

Australian Capital Territory

# Planning (Inner North and City District) Technical Specifications 2026 (No 1)

Notifiable instrument NI2026-84

made under the

Planning Act 2023, s 51 (Technical specifications)

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## 1 Name of instrument

This instrument is the *Planning (Inner North and City District) Technical Specifications 2026 (No 1)*.

## 2 Commencement

This instrument commences on the day after notification.

## 3 Technical specifications

I make the technical specifications at schedule 1.

## 4 Revocation

This instrument revokes the *Planning (Inner North and City District) Technical Specifications 2024 (NI2024-529)*.

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Chief Planner  
13 February 2026



# DS3 – Inner North and City District Specifications

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# Inner North and City District planning technical specifications

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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 Inner North and City District Specifications can be used to demonstrate compliance with the assessment outcomes in the Inner North and City District Policy or the relevant zone policy. Where there is a specific assessment outcome in the Inner North and City District Policy, this takes precedence over the equivalent outcome in the zone policy. Where there is no specific assessment outcome in the Inner North and City 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 Inner North and City District Policy, this Inner North and City Specifications comprises specifications for specific localities, structured according to the localities.

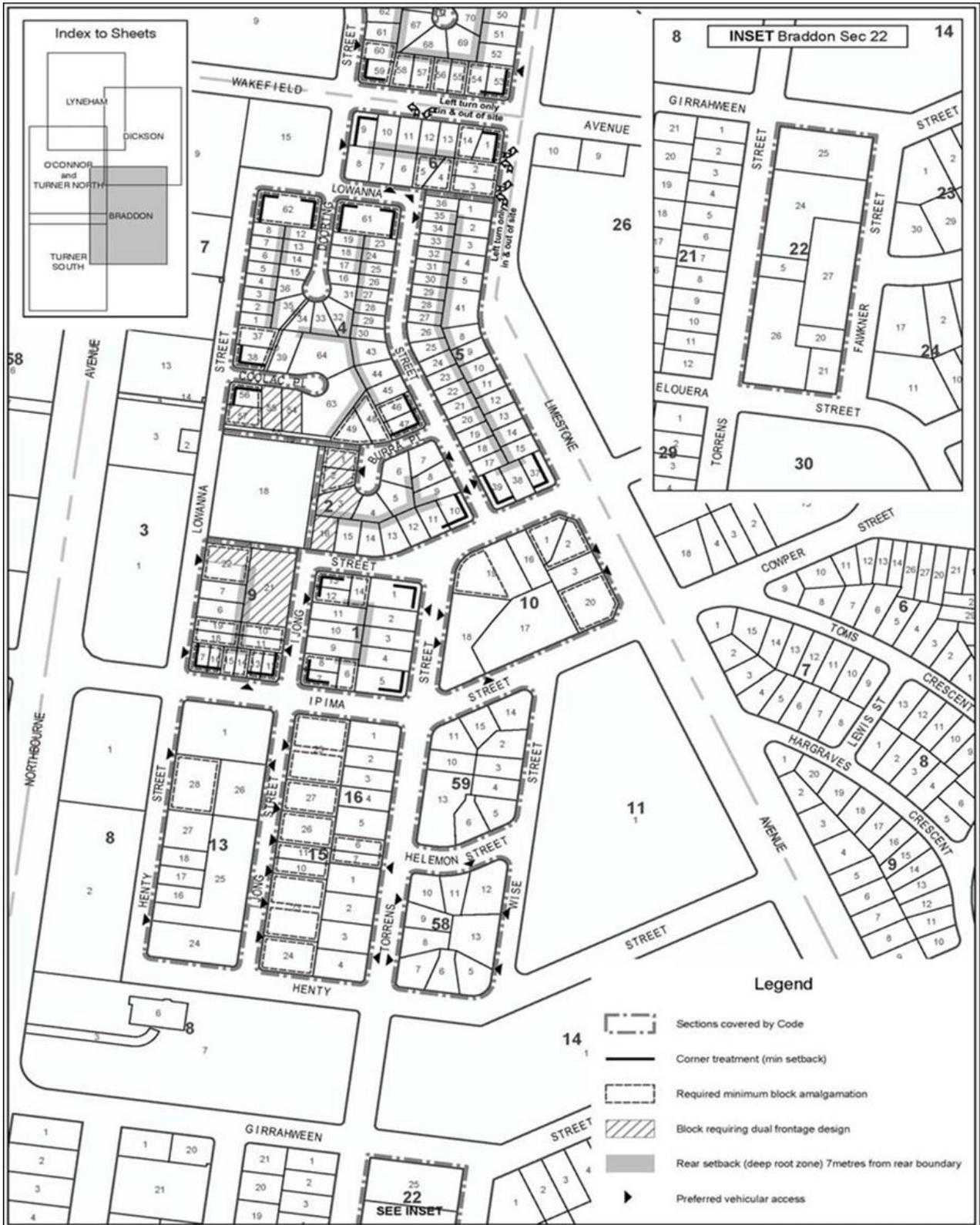
These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., **Part D3: Inner North and City District Policy**.

# 1. Inner North Area

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in the Inner North Area (Figure 29):

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Block consolidation</b>	<p>1.1. Blocks are consolidated:</p> <ol style="list-style-type: none"> <li>With blocks identified in <a href="#">Figure 1 - Braddon</a>, <a href="#">Figure 2 - Dickson</a>, <a href="#">Figure 3 - Lyneham</a>, <a href="#">Figure 4 – O’Connor and Turner North</a> or <a href="#">Figure 5 – Turner South</a> as ‘required minimum block amalgamation’ where multi-unit housing is proposed on at least one of the identified blocks.</li> <li>Where existing single dwellings have shared walls.</li> <li>Where sites are less than 16m wide at the front building line.</li> <li>Where Transport Canberra and City Services does not support vehicle access for a single block development.</li> </ol> <p>1.2. Where development would otherwise result in an isolated block.</p>
<b>Building height</b>	<p>1.3. Development identified on <a href="#">Figure 1 - Braddon</a>, <a href="#">Figure 2 - Dickson</a>, <a href="#">Figure 3 - Lyneham</a>, <a href="#">Figure 4 – O’Connor and Turner North</a> and <a href="#">Figure 5 – Turner South</a> as having ‘corner treatment’, are built to the maximum height limit.</p>
<b>Site coverage</b>	<p>1.4. Site coverage in the rear zone does not exceed 30%.</p>
<b>Front boundary setback</b>	<p>1.5. Front boundary setbacks are:</p> <ol style="list-style-type: none"> <li>To a street frontage – 6 metres.</li> <li>On blocks identified on <a href="#">Figure 1 - Braddon</a>, <a href="#">Figure 2 - Dickson</a>, <a href="#">Figure 3 - Lyneham</a>, <a href="#">Figure 4 – O’Connor and Turner North</a> and <a href="#">Figure 5 – Turner South</a> as having ‘corner treatment’ – development built to the specified minimum setback shown in the relevant figure.</li> <li>For blocks 7–16 and 23–29 section 62 Turner – development built to 10 metres.</li> <li>For Limestone Avenue, Wakefield Avenue (Dickson) and Mouat Street – development built to 8 metres.</li> <li>For blocks 11-13 and 16-18 section 48 Turner – development built to 8 metres.</li> <li>For section 44 Turner: <ol style="list-style-type: none"> <li>Development built to 6 metres measured from the kerb of McKay Lane.</li> <li>Development built to 4 metres where fronting Watson Street and Gould Street.</li> </ol> </li> </ol> <p>1.6. For section 49 Lyneham – development built to 5 metres for blocks adjacent to DeBurgh Street.</p>
<b>Rear setback</b>	<p>1.7. The minimum rear setback is:</p> <ol style="list-style-type: none"> <li>For blocks identified on <a href="#">Figure 1 - Braddon</a>, <a href="#">Figure 2 - Dickson</a>, <a href="#">Figure 3 - Lyneham</a>, <a href="#">Figure 4 – O’Connor and Turner North</a> and <a href="#">Figure 5 – Turner South</a> as having ‘corner treatment’ in the relevant figure - 7 metre by 7 metre area in the rear corner of the block.</li> <li>For all other blocks identified in <a href="#">Figure 6</a> as being in the ‘Inner North Precinct’ – 7 metres.</li> </ol>
<b>Planting area</b>	<p>1.8. Sufficient space is provided on the block to retain or introduce large-canopy trees and create a treed backdrop to development.</p> <p><b>Note:</b> This specification does not apply to: Braddon sections 15, 16, 58 and 59, O’Connor Section 40, Lyneham Section 46 blocks 1 and 2. This also does not apply to sites where at least one protected tree is proposed to be retained within the primary building zone.</p>

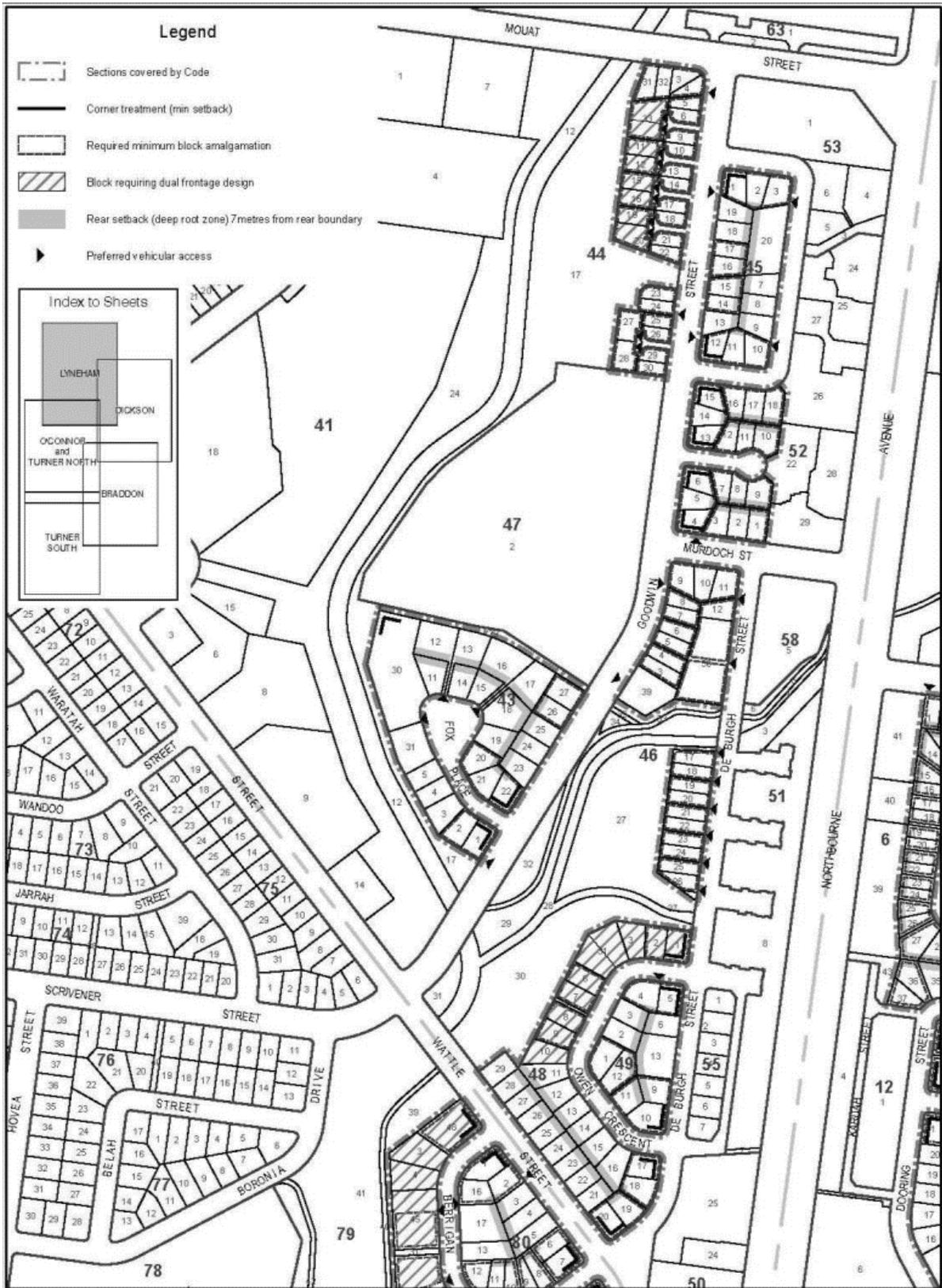
**Figure 1 Inner North - Braddon**



**Figure 2 Inner North – Dickson**



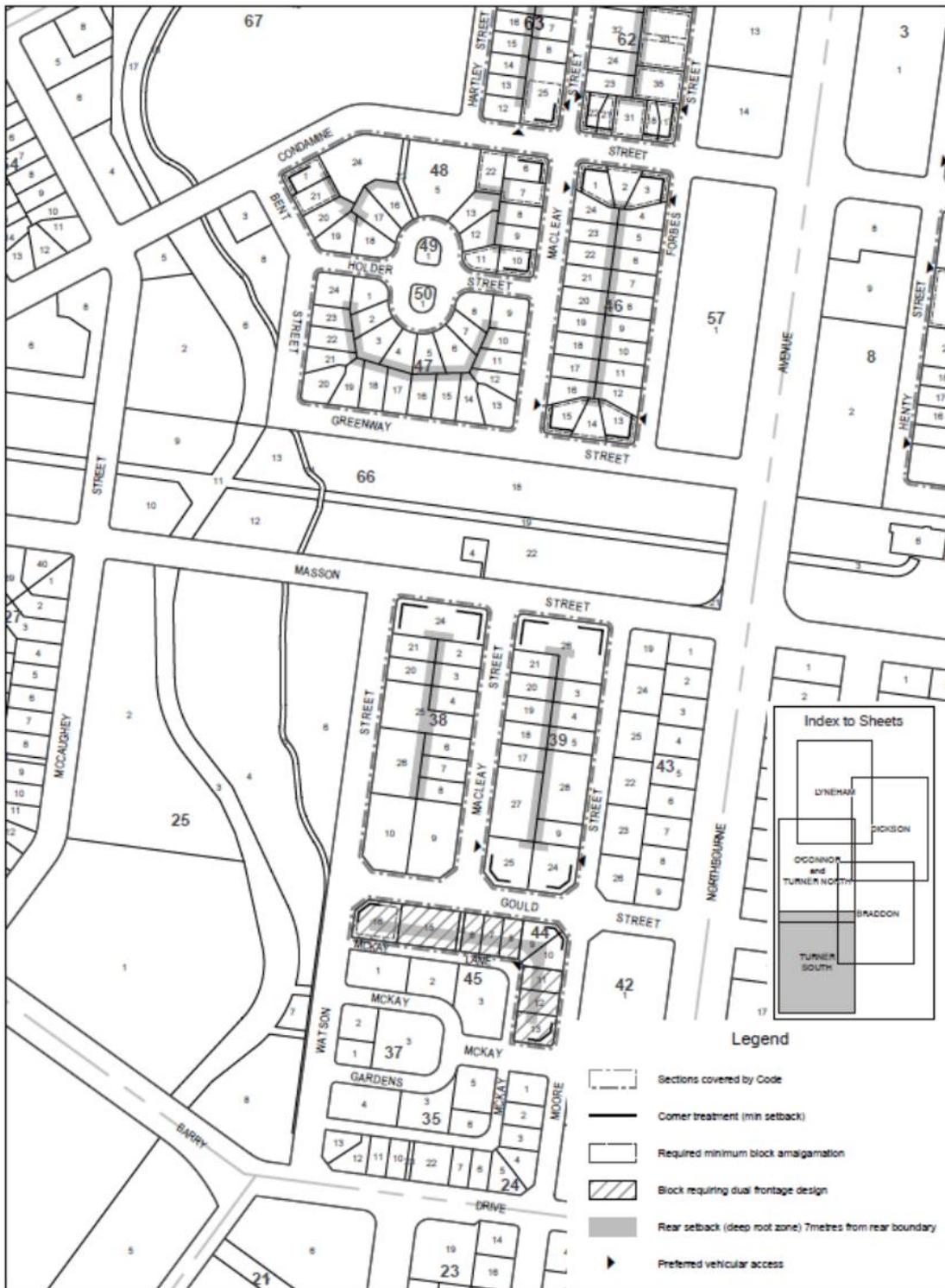
**Figure 3 Inner North – Lyneham**



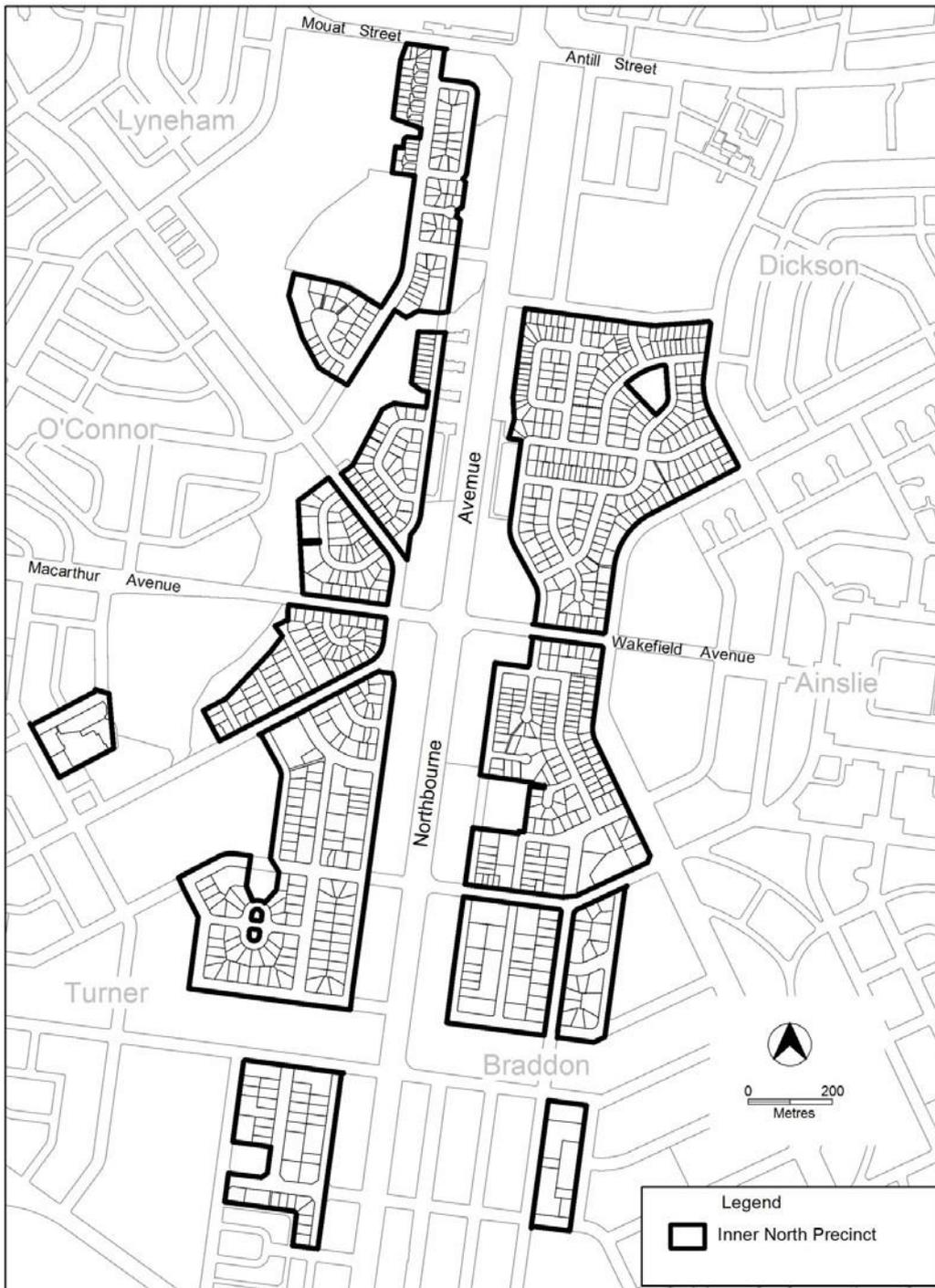
**Figure 4 Inner North – O'Connor and Turner North**



**Figure 5 Inner North – Turner South**



**Figure 6 Inner North – Blocks within the Inner North area**



## 2. Northbourne Avenue Corridor

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

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Gross floor area</b>	<p>2.1. Within the 'RC1' area on <a href="#">Figure 7</a> the maximum gross floor area for supermarket is 750m<sup>2</sup>.</p> <p>2.2. Within the hatched area on <a href="#">Figure 8</a>, a community use development is provided within the development that is located at the ground and/or first floor and has a minimum gross floor area of 500m<sup>2</sup>.</p>
<b>Movement</b>	<p>2.3. The 'mid-block active travel links' shown in <a href="#">Figure 9</a>, except for the southern link on Block 10 Section 8 Braddon:</p> <ol style="list-style-type: none"> <li>Are generally located in accordance with <a href="#">Figure 9</a> and connect with the community path system in the area and public transport.</li> <li>Provide unimpeded public access at all times for the length of the links shown in <a href="#">Figure 9</a> and are not less than 5m wide.</li> <li>Development within links is limited to landscaping consistent with pathways or open space and does not limit accessibility.</li> <li>Where vehicular access is adjacent or part of pedestrian links, these coordinate pedestrian, vehicles, and landscaping safely.</li> <li>Suitable landscaping and lighting that encourages surveillance of the area. The pedestrian links are to be endorsed by Transport Canberra and City Services.</li> </ol>
<b>Private open space</b>	<p>2.4. Within the 'RC1' area on <a href="#">Figure 7</a> all dwellings have an area of principal private open space that:</p> <ol style="list-style-type: none"> <li>Meets the requirements in <a href="#">Table 1</a>.</li> <li>Has adequate privacy from streets and open space.</li> </ol>

**Table 1 - Principal Private Open Space (Northbourne Avenue Corridor)**

Type	Dwellings wholly or partially at lower floor level or on a podium or similar structure		Dwellings located entirely on an upper floor level	
	minimum area	minimum dimension	minimum area	minimum dimension
Studio apartment	18m <sup>2</sup>	4m	4m <sup>2</sup>	0m
1 bedroom dwelling	24m <sup>2</sup>	4m	8m <sup>2</sup>	2m
2 bedroom dwelling	24m <sup>2</sup>	4m	10m <sup>2</sup>	2m
3 or more bedroom dwelling	36m <sup>2</sup>	6m	12m <sup>2</sup>	2m

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Setback</b>	<p>2.5. The minimum setbacks are:</p> <p>a) For a front boundary for development fronting Area A, Area B and Area C – see <a href="#">Figure 10</a>.</p> <p>b) For a site boundary or rear boundary fronting Area A or Area B on <a href="#">Figure 10</a> – 5 metres from a northern or southern boundary and 10 metres from an eastern or western boundary.</p> <p><u>Note:</u> Area B extends from the boundary with Area A in Figure 26 to the street front boundary parallel to Northbourne Avenue</p>
<b>Building design</b>	<p>2.6. Clothes drying facilities are only located on balconies if screened from view of streets and public areas.</p>
<b>Separation between buildings</b>	<p>2.7. The minimum interface distances with Area B1 and Area B2 shown on <a href="#">Figure 11</a> are:</p> <p>a) Between uses on the same block – see <a href="#">Table 2</a>.</p> <p>b) From the common boundary with a block in a commercial zone or residential zone to a building on the subject block – see <a href="#">Table 3</a> and <a href="#">Table 4</a>.</p> <p><u>Note:</u> Separation and setback distances may be reduced where reasonable visual and acoustic privacy is provided and there is sufficient landscaping and deep root planting between buildings.</p>

**Table 2 – Minimum Building Separation for Areas B1 and B2 (Northbourne Avenue Corridor)**

Number of storeys	Between windows in habitable rooms/ balconies (metres)	Between windows in habitable rooms/ balconies and windows in non-habitable rooms (metres)	Between windows in non-habitable rooms (metres)
Up to 4 storeys	12	9	6
5 to 8 storeys	18	12	9
9 storeys and above	24	18	12

**Table 3 – Minimum Building Separation to Commercial Zones for Areas B1 and B2 (Northbourne Avenue Corridor)**

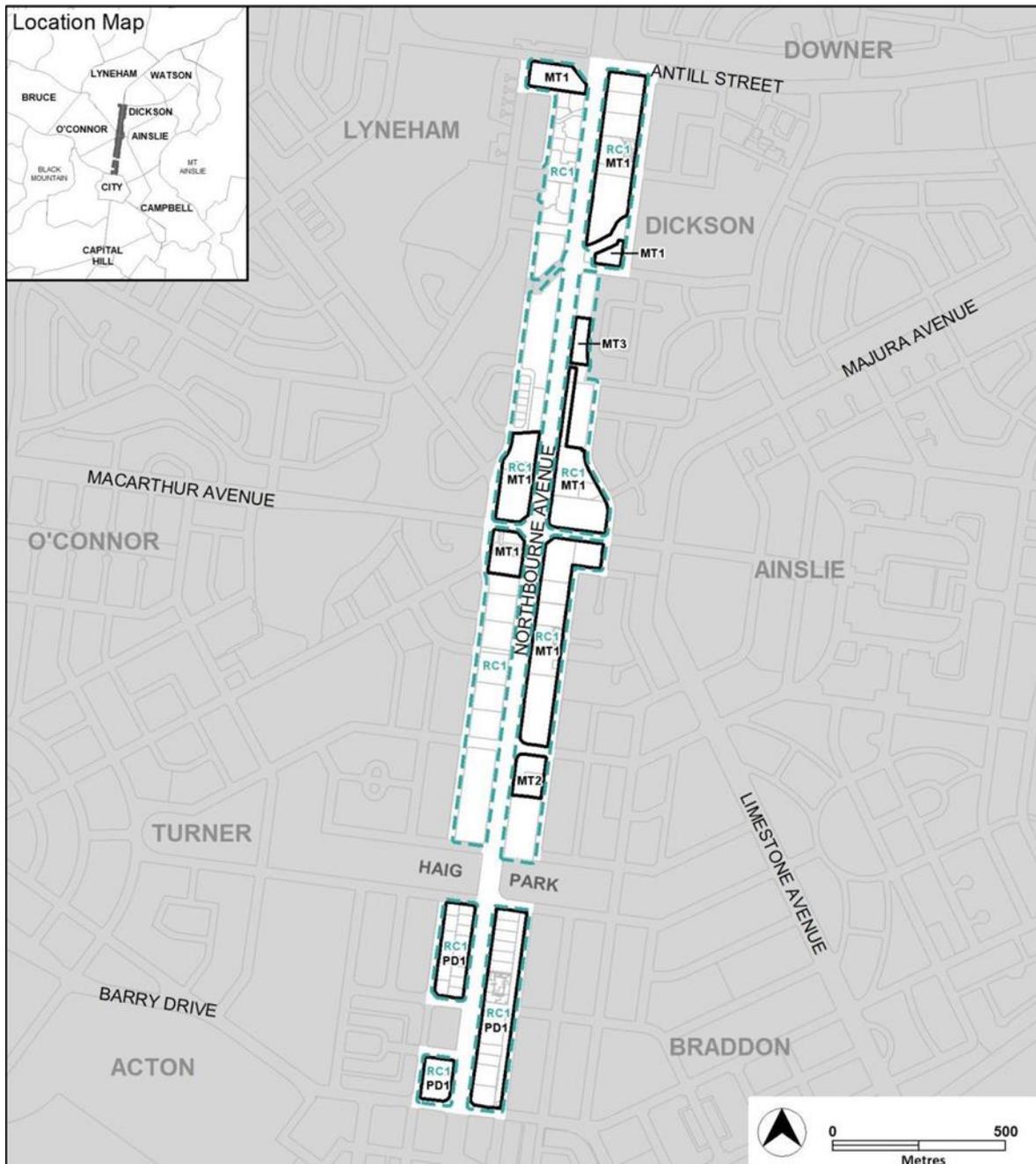
Number of storeys	Between the block boundary and windows in <i>habitable rooms/ balconies</i> (metres)	Between the block boundary and windows in <i>habitable rooms/ balconies</i> and windows in <i>non-habitable rooms</i> (metres)	Between the block boundary and windows in <i>non-habitable rooms</i> (metres)
Up to 4 storeys	6	4.5	3
5 to 8 storeys	9	6	4.5
9 storeys and above	12	9	6

**Table 4 Minimum Building Separation to Residential Zones for Area B2 (Northbourne Avenue Corridor)**

Number of storeys	Between the block boundary and windows in <i>habitable rooms/ balconies</i> (metres)	Between the block boundary and windows in <i>habitable rooms/ balconies</i> and windows in <i>non-habitable rooms</i> (metres)	Between the block boundary and windows in <i>non-habitable rooms</i> (metres)
Up to 4 storeys	7.5	6	4.5
5 to 8 storeys	10.5	7.5	6
9 storeys and above	13.5	10.5	7.5

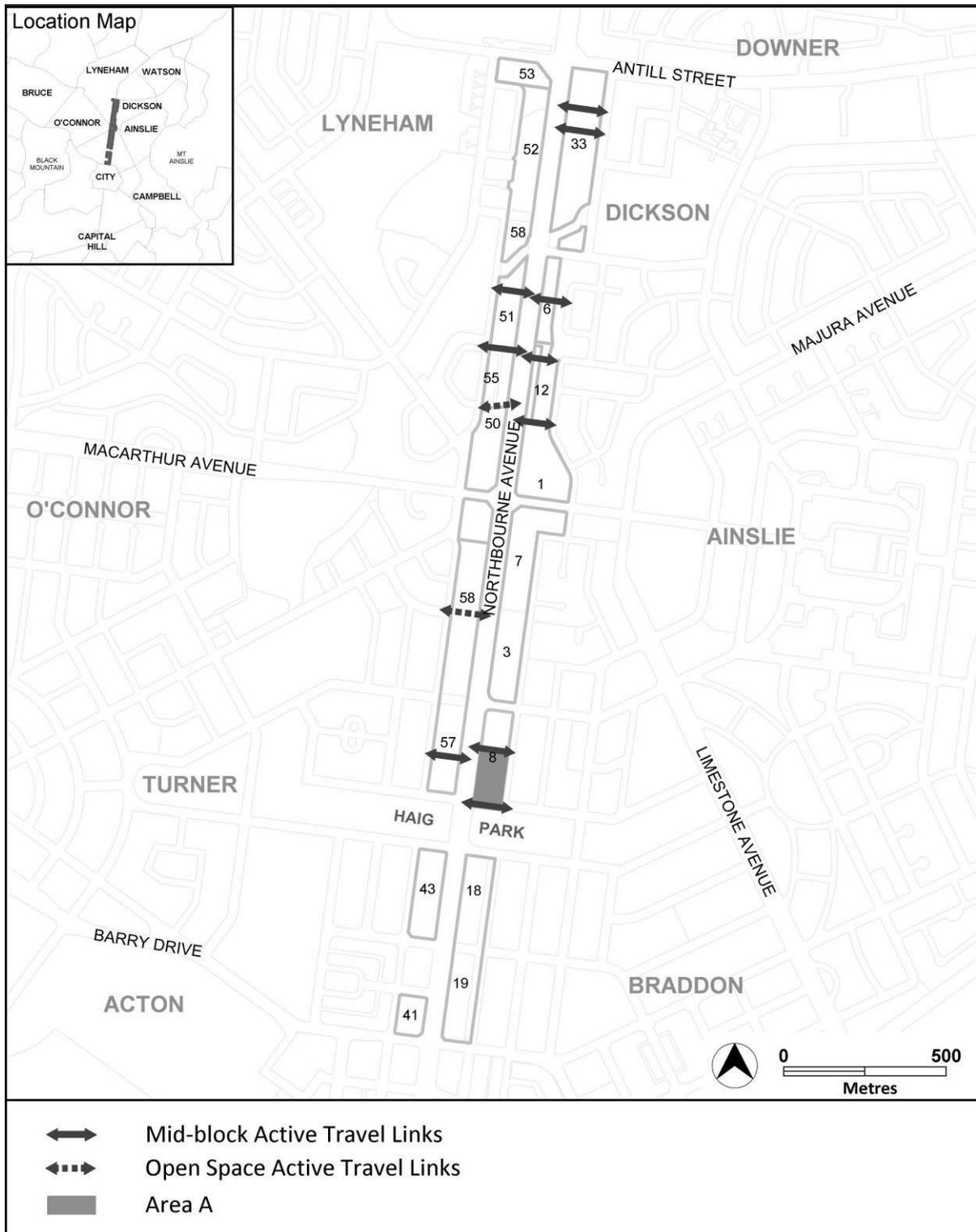
Assessment Outcome		Refer to zone assessment outcomes
<b>Specification</b>		
<b>Courtyard walls</b>	<p>2.8. Courtyard walls fronting Northbourne Avenue are not higher than 1.8m above ground level, have non-transparent components not higher than 1m above ground level, are constructed of high-quality materials (pre-coloured metal, unfinished timber, chain-link, barbed or razor wire not permitted), are integrated with landscaping, designed and constructed to match or complement the design of the associated building, and must not occupy more than 40% of the façade at ground floor level.</p> <p><u>Note:</u> This replaces requirements relating to courtyard walls in other relevant technical specifications for this locality.</p>	
<b>Number of car parking spaces</b>	<p>2.9. For multi-unit housing, the parking provision rate is:</p> <ul style="list-style-type: none"> <li>a) Studio or one-bedroom dwelling – 1 space maximum.</li> <li>b) Two-bedroom dwelling – 1.3 spaces maximum.</li> <li>c) Three or more bedroom dwelling – 1.5 spaces maximum.</li> <li>d) Every 8 dwellings – 1 visitor space minimum.</li> <li>e) Every 4 dwellings – 1 visitor space maximum.</li> </ul> <p><u>Note:</u> Parking calculations are rounded up to the nearest whole number.</p>	

**Figure 7 Northbourne Avenue Corridor – Gross floor area and private open space**

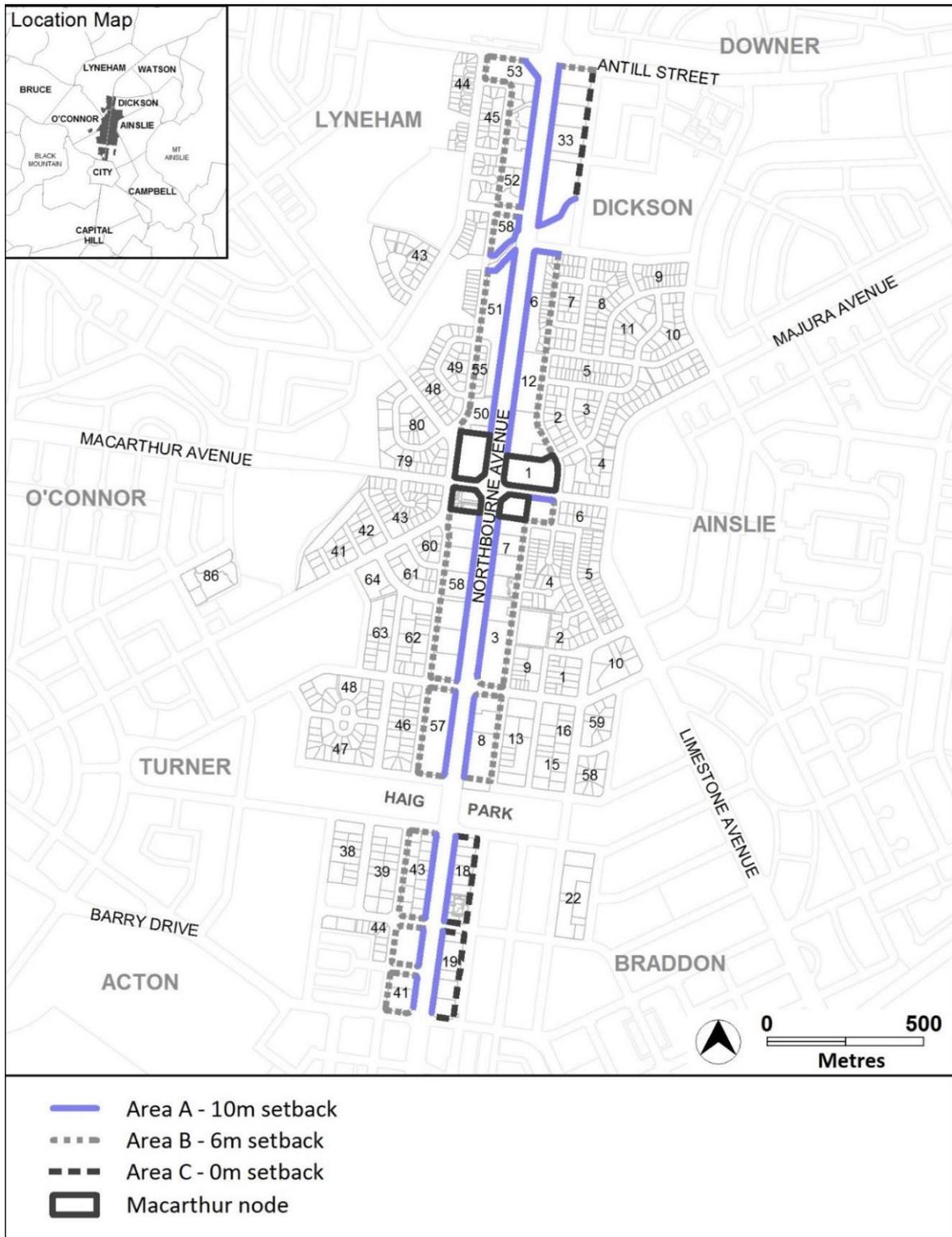




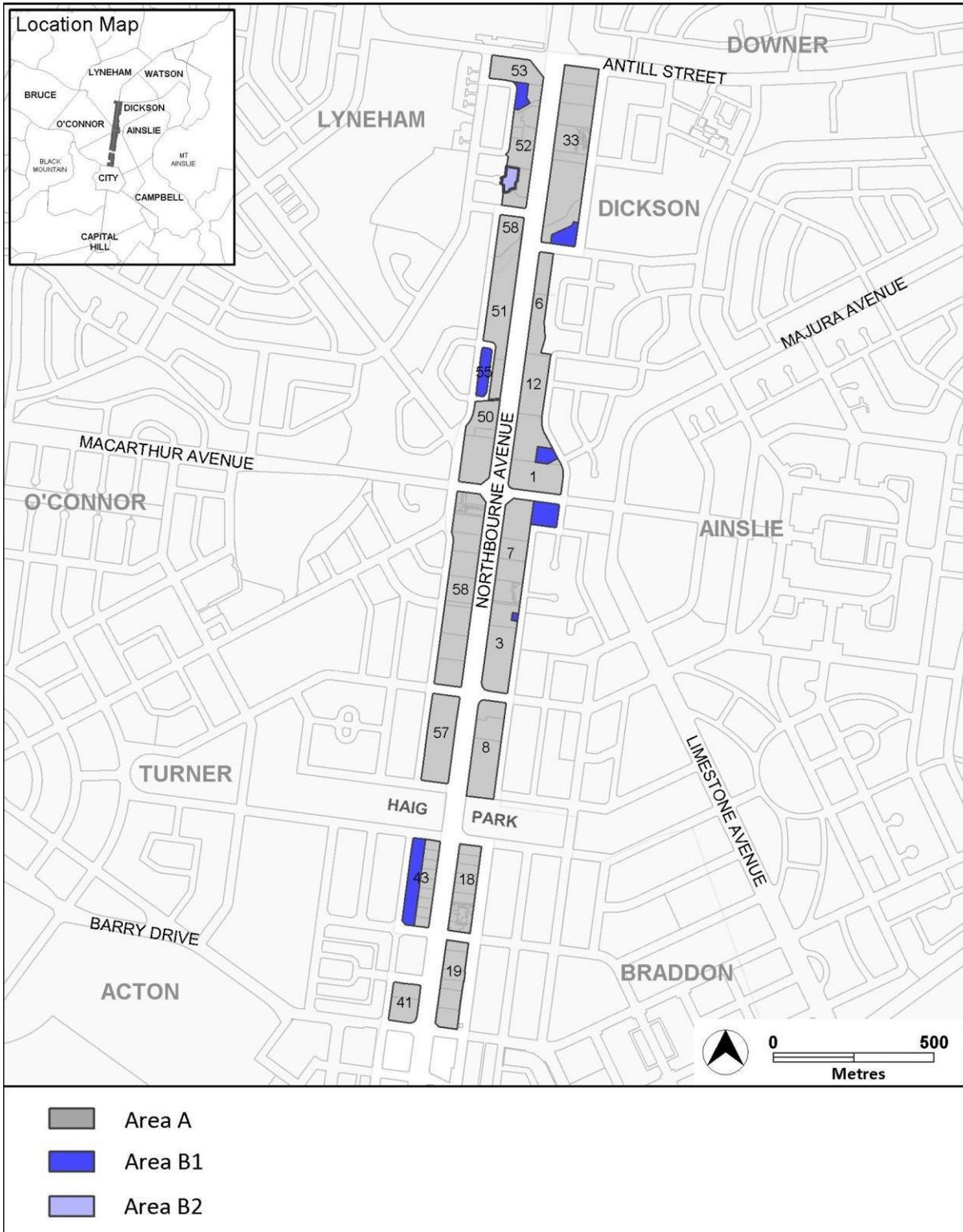
**Figure 9 Northbourne Avenue Corridor – Movement**



**Figure 10 Northbourne Avenue Corridor – Setback**



**Figure 11 Northbourne Avenue Corridor – Building separation**



### 3. Ainslie

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

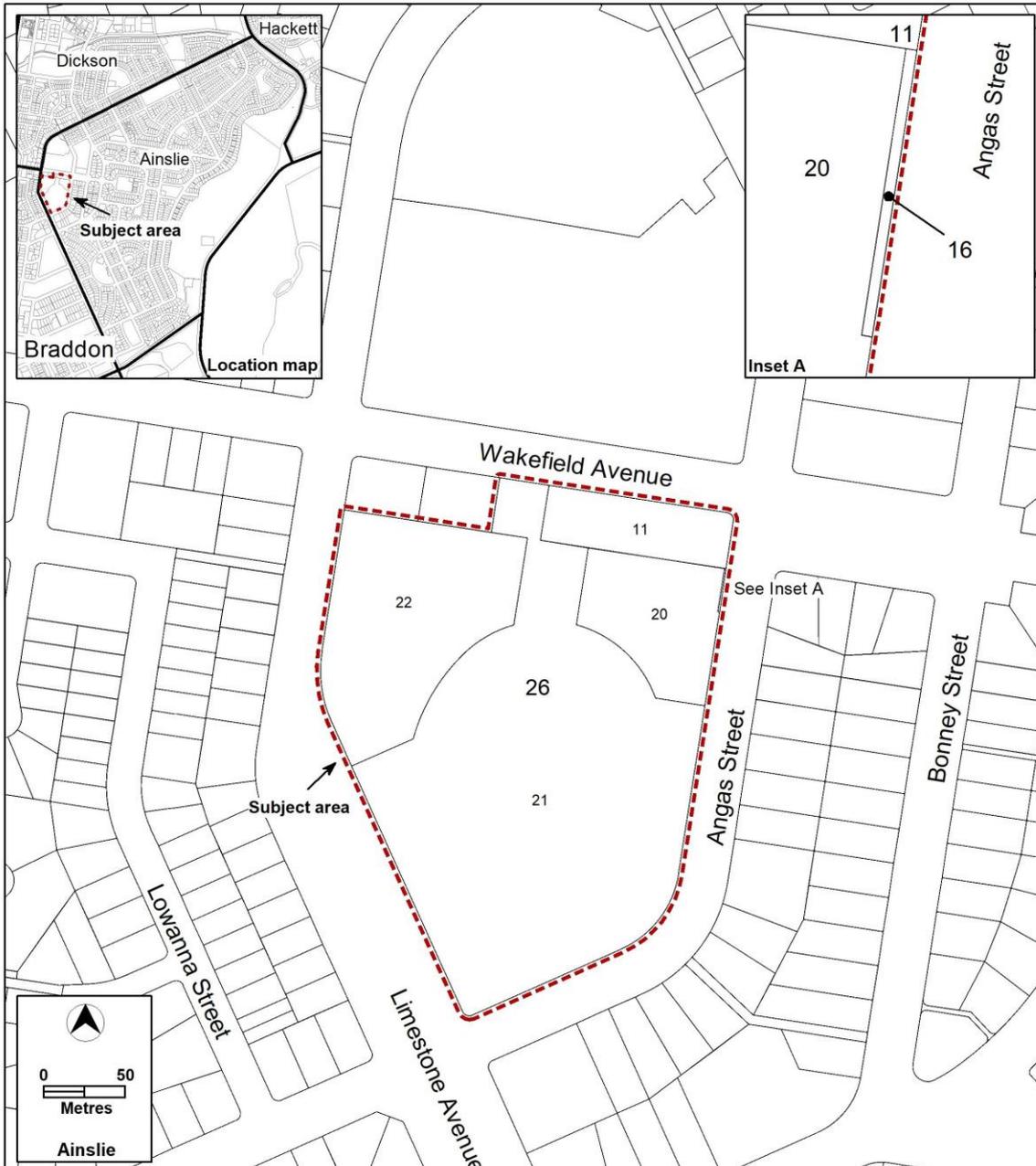
Assessment Outcome		Refer to zone assessment outcomes
<b>Specification</b>		
<b>Co-housing</b>	3.1. On block 6 section 25 Ainslie co-housing development complies with the following: <ol style="list-style-type: none"> <li>Maximum plot ratio – 50%.</li> <li>Does not increase the number of verge crossings and car parking spaces that are provided in a single combined parking area, screened from public view.</li> </ol>	

Assessment Outcome		1. The scale and nature of commercial development does not adversely affect the existing retail hierarchy or surrounding establish local, group and town centre.
<b>Specification</b>		
<b>Gross floor area – Ainslie Football and Social Club</b>	3.2. Within the subject area identified in <a href="#">Figure 11a</a> , the maximum gross floor area for a shop or supermarket selling food is 250m <sup>2</sup> .	

Assessment Outcome		2. The subject area achieves a mix of medium and high-density residential development consistent with subject area’s proximity to public transport, employment areas and local amenities.
<b>Specification</b>		
<b>Number of dwellings – Ainslie Football and Social Club</b>	3.3. Excluding commercial accommodation use, within the subject area identified in <a href="#">Figure 11a</a> , the: <ol style="list-style-type: none"> <li>minimum number of dwellings across the subject area is 200.</li> <li>maximum number of dwellings across the subject area is 400.</li> </ol>	
<b>Height of building in CZ5 and RZ5 – Ainslie Football and Social Club</b>	3.4. Within the subject area identified in <a href="#">Figure 11a</a> , the maximum height of building for development within the CZ5 and RZ5 is: <ol style="list-style-type: none"> <li>within 15 metres of Angas Street – three storeys.</li> <li>in all other cases – six storeys.</li> </ol>	

Assessment Outcome		3. The amount of parking provided for residential development considers the capacity and quality of proposed and existing active travel facilities within in the subject area as well as the proximity to employment, retail and other amenities.
<b>Specification</b>		
<b>Number of car parking spaces for residential development - Ainslie Football and Social Club</b>	3.5. Within the subject area identified in <a href="#">Figure 11a</a> , car parking spaces for residential uses are provided at the following rates: <ol style="list-style-type: none"> <li>single bedroom dwelling – 1 space maximum</li> <li>two-bedroom dwelling – minimum 1 space, maximum 1.3 spaces</li> <li>three or more-bedroom dwelling – minimum 1.5 spaces and a maximum of 2 spaces</li> <li>visitor to residential uses – one space per every 8 dwellings.</li> </ol>	

**Figure 11a Ainslie – Subject Area – Ainslie Football and Social Club**



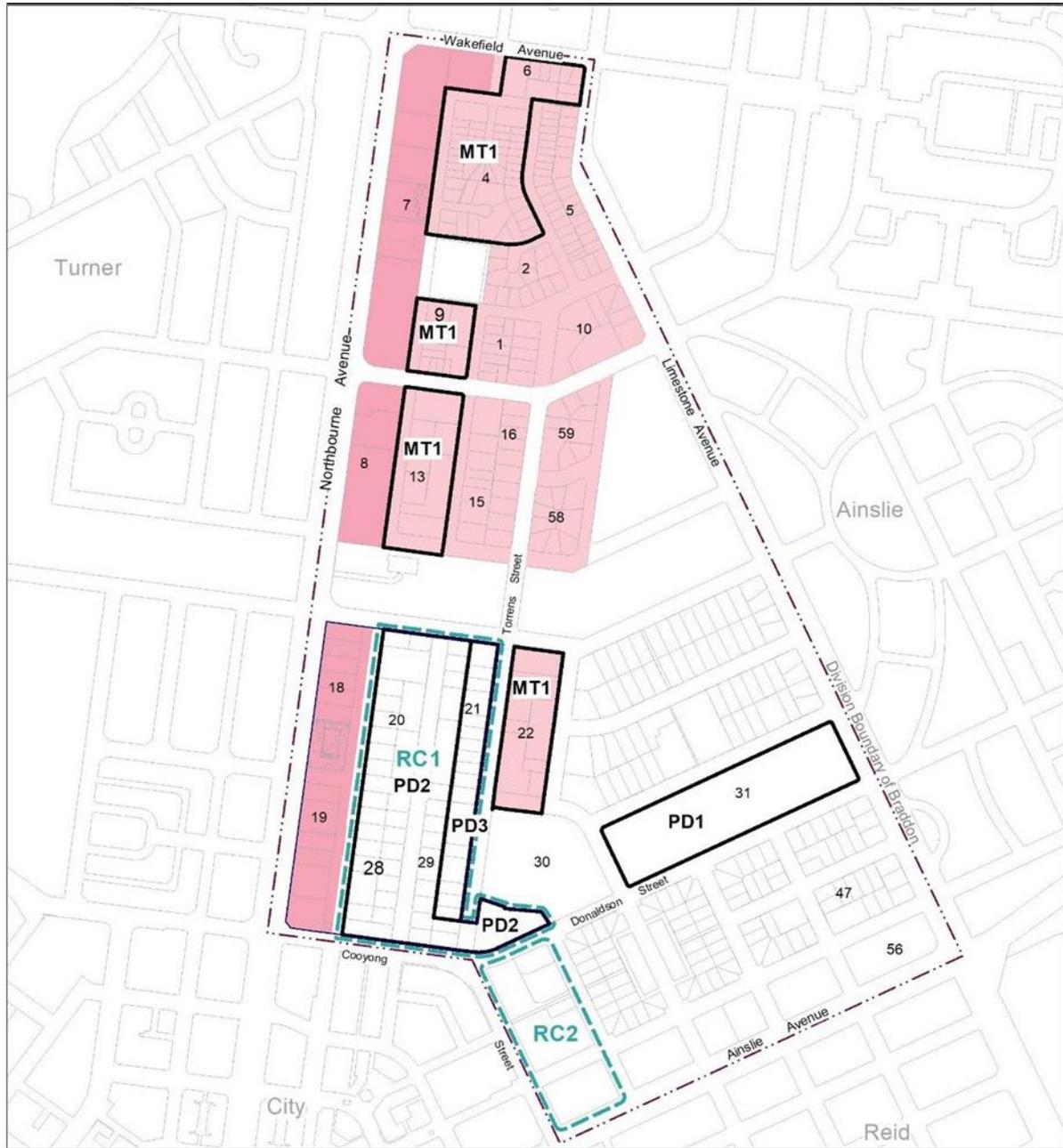
## 4. Braddon

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

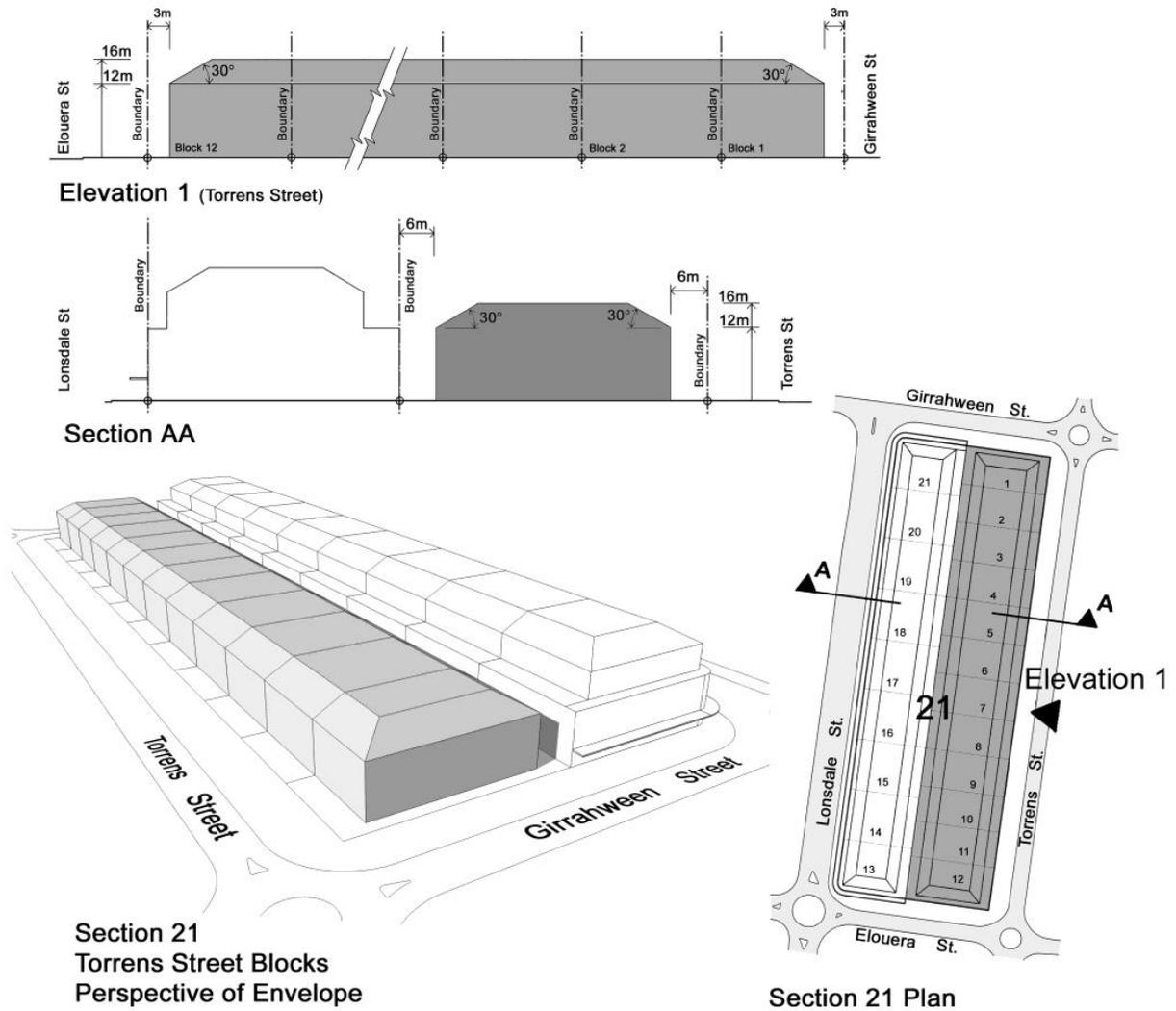
Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Land use</b>	4.1. This applies to CZ3 zoned blocks in the RC1 on <a href="#">Figure 12</a> , residential use is prohibited at ground and first floor level, except Block 5 Section 30. Uses likely to create noise, including restaurant, drink establishment, indoor entertainment facility, indoor recreation facility (including gym) etc. are prohibited from the first floor and above in buildings containing dwellings.

<b>Gross floor area</b>	4.2. This applies to CZ3 zoned blocks in the RC1 on <a href="#">Figure 12</a> , the maximum gross floor area for a shop selling food (including a supermarket) on any lease is 200m <sup>2</sup> .
<b>Movement – Site access</b>	4.3. Existing verge crossings are retained.
<b>Building design</b>	<p>4.4. On CZ2 land within the ‘RC1’ area on <a href="#">Figure 12</a>, the form and scale of development is consistent with existing adjacent buildings.</p> <p>4.5. On CZ2 land within section 21 and 29 Braddon, continuous facades do not occupy more than two blocks and all building elements including plant and life overruns are contained within the relevant building envelope on <a href="#">Figure 13</a> and <a href="#">Figure 14</a>.</p> <p>4.6. On CZ3 zoned blocks in RC1 on <a href="#">Figure 12</a>, development complies with the following:</p> <ul style="list-style-type: none"> <li>e) Offices uses at ground floor level do not occupy more than a total of 8m of the street frontage.</li> <li>f) All building elements including plant and lift overruns are contained within the relevant building envelope. Refer <a href="#">Figure 13</a>, <a href="#">Figure 14</a>, <a href="#">Figure 15</a>, <a href="#">Figure 16</a> and <a href="#">Figure 17</a>.</li> <li>g) Buildings fronting street are designed to provide sun-shading and weather protection to pedestrian paths along streets.</li> <li>h) Buildings are designed to complement the street character by visually expressing the pattern of existing section subdivisions.</li> </ul>
<b>Active frontage</b>	<p>4.7. This applies to CZ3 zoned blocks in the RC1 on <a href="#">Figure 12</a>, development complies with the following:</p> <ul style="list-style-type: none"> <li>a) A minimum of 2 ground floor level tenancies or businesses address the street frontages of blocks, unless buildings fronting streets incorporate uses on the ground floor that generate activity.</li> <li>b) Buildings provide for active uses at ground floor including minimum 4m floor to ceiling heights, clear display windows and weather protection for pedestrians.</li> </ul>
<b>Plot ratio</b>	<p>4.8. On CZ2 land within the ‘RC1’ on <a href="#">Figure 12</a>, the maximum plot ratio is 200% unless it is demonstrated developed is compatible with existing adjacent development and minimises detrimental impacts including excessive scale and overshadowing.</p> <p>4.9. On CZ3 land, the maximum plot ratio is 200%, or 300% where at least 1/3 of the gross floor area is used for residential purposes, unless it is demonstrated the development is compatible with existing adjacent development and minimises detrimental impacts including excessive scale and overshadowing.</p>
<b>Setback</b>	<p>4.10. On CZ2 land, minimum setbacks are:</p> <ul style="list-style-type: none"> <li>a) Rear boundary – 6m.</li> <li>b) Front boundary – 5m.</li> </ul> <p>4.11. On CZ3 land, front boundary setbacks are:</p> <ul style="list-style-type: none"> <li>a) To Cooyong Street – 6m minimum;</li> <li>b) To ground floor level and first floor level– Buildings abut the front boundary.</li> <li>c) To second floor level and above – 3m minimum unless the setbacks relate to adjoining development and contribute to street character.</li> </ul>

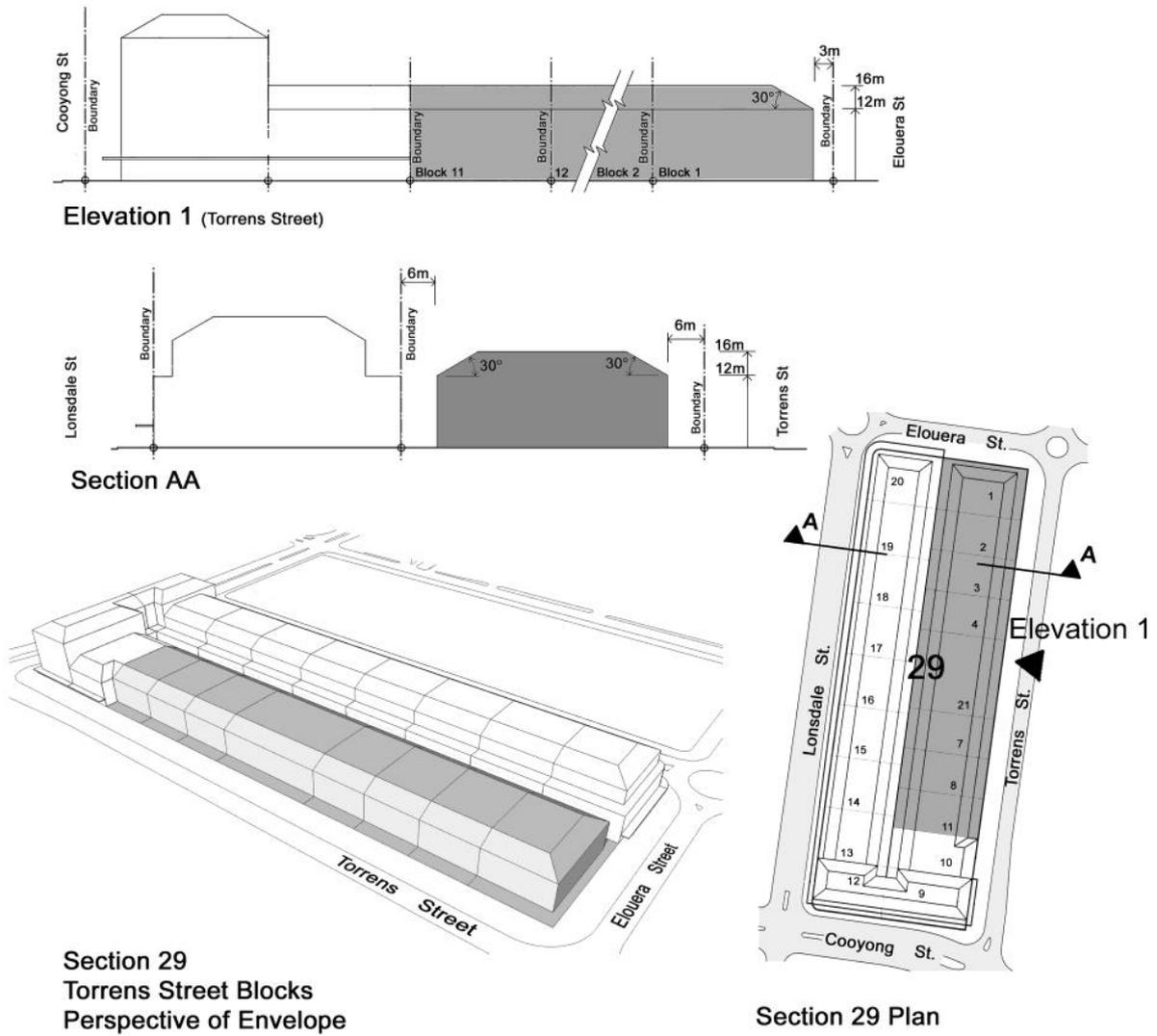
**Figure 12 Braddon – Land use restrictions and building design considerations**



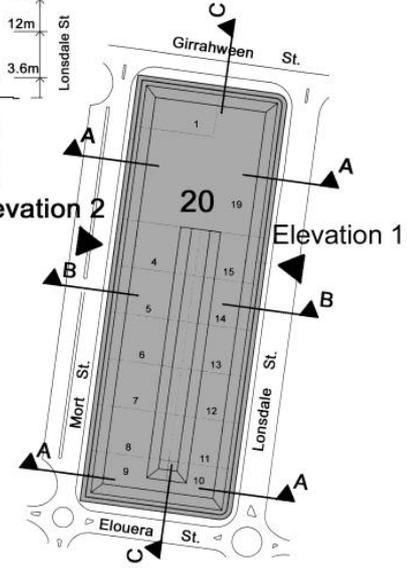
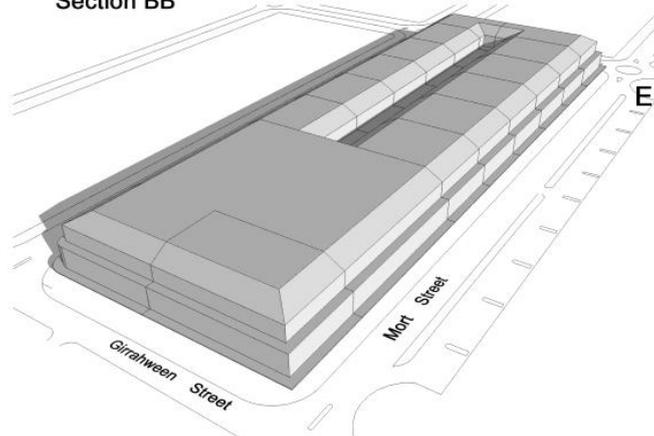
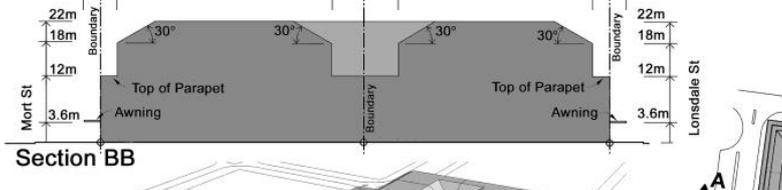
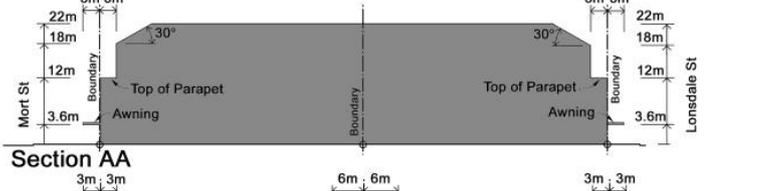
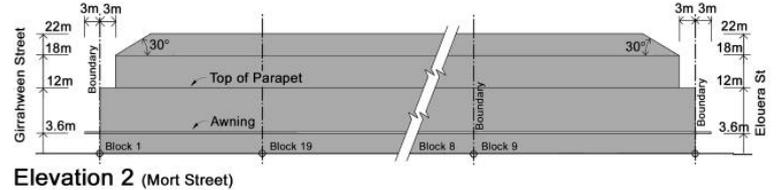
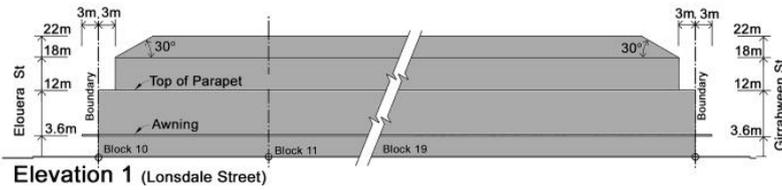
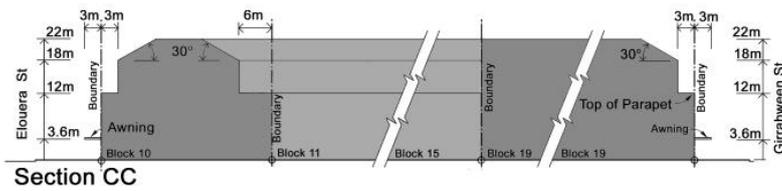
**Figure 13 Braddon – Building Envelope (Blocks 1 to 12, Section 21)**



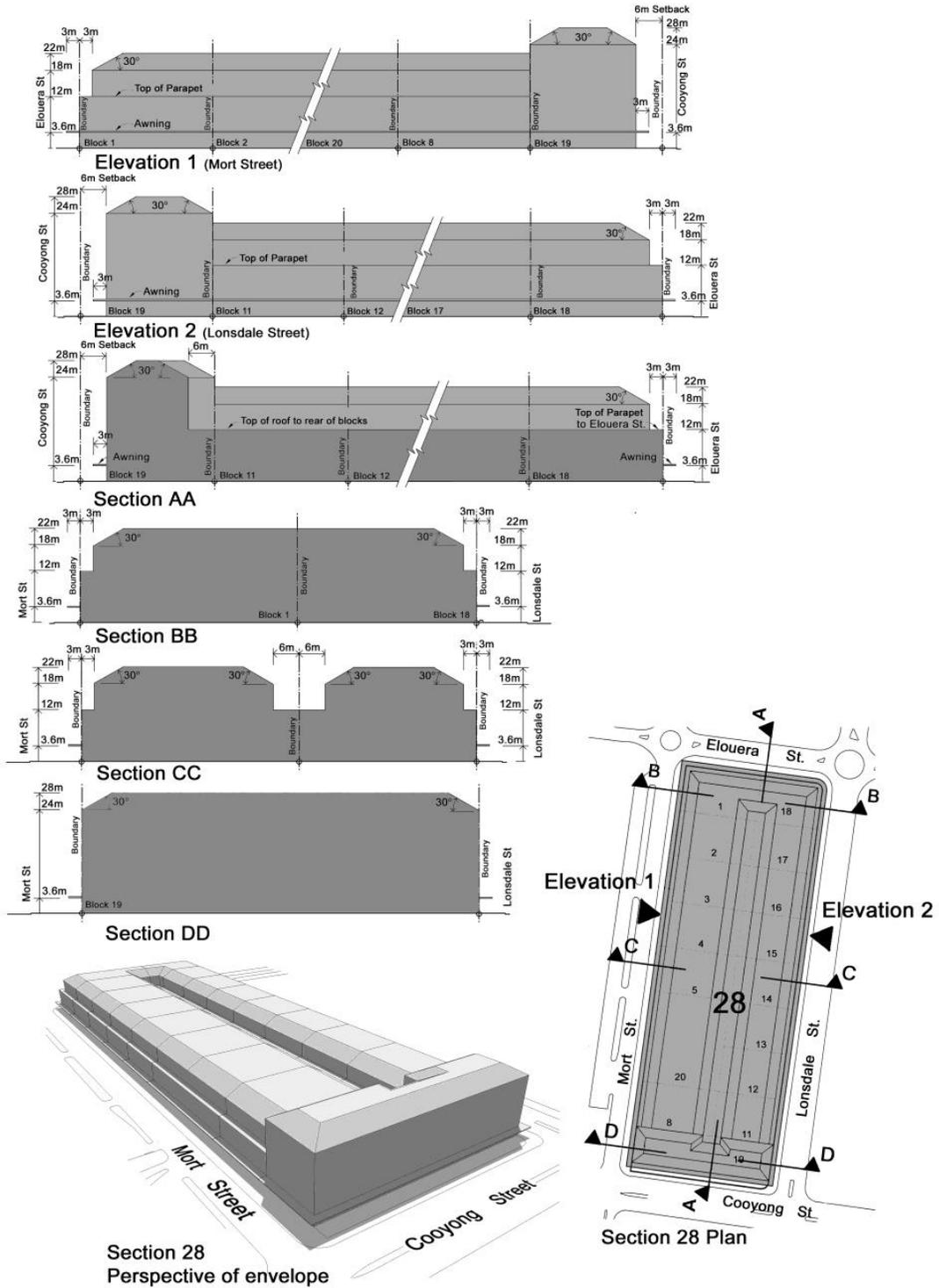
**Figure 14 Braddon – Building Envelope (Blocks 1 to 4, 7, 8, 10, 11 and 21, Section 29)**



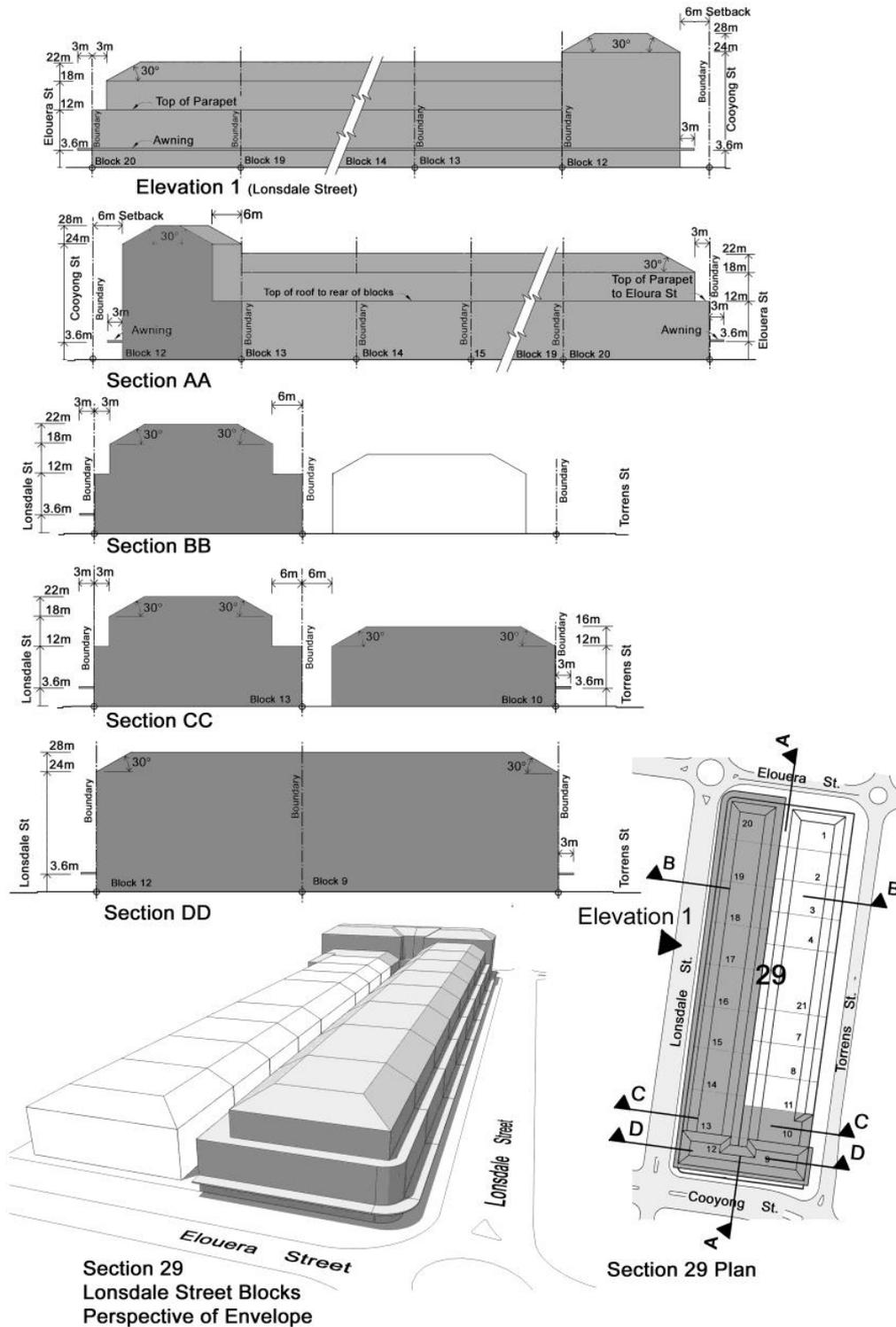
**Figure 15 Braddon – Building Envelope (Section 20)**



**Figure 16 Braddon – Building Envelope (Section 28)**



**Figure 17 Braddon – Building Envelope (Blocks 9, 10 and 12 to 20 Section 29)**

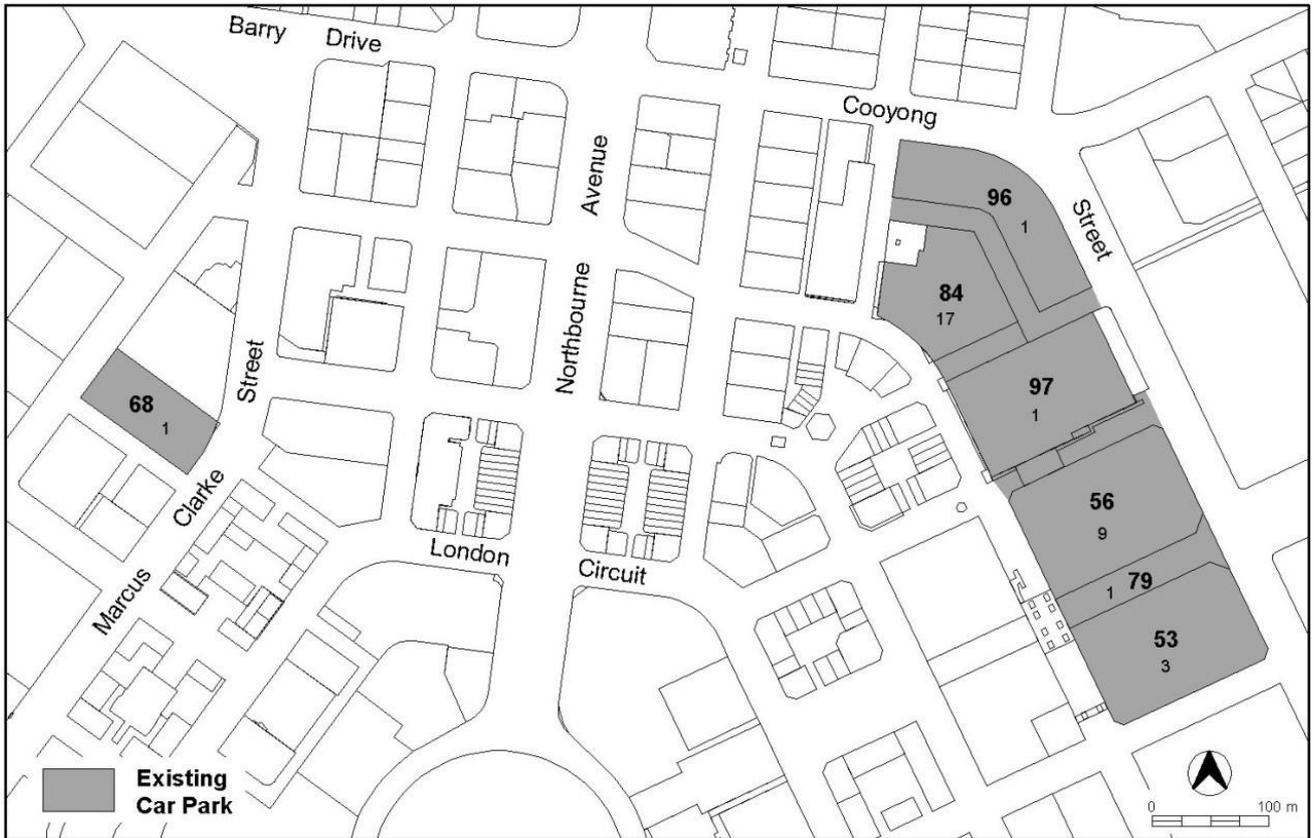


## 5. City

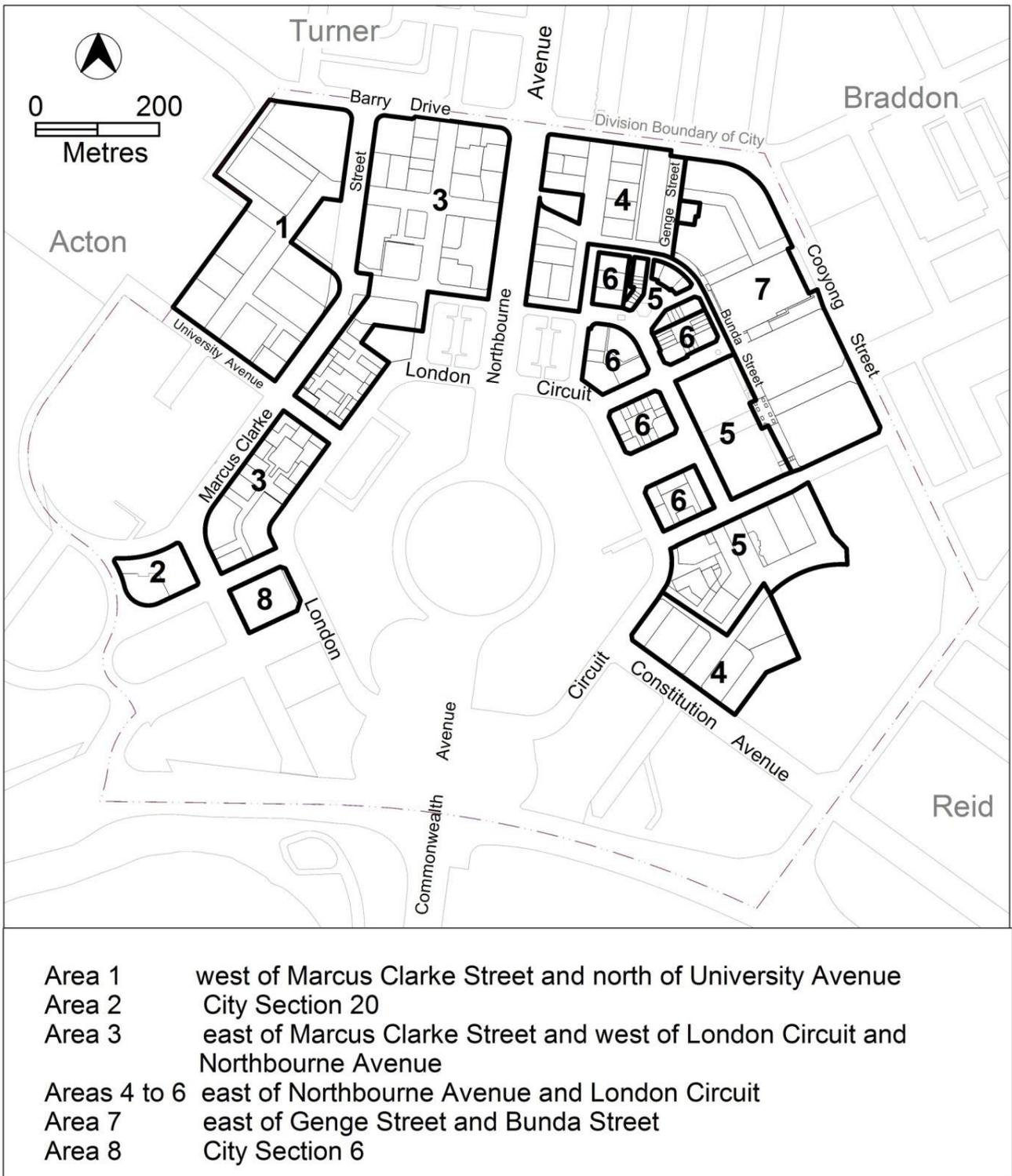
The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in City:

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Land use</b>	5.1. In accordance with <a href="#">Figure 18</a> , for City Area 7 (see <a href="#">Figure 19</a> ) on sections 53, 56, 68, 84, 96 and 97, service station or store are permitted only were associated with a car parking structure.
<b>Entertainment Precinct</b>	5.2. In accordance with <a href="#">Figure 20</a> within the City Centre Entertainment Precinct all noise emitting development must achieve outdoor noise levels compliant with the Noise Zone Standard;
<b>Building height</b>	<p>5.3. In accordance with <a href="#">Figure 19</a>, maximum building heights for City Area 3 – 9 storeys.</p> <p>5.4. In accordance with <a href="#">Figure 19</a>, maximum building heights for City Area 4, are:</p> <ol style="list-style-type: none"> <li>For building with a frontage up to 30m wide – 7 storeys.</li> <li>For building with a frontage greater than 30m – 9 storeys.</li> </ol> <p>5.5. In accordance with <a href="#">Figure 19</a>, maximum building heights for City Area 7 - buildings are no higher than the heights of existing approved buildings.</p> <p>5.6. In accordance with <a href="#">Figure 19</a>, maximum building heights for City Area 8 on block 2 section 6 – 7 storeys.</p> <p>5.7. Maximum building heights in City Area 5 are in accordance with <a href="#">Figure 21</a> and meet all of the following:</p> <ol style="list-style-type: none"> <li>Buildings are no higher than the heights of neighbouring existing approved buildings.</li> <li>No part of any building is above a plane extending from the centre line of an adjacent main pedestrian area (except Garema Place) through the main parapet line.</li> <li>For blocks fronting a street other than a main pedestrian area no part of any building is above a plane drawn at 45° up from the main parapet line as indicated in <a href="#">Figure 22</a>.</li> <li>The building set back at least 5m above the main parapet line.</li> </ol> <p>5.8. Maximum building heights in City Area 6 are in accordance with <a href="#">Figure 21</a> and meet all of the following:</p> <ol style="list-style-type: none"> <li>No part of any building is above a plane extending from the centre line of an adjacent main pedestrian area (except Garema Place) through the main parapet line.</li> <li>For blocks fronting a street other than a main pedestrian area no part of any building is above a plane drawn at 45° up from the main parapet line as indicated in <a href="#">Figure 22</a>.</li> <li>The building set back at least 5m above the main parapet line.</li> </ol>

**Figure 18 City– Land use (Car Parking Areas)**



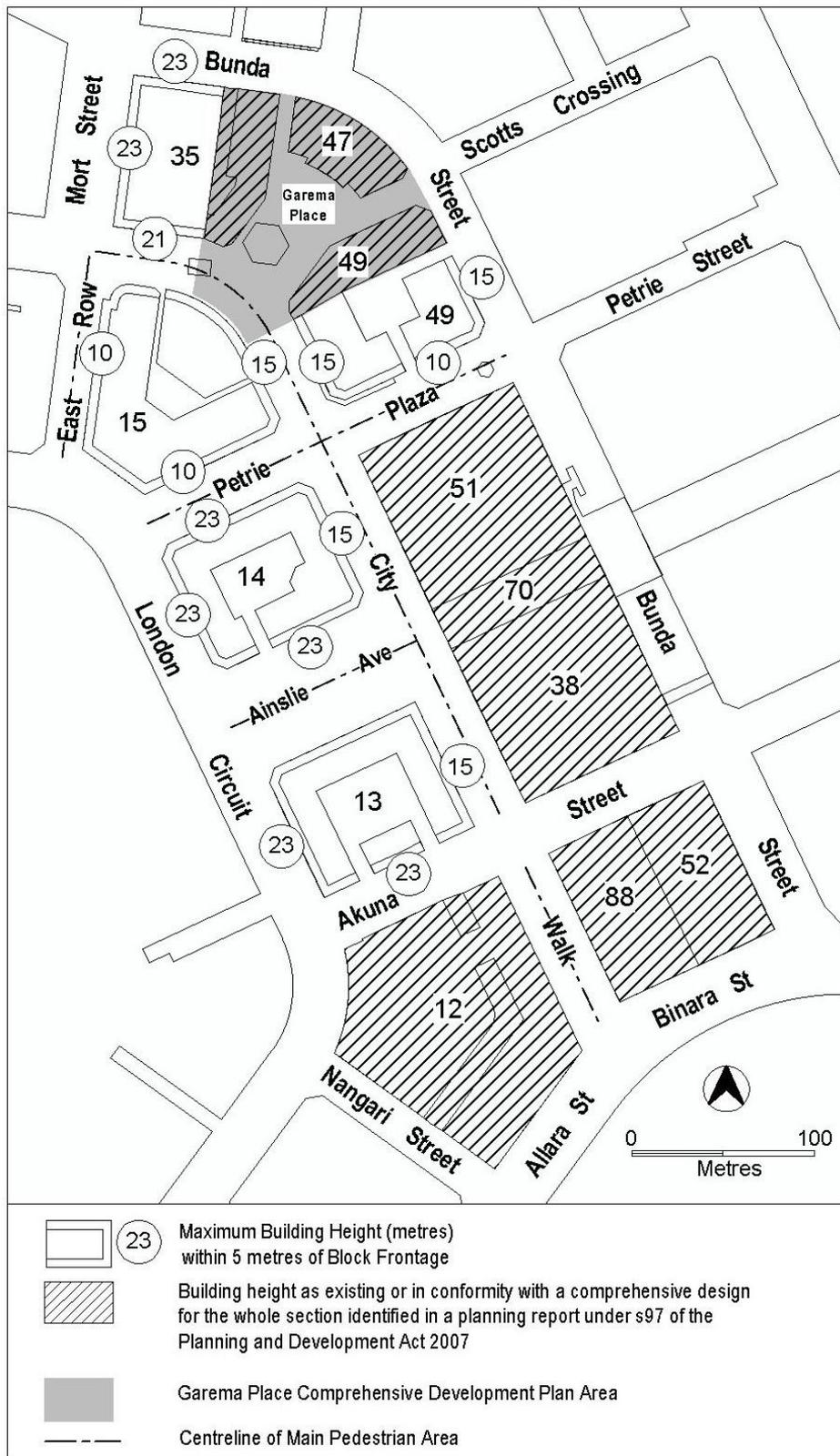
**Figure 19 City– City areas map**



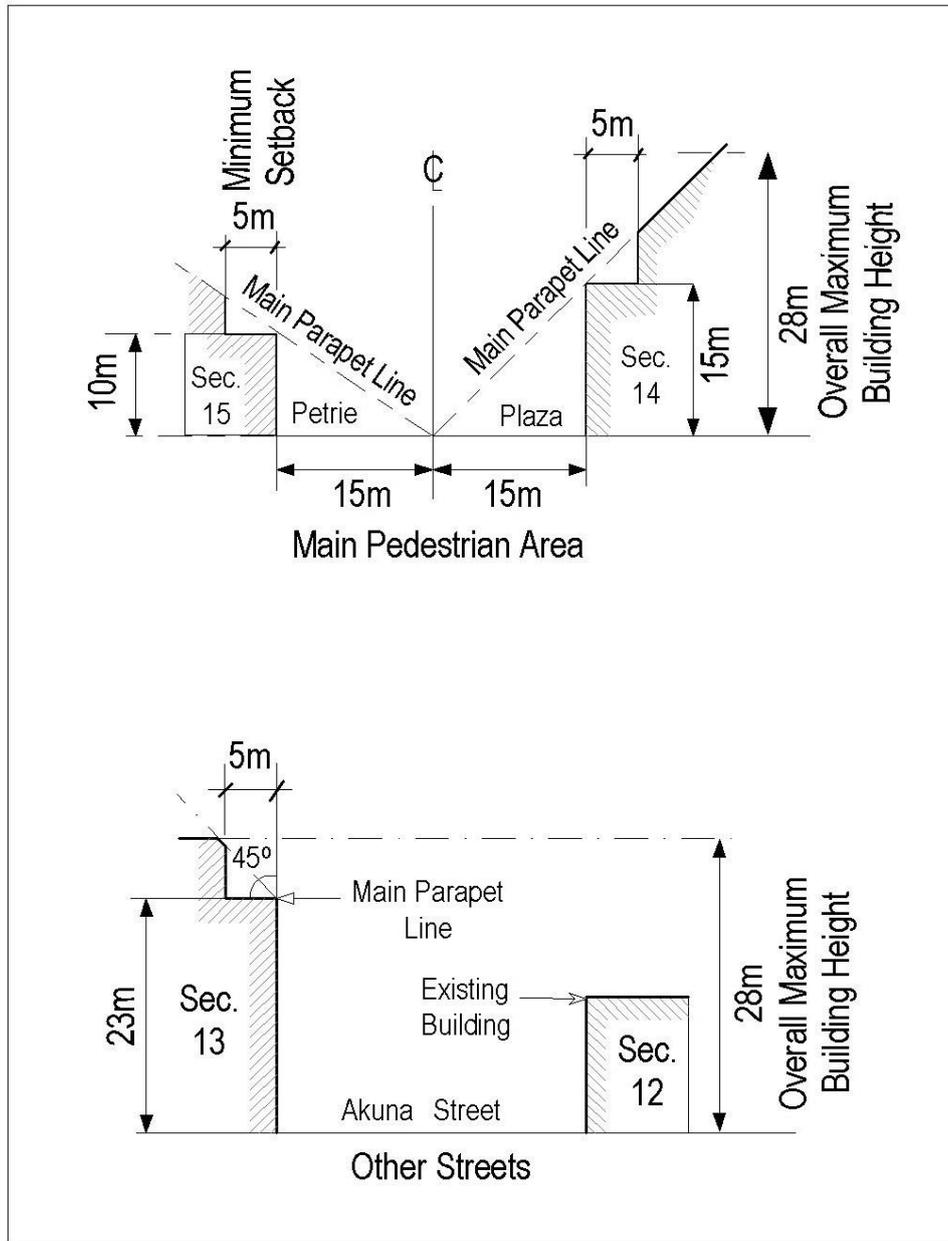
**Figure 20 City – Entertainment Precinct**



**Figure 21 City – Building heights (City areas 5 and 6)**



**Figure 22 City– Building height (Building envelope)**



## 6. Dickson

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

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Land use</b>	6.1. On land zoned CZ2 or CZ3 within the Dickson Group Centre shown on <a href="#">Figure 23</a> , except in Area A, residential use is not permitted at ground floor level.
<b>Gross floor area</b>	6.2. The maximum gross floor area for office is: <ol style="list-style-type: none"> <li>For section 30, 31, 32 and 34 - 4000m<sup>2</sup> total per lease.</li> <li>For section 31, 32 and 34 – at least 1500m<sup>2</sup> provided at ground floor.</li> </ol>
<b>Movement – Site access</b>	6.3. Driveway access to Antill Street from Section 30 for service, delivery and emergency access only, is left in/out only with no break in the Antill Street median.
<b>Movement – Pedestrian paths</b>	6.4. In accordance with <a href="#">Figure 23</a> , within Area B on block 24 section 32, a minimum 5m wide public path is provided between Challis and Woolley Streets. 6.5. In accordance with <a href="#">Figure 24</a> , new minimum 5m wide pedestrian links are provided that are unenclosed and publicly accessible.
<b>Public space</b>	6.6. On block 30 section 34, in the area covered by the Pe public land overlay, a pedestrian plaza is located on the corner of Badham Street and Dickson Place with a minimum size of 1300m <sup>2</sup> . The pedestrian plaza has the following alignment: <ol style="list-style-type: none"> <li>Southern side - southern edge of the proposed trans-section route shown in <a href="#">Figure 24</a> between Woolley Street and Badham Street.</li> <li>South-eastern side – north-western boundary of block 4 section 30.</li> </ol> 6.7. The pedestrian plaza located on block 30 section 34 complies with all of the following: <ol style="list-style-type: none"> <li>The plaza is to be publicly accessible at all times.</li> <li>Except emergency vehicles, vehicle access is not permitted.</li> <li>A deep root planting zone is provided at the corner of Badham Street and Dickson Place.</li> <li>Development within the pedestrian plaza is limited to:               <ol style="list-style-type: none"> <li>Landscaping.</li> <li>Public part.</li> <li>Unenclosed shade structures.</li> <li>Street furniture.</li> <li>Awnings.</li> <li>Signage.</li> <li>Basement parking.</li> </ol> </li> </ol>
<b>Building height</b>	6.8. The maximum building height on section 30 is: <ol style="list-style-type: none"> <li>Within Area C on <a href="#">Figure 23</a> - 24 metres.</li> <li>Remainder of section 30 – 12 metres.</li> </ol> <p>Building height excludes all of the following:</p> <ol style="list-style-type: none"> <li>Roof top plant.</li> <li>Lift overruns.</li> <li>Antennas.</li> <li>Photovoltaic panels.</li> <li>Air conditioning units.</li> <li>Chimneys, flues and vents.</li> </ol> <p>Note: Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p> 6.9. The maximum building height on sections 31, 32 and 34 – 21 metres.

6.10. The maximum building height within the Dickson Group Centre shown on [Figure 23](#), except on section 30, 31, 32 and 34 – 3 storeys.

**Figure 23 Dickson – Group Centre map, gross floor area, movement and building height**



**Figure 24 Dickson – Main Pedestrian Areas**



## 7. Downer

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

No applicable specification for this suburb.

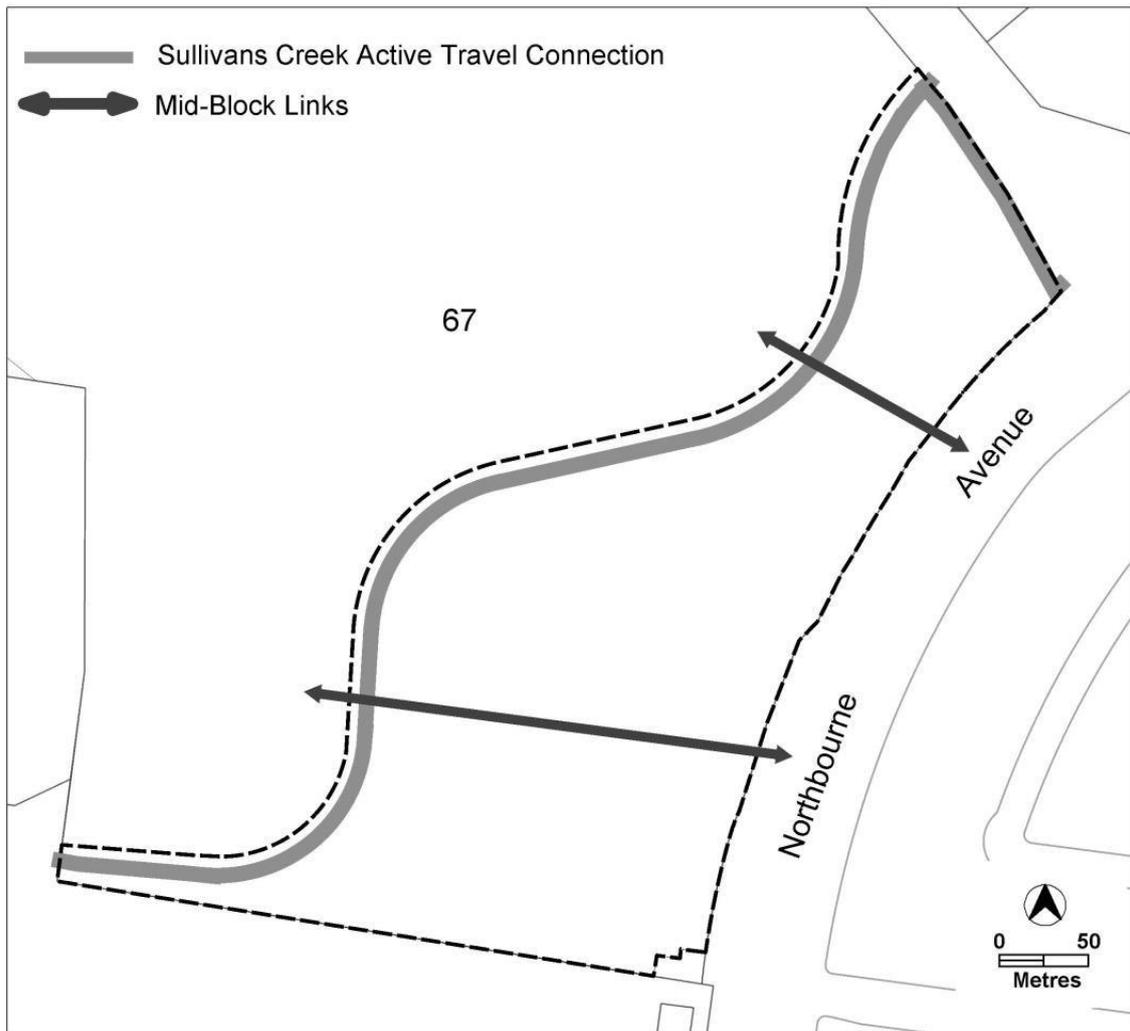
## 8. Lyneham

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

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Natural Systems – Yowani Estate</b>	<p>8.1. This applies to the area shown in the dashed outline in <a href="#">Figure 25</a>. Development of land contained within the setback area to Sullivans Creek is limited to:</p> <ol style="list-style-type: none"> <li>Works to mitigate flooding.</li> <li>Works which maintain or increase flood conveyance capacity and storage volume for Sullivans Creek.</li> <li>Landscaping or minor public infrastructure to improve visual and environmental amenity.</li> <li>High quality and visually interesting screening of utility or flood mitigation works and infrastructure.</li> <li>Works relating to utility infrastructure that take place predominantly or entirely below natural ground level.</li> <li>Works to promote active travel and/or public open areas for recreation and leisure.</li> <li>Communal open space, private open space and courtyard walls.</li> <li>Works to increase ‘naturalisation’ of Sullivans Creek through the use of natural construction materials and vegetation.</li> </ol> <p><u>Note:</u> ‘Naturalisation’ means changing the appearance and functionality to more closely represent natural characteristics.</p> <p><u>Note:</u> The Territory Planning Authority may consult, where relevant, with TCCS and other areas of EPSDD (or future relevant agencies) when determining compliance with this specification.</p> <p>8.2. This applies to the area shown in the dashed outline in <a href="#">Figure 25</a> and to development wholly or partially within 1% AEP (once in 100 year) flood extent for Sullivans Creek. Development of the area is consistent with a flood risk study, prepared by a ‘suitably qualified professional’ and endorsed by Transport Canberra and City Services, which adequately demonstrates all the following:</p> <ol style="list-style-type: none"> <li>Protections for ongoing safety of the public against impacts of floods are provided.</li> <li>Protections for property against the impacts of floods are provided.</li> <li>The area is planned and developed with consideration for flood risks.</li> <li>Where flood impacts on development exceed 6m from Sullivans Creek stormwater easement identification of a minimum setback for development is required.</li> </ol> <p><u>Note:</u> A ‘suitably qualified professional’ is familiar with analysis of flooding along watercourses and design of development to manage flood risks.</p>

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
	<p><u>Note:</u> The Territory Planning Authority may consult, where relevant, with TCCS and other areas of EPSDD (or future relevant agencies) when determining compliance with this specification.</p>
<b>Gross floor area – Kamberra Estate</b>	<p>8.3. Total maximum gross floor area for uses across the estate are:</p> <ul style="list-style-type: none"> <li>a) For all retail use (including supermarket) – 10,000m<sup>2</sup>. This specification does not apply to take-away food shop.</li> <li>b) For all supermarkets across the estate area– 1500m<sup>2</sup></li> <li>c) For all take-away food shop, restaurant and drink establishment – 10,000m<sup>2</sup>.</li> </ul> <p><u>Note:</u> This also applies where take-away food shop, restaurant and drink establishment are considered an ancillary use.</p>
<b>Demonstration housing</b>	<p>8.4. On blocks 24 and 25 section 38 development for demonstration housing complies with all following:</p> <ul style="list-style-type: none"> <li>a) The minimum allowable setback for external walls and unscreened elements in the front zone, primary zone and rear zone for lower floor level and upper floor level is 3.25m.</li> <li>b) A minimum of 40% of dwellings across the two blocks in the community housing development achieve Liveable Housing Design (Gold Level), first published by Liveable Housing Australia.</li> <li>c) A minimum of 6 car spaces in total across the two blocks are provided for the community housing development.</li> <li>d) No more than 2 unroofed car spaces are permitted within 6m of the front boundary.</li> <li>e) Unroofed car spaces located within 6m of the front boundary are located no closer than 2.5m from the front boundary.</li> <li>f) Car parking spaces do not encroach and property boundaries.</li> </ul>
<b>Car parking areas – Yowani Estate</b>	<p>8.5. For multi-unit housing, the maximum parking provision rate is:</p> <ul style="list-style-type: none"> <li>a) Studio or one-bedroom dwelling – 1 space maximum.</li> <li>b) Two-bedroom dwelling – 1.3 spaces maximum.</li> <li>c) Three or more bedroom dwelling – 1.5 spaces.</li> <li>d) Every 8 dwellings – 1 visitor space.</li> </ul> <p><u>Note:</u> Parking calculations are rounded up to the nearest whole number.</p>

**Figure 25 Lyneham (Yowani Estate) – Natural systems**



## 9. O'Connor

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

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Demonstration Housing</b>	9.1. On block 1 section 66 development for demonstration housing complies with all following: <ol style="list-style-type: none"> <li>All dwellings achieve the Liveable Housing Design (Gold Level), first published by Liveable Housing Australia.</li> <li>Driveway verge crossings for the block do not exceed 2.</li> <li>A minimum of 6 car spaces in total on the block are provided.</li> </ol>

## 10. Reid

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

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Site and land use</b>	10.1. On block 3 section 7 restaurant and shop are not located above the ground floor, community use, indoor recreation facility and non-retail commercial use are not located above the first floor.
<b>Gross floor area</b>	10.2. The gross floor area (GFA) for land zoned CZ5 does not exceed: <ol style="list-style-type: none"> <li>100m<sup>2</sup> per tenancy for non-retail commercial use.</li> <li>5,800m<sup>2</sup> in total across the Cooyong Street urban renewal area of both the Braddon (Block 1 Section 62; Blocks 4 and 5 Section 52; Blocks 1, 4 and 7 Section 57) and Reid (Block 3 Section 7) for community use and indoor recreation facility (where it is operated or subleased by a community organisation).</li> <li>200m<sup>2</sup> per tenancy for a shop.</li> <li>200m<sup>2</sup> per tenancy for a restaurant.</li> </ol>

## 11. Turner

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

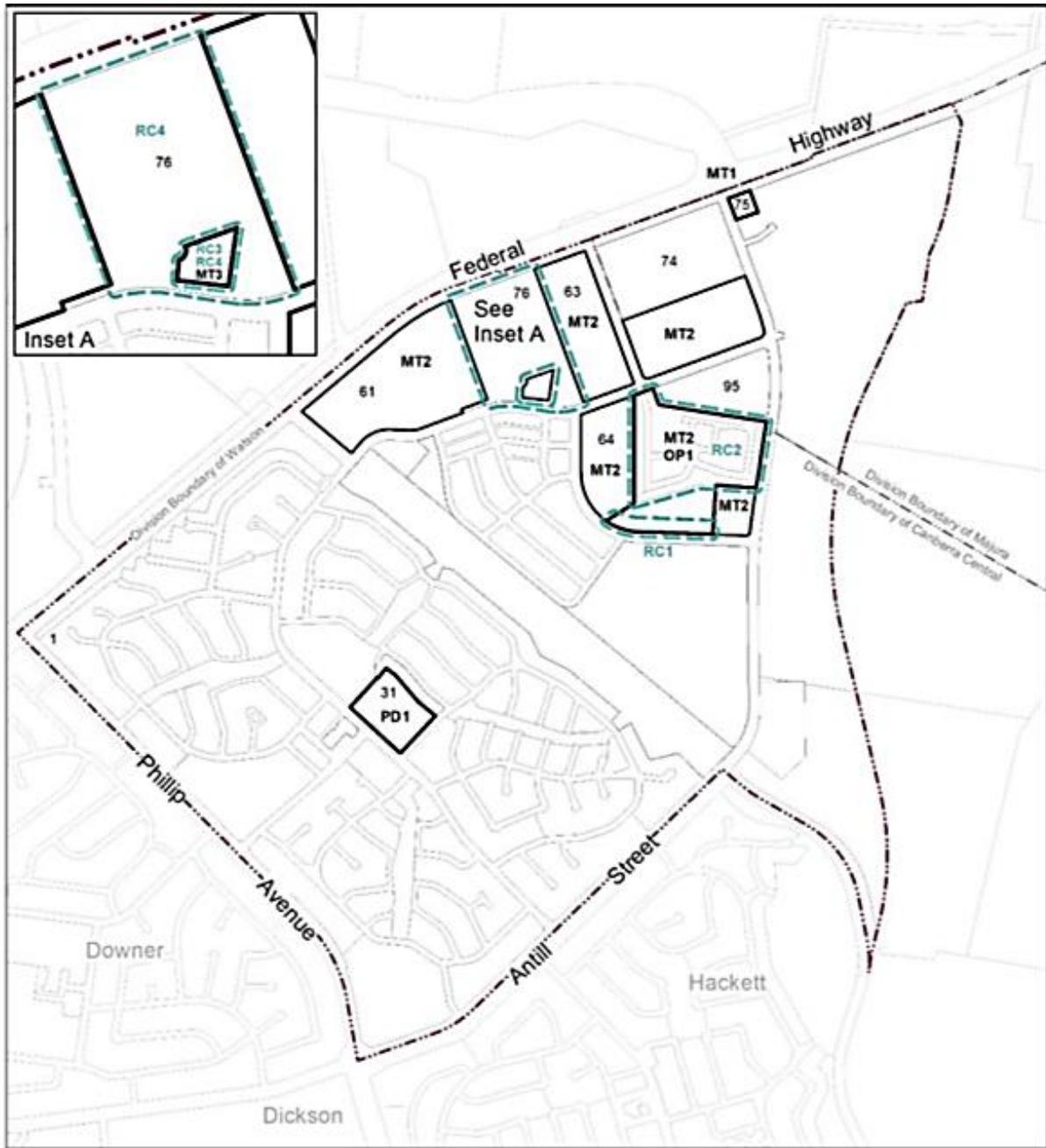
Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Building Height</b>	11.1. The maximum number of storeys is: <ol style="list-style-type: none"> <li>For section 24 – 3</li> <li>for section 35 and 45 - 2</li> </ol>

## 12. Watson

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

Assessment Outcome	Refer to zone assessment outcomes
<b>Specification</b>	
<b>Demonstration housing</b>	12.1. In the 'RC3' area shown on <a href="#">Figure 26</a> , co-housing and social enterprise development is only undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website.
<b>Built form and building design</b>	12.2. Development complies with the specifications identified in <a href="#">Figure 27</a> , <a href="#">Figure 28</a> , <a href="#">Figure 29</a> , <a href="#">Figure 30</a> , <a href="#">Figure 31</a> , <a href="#">Figure 32</a> , <a href="#">Figure 33</a> and <a href="#">Figure 34</a> .
<b>Private open space</b>	12.3. In the 'RC2' area shown on <a href="#">Figure 26</a> , principal private open space has a minimum dimension of 4m x 4m.
<b>Fences and walls</b>	12.4. In the 'RC4' (section 76) area shown on <a href="#">Figure 26</a> , solid fencing or courtyard walls are not achieved for more than 50% of a block frontage when facing public footpaths, communal spaces and/or public open space.

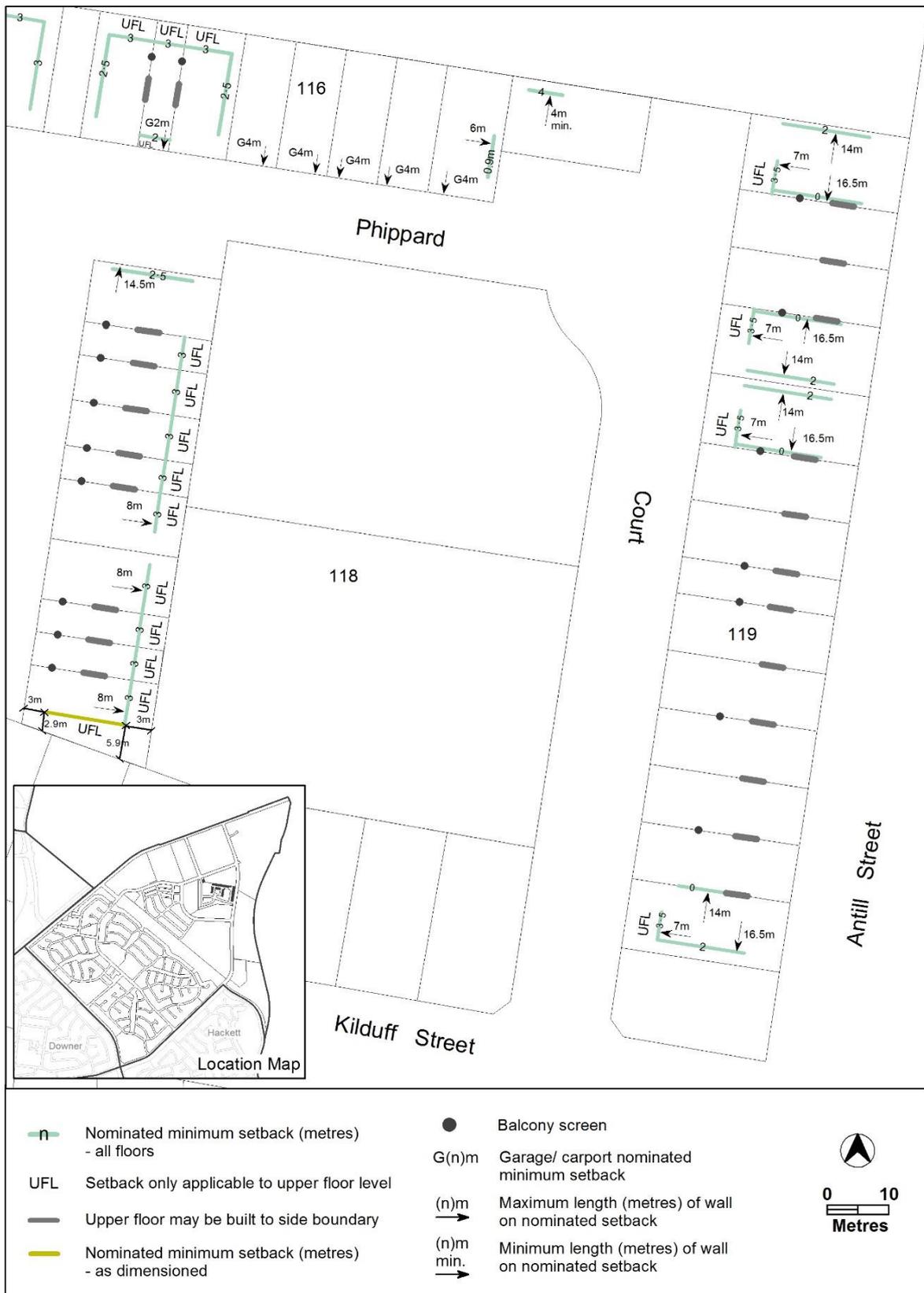
**Figure 26 Watson – Demonstration housing, private open space and walls**



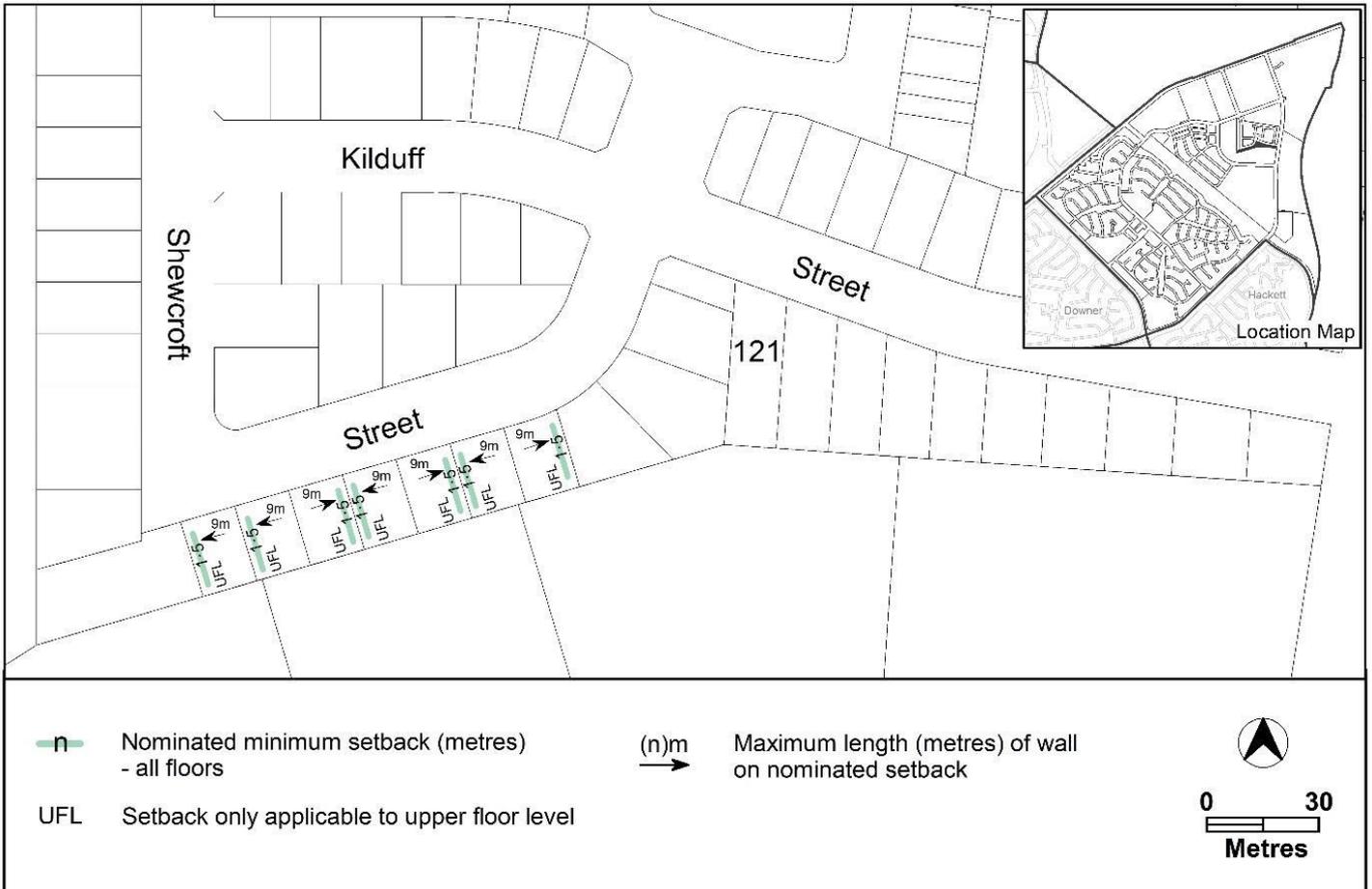
**Figure 27 Watson – Built form and building design**



**Figure 28 Watson – Built form and building design**



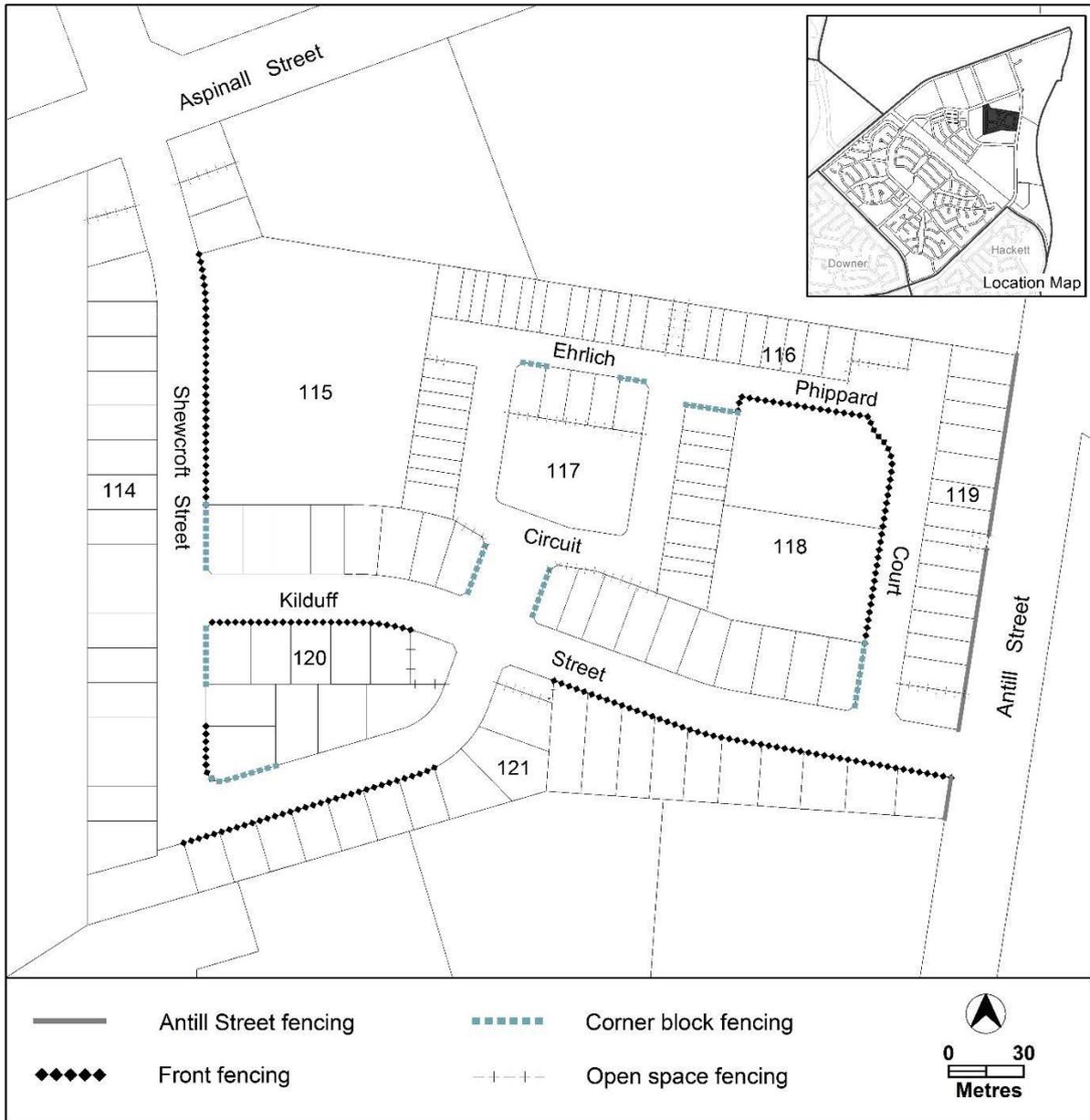
**Figure 29 Watson – Built form and building design**



**Figure 30 Watson – Built form and building design**



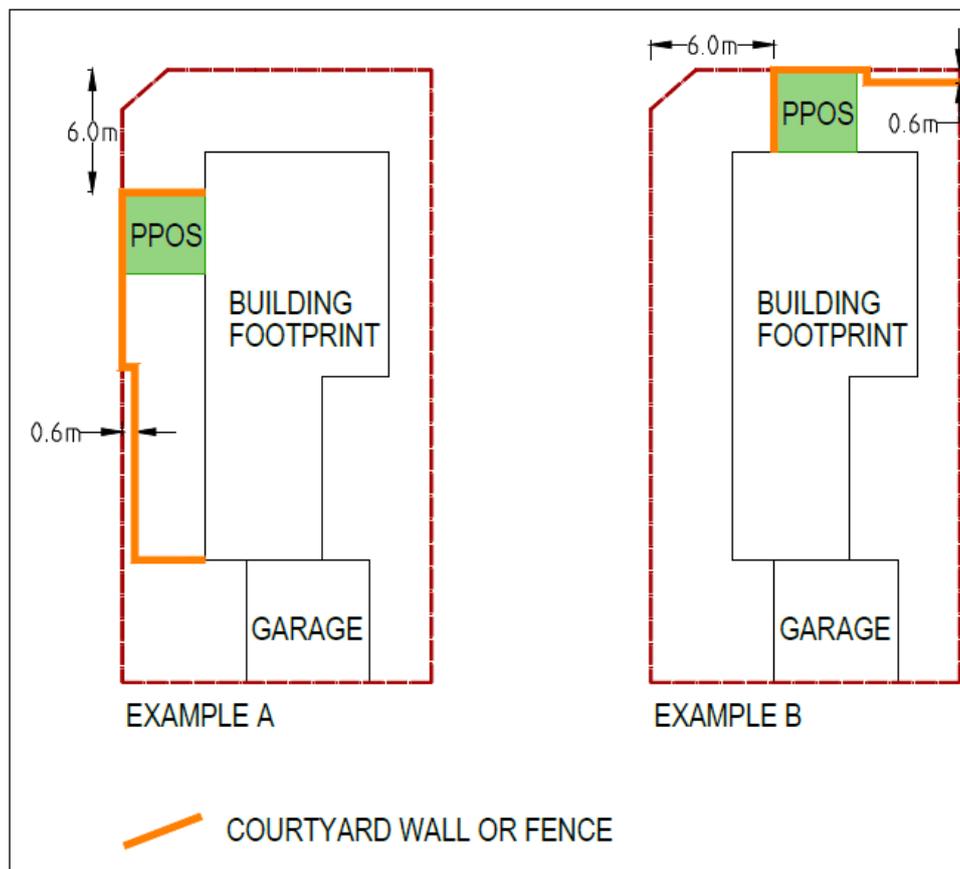
**Figure 31 Watson – Built form and building design**



**Figure 32 Watson – Built form and building design**

COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE TO BE CONSTRUCTED OF:	MATERIALS NOT PERMITTED FORWARD OF THE BUILDING LINE
<ul style="list-style-type: none"> <li>• masonry or stonework</li> <li>• dressed hardwood timber</li> <li>• powder coated aluminium slats</li> <li>• cast iron railings</li> </ul>	<ul style="list-style-type: none"> <li>• paling fence</li> <li>• chain mesh fencing</li> <li>• colorbond fencing</li> <li>• untreated timber slat fencing</li> <li>• timber sleepers</li> </ul>

**Figure 33 Watson – Built form and building design**



**Corner Blocks - Mid Size and Large Blocks**

**Figure 34 Watson – Built form and building design**

