

Planning (Woden District) Technical Specifications 2024

Notifiable instrument NI2024–535

made under the

Planning Act 2023, s 51 (Technical specifications)

1 Name of instrument

This instrument is the *Planning (Woden District) Technical Specifications 2024*.

2 Commencement

This instrument commences on 27 September 2024.

3 Technical specifications

I make the technical specifications at schedule 1.

4 Revocation

This instrument revokes the *Planning (Woden District) Technical Specifications 2023* (NI2023-550).

George Cilliers
Chief Planner
13 September 2024



DS7 – Woden District Specifications

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Woden District planning technical specifications

The primary assessment consideration for a development application is the assessment outcomes in the Territory Plan. In demonstrating compliance with the assessment outcomes, consideration may be given to the relevant planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by a specification.

Planning technical specifications are used as a possible solution or to provide guidance for identified aspects of a development proposal. The specifications may also be used as a reference or benchmark in the preparation and assessment of development proposals to demonstrate compliance with the assessment outcomes, and the Territory Plan.

Where a proposed development complies with a relevant provision in the planning technical specifications and the development comprehensively addresses the assessment outcome, further assessment regarding those specific provisions will not be required.

The specifications in the Woden District Specifications can be used to demonstrate compliance with the assessment outcomes in the Woden District Policy or the relevant zone policy. Where there is a specific assessment outcome in the Woden District Policy, this takes precedence over the equivalent outcome in the zone policy. Where there is no specific assessment outcome in the Woden District Policy, the specification can be used to demonstrate compliance with the assessment outcomes in the zone policy.

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 specification, entity referral may be required.

Consistent with the Woden District Policy, this Woden District Specifications comprises specifications for specific localities, structured according to the localities.

These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., **Part D7: Woden District Policy**.

1. Chifley

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Chifley:

No applicable specification for this suburb.

2. Curtin

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Curtin:

Assessment Outcome 1 [Group Centre] The existing public space character is retained and improved, particularly in the central courtyard.

No applicable specification for this assessment outcome. Application must respond to the assessment outcome.

Assessment Outcome 2 [Group Centre] A mix of uses are provided that encourage people to live, work and spend time in the group centre.

No applicable specification for this assessment outcome. Application must respond to the assessment outcome.

Assessment Outcome 3 The existing 'Radburn' housing pattern is maintained and improved.

No applicable specification for this assessment outcome. Application must respond to the assessment outcome.

3. Farrer

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Farrer:

No applicable specification for this suburb.

4. Garran

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Garran:

No applicable specification for this suburb.

5. Hughes

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Hughes:

No applicable specification for this suburb.

6. Isaacs

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Isaacs:

No applicable specification for this suburb.

7. Lyons

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Lyons:

Assessment Outcome 4 Encourage development at Lyons local centre that provide for a variety of uses to ensure the centre remains a viable and active focal point for the Lyons community.

No applicable specification for this assessment outcome. Application must respond to the assessment outcome.

8. Mawson

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Mawson:

No applicable specification for this suburb.

9. O'Malley

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in O'Malley:

No applicable specification for this suburb.

10. Pearce

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Pearce:

No applicable specification for this suburb.

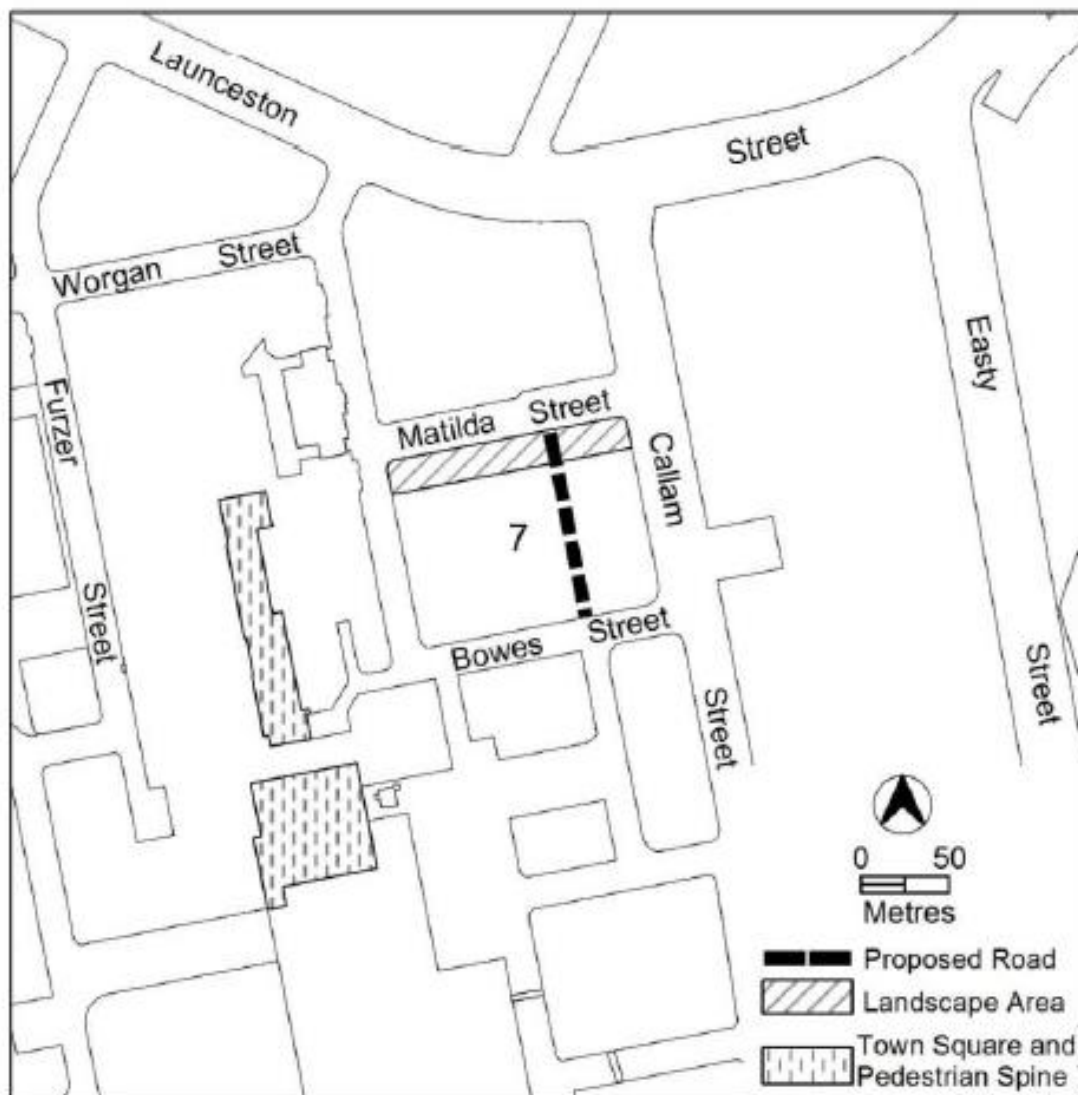
11. Phillip

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Phillip:

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Gross floor area – CZ2	11.1. On land zoned CZ2, the maximum gross floor area of any shop is 200m ² .
Gross floor area – Section 79	11.2. On section 79 Phillip development above 6 storeys is limited to 850m ² floor per floor. For this specification this limit: <ul style="list-style-type: none"> a) Includes all internal areas such as dwellings, office space, indoor amenities, elevator cores, storage spaces, stairwells and hallways. b) Excludes inset or projecting balconies.
Building design – Bowes St and Furzer St	11.3. For development above 41 metres addressing Bowes Street and Furzer Street must reduce the visual bulk and overshadowing potential of the building, unless demonstrated that the building form has significant architectural merit and has minimal overshadowing impact.
Building height – Section 79	11.4. Height of a building on section 79 complies with all of the following: <ul style="list-style-type: none"> a) Maximum height of a building within 50 metres of Stellar Health and Wellness Centre and Canberra College (block 16 section 79) is 6 storeys to prevent overshadowing of surrounding areas. b) Tower elements are to present as one distinct tower.
Setback – CZ1 and CZ2	11.5. At ground floor level buildings on land zoned CZ1 and CZ2 are built to the front boundary. 11.6. Above ground floor level, buildings on land zoned CZ1 and CZ2, have a minimum setback: <ul style="list-style-type: none"> a) Where addressing Callam Street, Corinna Street, Easty Street, Irving Street, Matilda Street, Melrose Drive and Wilbow Street: <ul style="list-style-type: none"> i) For development up to and including 22 metres above datum ground level – 0 metres. ii) For development above 22 metres up to and including 12 storeys – 3 metres. iii) For development above 12 storeys – 6 metres. b) Where addressing Bradley Street: <ul style="list-style-type: none"> i) For development up to and including 12 metres above datum ground level – 0 metres. ii) For development above 12 metres up to and including 9 storeys – 3 metres. iii) For development above 9 storeys – 6 metres. c) Where addressing the Town Square shown in Figure 1:

	<ul style="list-style-type: none"> i) For development up to and including 12 metres above datum ground level – 0 metres. ii) For development above 12 metres up to and including 12 storeys – 6 metres. iii) For development above 12 storeys – 9 metres.
Setback – Bowes St and Furzer St	<p>11.7. Where development addresses Bowes Street and Furzer Street, the minimum setback demonstrates that sufficient space is provided for large canopy street trees, are consistent with adjoining buildings and provide sufficient space for pedestrian and cyclists, and:</p> <ul style="list-style-type: none"> a) For development up to and including 41 metres – 4 metres. b) For development above 41 metres – 6 metres.
Setback – Section 79	<p>11.8. On block 4 section 79 Phillip, the minimum setback from the centre line of the Yarralumla Creek and Long Gully Creek stormwater easements is (whichever is greater):</p> <ul style="list-style-type: none"> a) 20 metres. b) As recommended by an endorsed flood risk study.
Open space – Section 79	<p>11.9. On section 79 open space on the site achieves all of the following:</p> <ul style="list-style-type: none"> a) Reasonable accessibility that is designed to be inclusive for all residents. b) Reasonable connectivity for pedestrians and cyclists to key local destinations and community uses.
Car parking spaces – Section 79	<p>11.10. On section 79 visitor car parking spaces are allocated for visitors of occupants of the residential parts of the development. 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.</p>

Figure 1 Phillip – Building height



12. Torrens

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Torrens:

No applicable specification for this suburb.