for the area identified as East Lake – The Causeway Area, provides for the following sites in accordance with the indicative locations shown in Figure 10 and reserved for and to the satisfaction of the relevant ACT government agency for: a) A site for an Early Childhood Education and Care facility that is a minimum of 2,400m² to allow for a facility that is approximately 1,400m² gross floor area (GFA), associated outdoor space of approximately 1,000m², and associated uses on Block 2 Section 35 Kingston within the CFZ Community Facility zone. b) A site for a visitor and cultural centre within the CFZ Community Facility zone near the entry to Jerrabomberra Wetlands. c) A site that for community uses such as community gardens near Cargill's Cottage and the limestone outcrop within the CFZ Community Facility zone. d) A neighbourhood park that is centrally located near the Causeway Hall (Block 1 Section 35 Kingston) within the CFZ Community Facility zone. e) A linear park that is able to contain water sensitive urban design (WSUD) measures, large canopy tree plantings, active travel paths and open space located between Eyre Street and Sandalwood Street within the CZ5 Mixed Use zone. Note: The above sites are to be returned to the relevant ACT government agency.
Climate	70. Promote development which incorporates landscape and urban design climate-wise measures. 71. Building heights vary across the site to create visually and architecturally interesting streetscapes and a building form and scale of development which enhances the heritage significance of the Causeway Hall and its open space setting within and surrounding Section 35 Kingston.
Land use	72. Commercial uses that are on blocks facing the Jerrabomberra Wetlands are limited to daytime operating hours and exclude noise generating uses such as bars, clubs, and outdoor dining associated with restaurant use. 73. Where community housing is provided it is not required to be in association with a place of worship, religious associated use or supportive housing.
Active travel	74. The street structure and active travel network are generally designed in accordance with Figure 12 and are to the satisfaction of the relevant government agency.
Building heights	75. In the hatched area identified in Figure 11, the maximum number of storeys is 4. Up to an additional two storeys are permitted where: a) Levels above the fourth floor are setback a minimum 3 metres from the floors below. b) Buildings are designed to provide a gradual transition in height and scale, from the lower development in areas surrounding section 35 Kingston. c) Building design contributes to a safe and interesting streetscape.
Setbacks	76. On blocks which front Section 35 Kingston a minimum front setback of 4 metres is provided and the front zone is predominantly planting area.
Gross floor area	77. The maximum gross floor area is:

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

a) Supermarket or shop selling food – 300m^2.
b) Office tenancy per lease – 2,000m^2.
c) Office per tenancy – 500m^2.

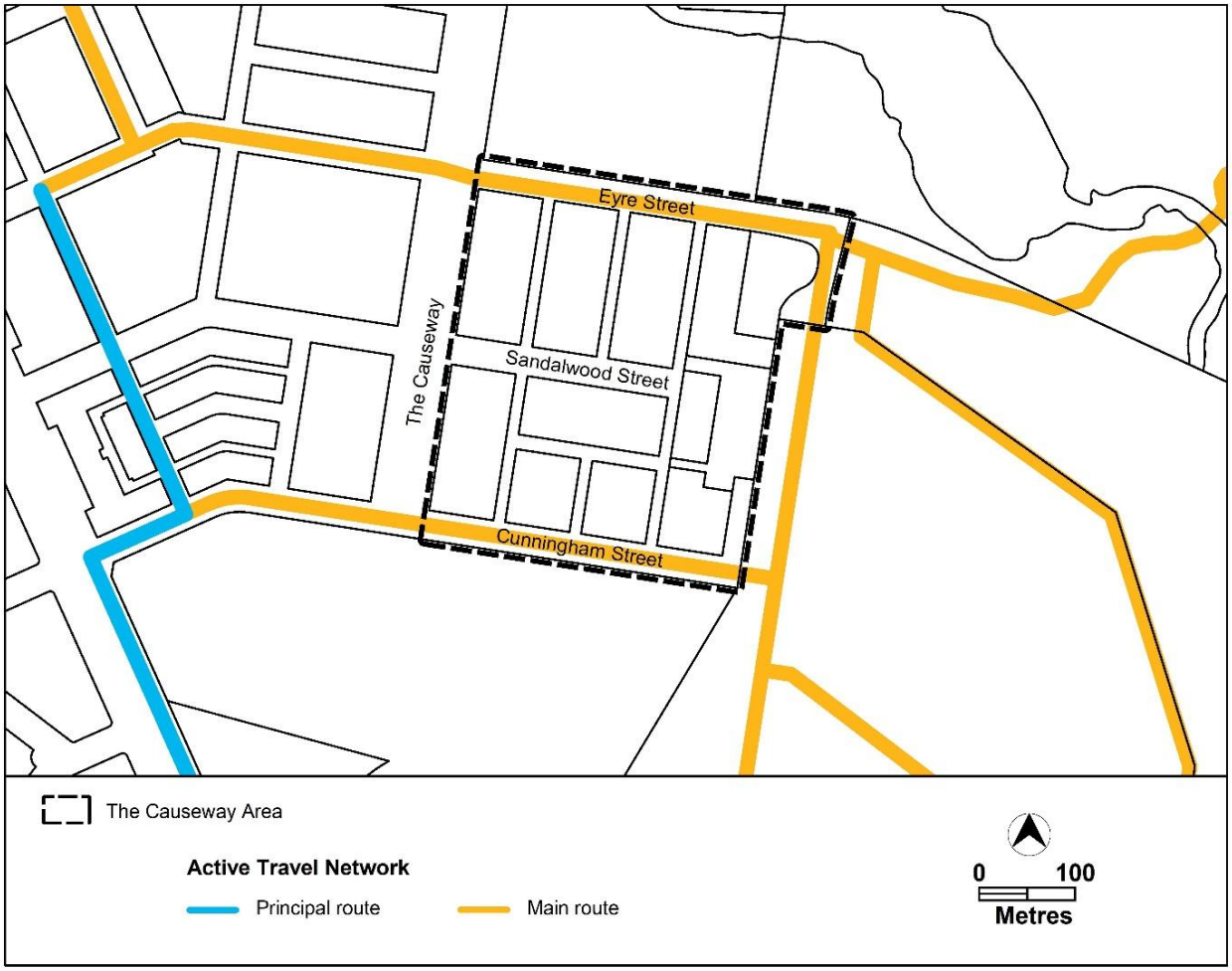
Figure 10 Kingston – East Lake – The Causeway Area – indicative location of community facilities and urban open space

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 11 Kingston – East Lake – The Causeway Area – building height

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 12 Kingston – East Lake – The Causeway Area – street structure and active travel network



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Control	Assessment requirement
Red Hill – Federal Golf Course	
Land use – golf club	78. Development of a club is only for the purposes of a golf club.
Land use – retirement village	79. Development of a retirement village is focused primarily within the investigation area identified in Figure 13 and must comply with all of the following: a) Retirement village is restricted to a maximum of 125 units. b) Maximum number of storeys is 3. c) Subdivision is only permitted to create one additional lease. No further subdivision of either Crown lease is permitted, including subdivision under the Unit Titles Act 2001. 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 13. 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.
Ecological assessment	80. An ecological assessment of the site is prepared for endorsement of the Conservator of Flora and Fauna and includes all of the following: 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: 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. 81. 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. 82. 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 endorsed by the ACT Heritage Council. Note: A condition of development approval may be imposed to ensure compliance with this rule

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 13 Red Hill - Federal Golf Course - Development location and setbacks

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

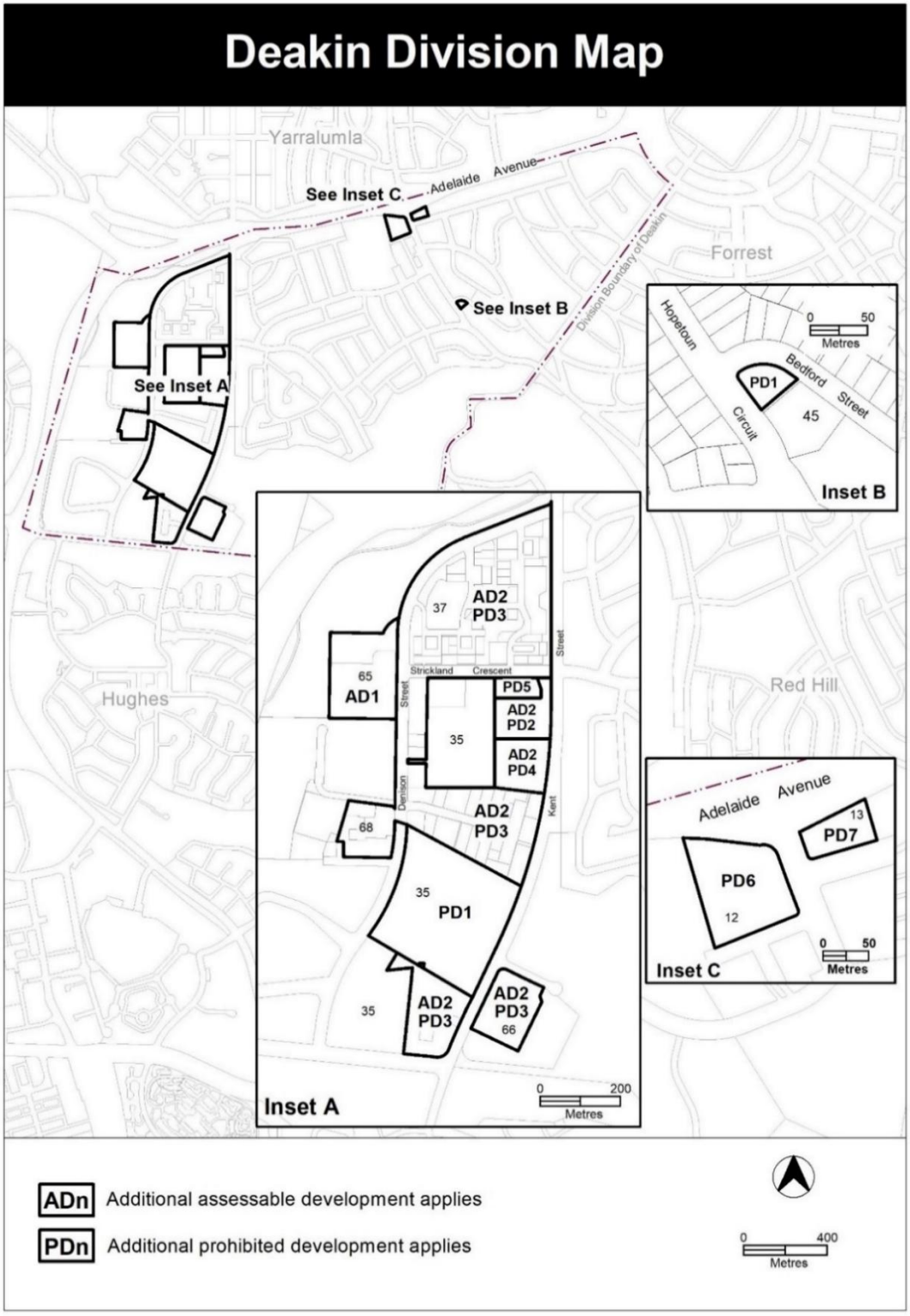
Control	Assessment requirement
Yarralumla - Brickworks	
Gross floor area	83. Total maximum gross floor area for all shops except where associated with or related to entertainment, accommodation and leisure uses – 500m^2. 84. Total maximum gross floor area for all office is 1500m^2. Note: For the purposes of these assessment requirements, gross floor area is measured from the internal faces of brick kiln walls.
Building height	85. Maximum number of storeys is: a) For residential uses – 3. b) All other uses – 2.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figures – Assessable and Prohibited Development

Figure 14 Deakin

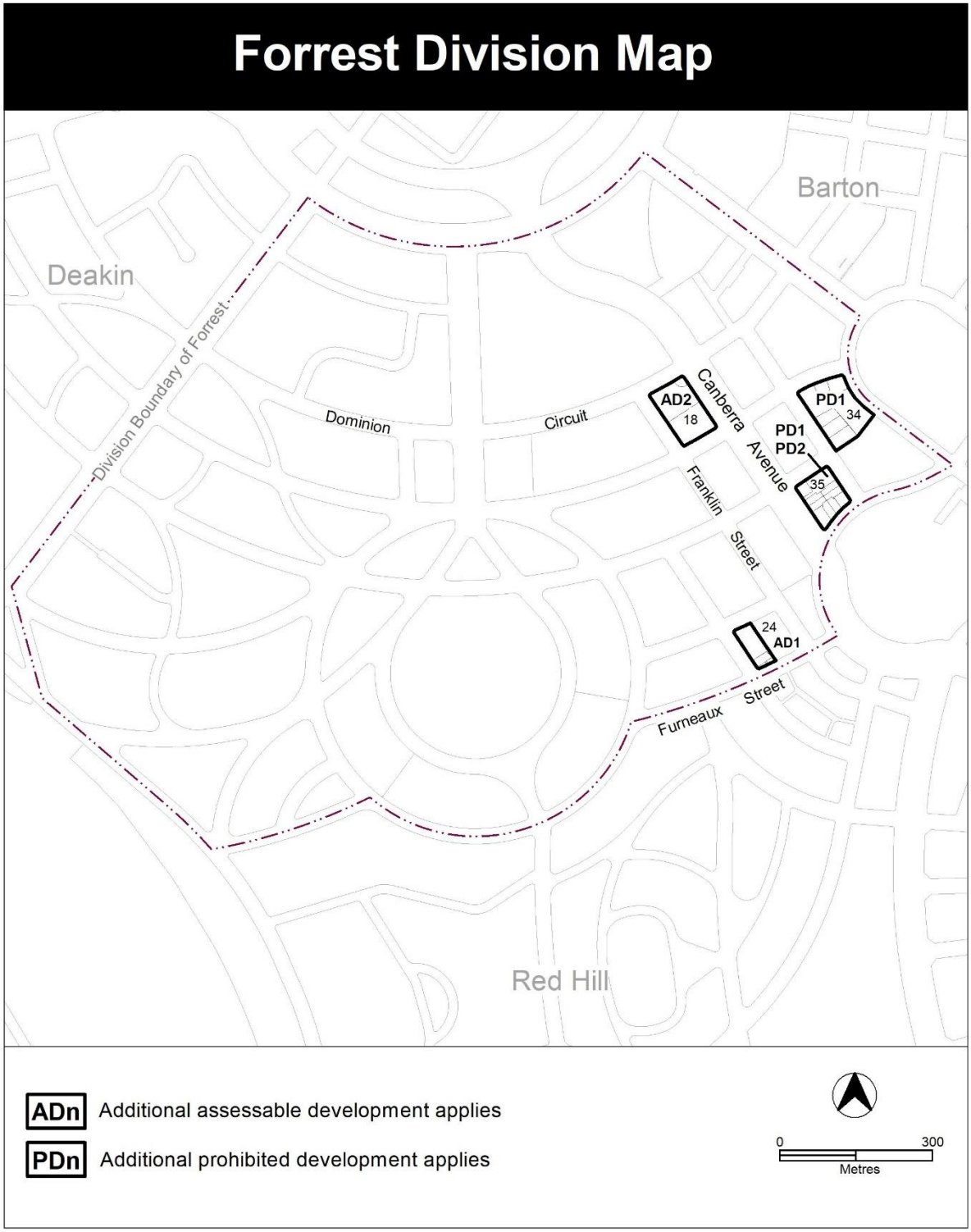
Link back to Land Use Table



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 15 Forrest

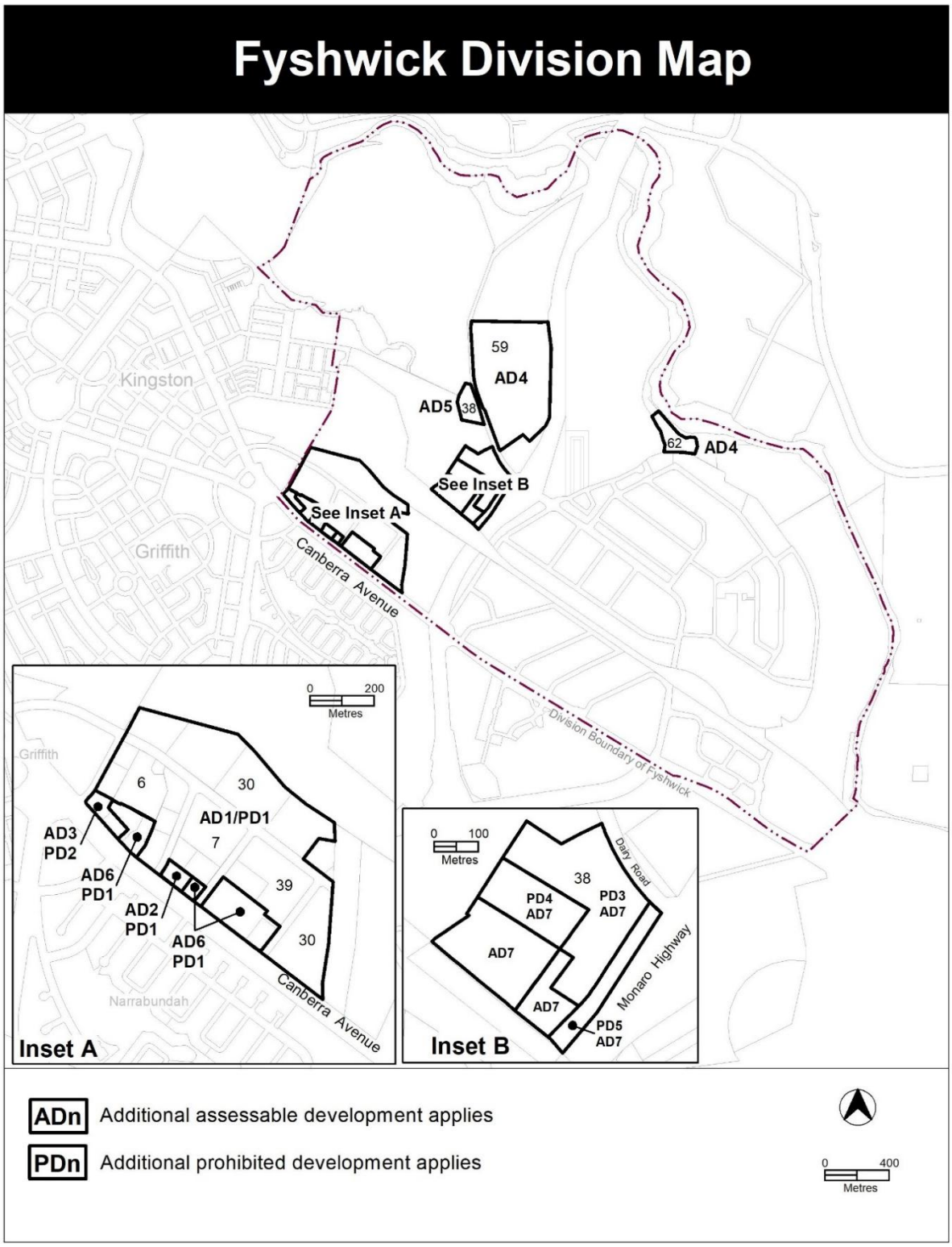
Link back to Land Use Table



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 16 Fyshwick

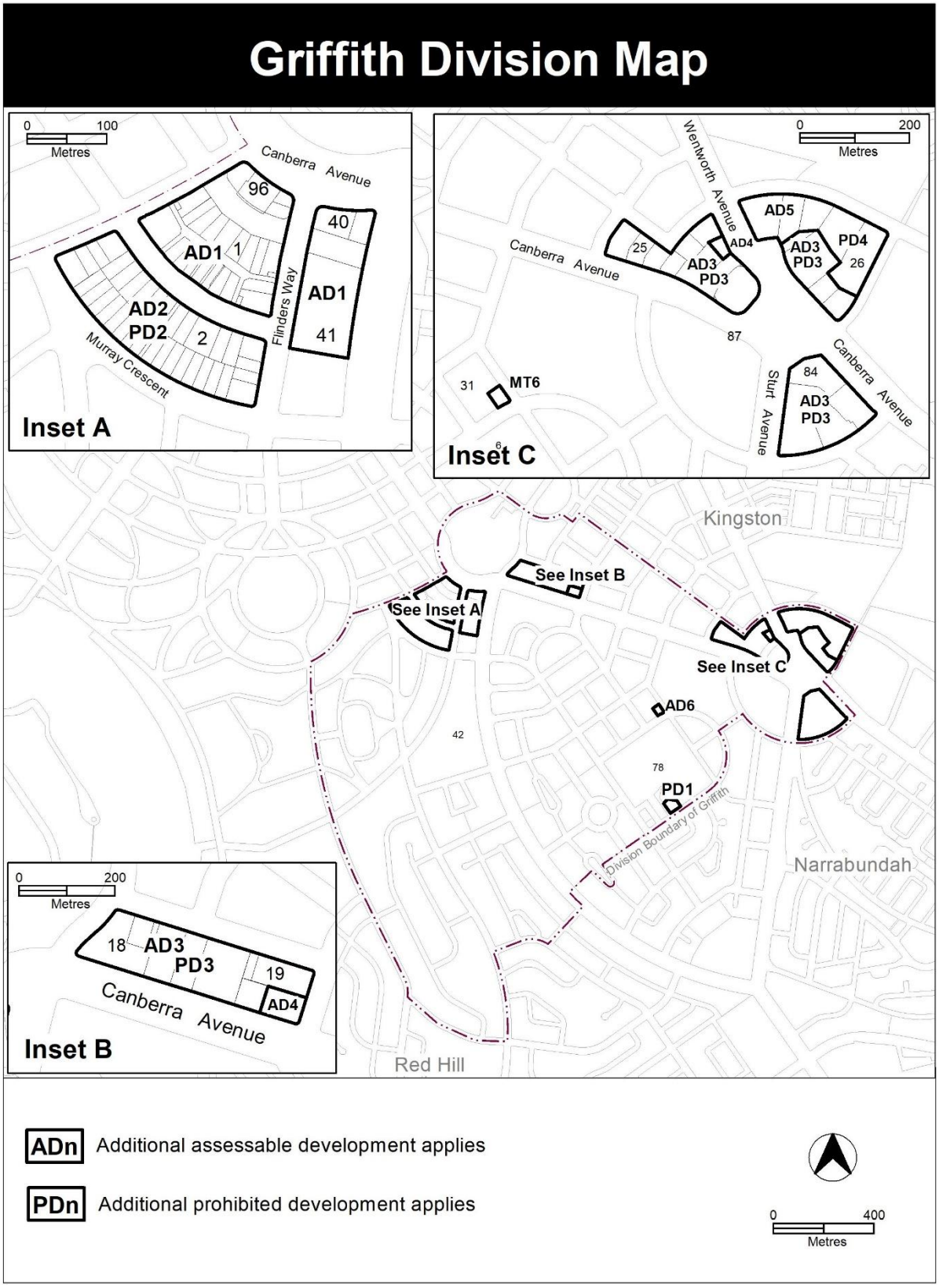
Link back to Land Use Table



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 17 Griffith

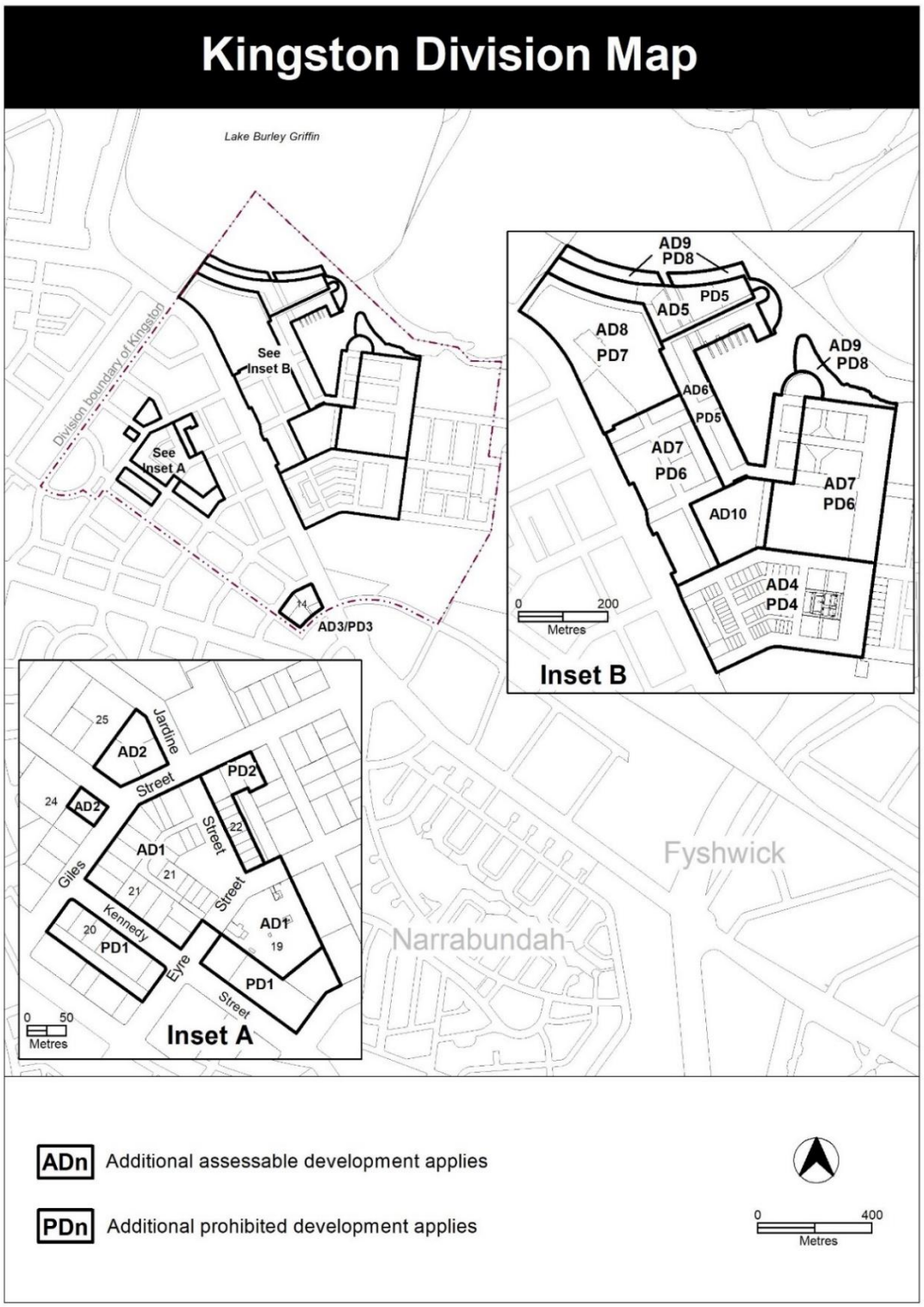
Link back to Land Use Table



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 18 Kingston

Link back to Land Use Table



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

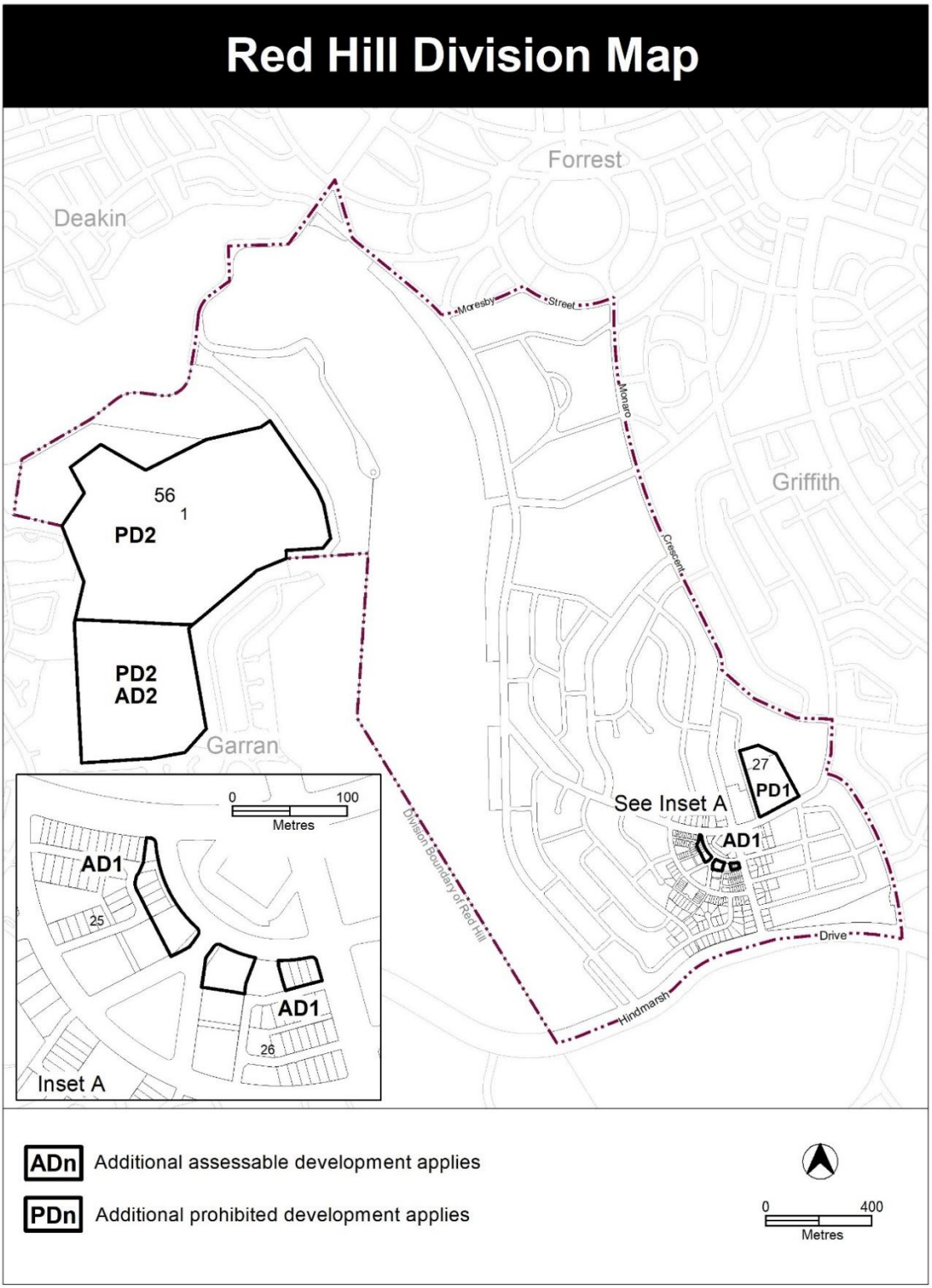
Figure 19 Narrabundah

Link back to Land Use Table

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Figure 20 Red Hill

Link back to Land Use Table



Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au