

Block 1 Section 7 Phillip

Background information

Summary Overview

Area	14,974m2
Indicative Land Release Program (ILRP) yield Financial Year (FY) 22-23 to FY 26-27	<p>Within 22-23FY the ILRP identifies the release of Block 1 Section 7 as an opportunity for 200 new residential dwellings, including 20 affordable dwellings and 10 community. It also identifies 14,000m² of commercial land area.</p> <p><i>“The development on Block 1 Section 7 is set to include street-level retail and entertainment, office space, and public parking spaces. Along with other nearby development, this will assist in recasting Callam Street and the eastern side of the town centre as an active, interesting, accessible and safer urban environment.”</i></p>
Woden Town Centre Master Plan	<p>The site is identified within the Retail Core Precinct and separated from the Town Centre Living Precinct to the east by Callam Street, which is a major collector road.</p> <p>The Master Plan highlights the opportunity for Block 1 Section 7, which currently includes the Park and Ride and surface parking, to be retained for large office/mixed use employment base development in the centre.</p> <p>The Master Plan also identifies Block 1 Section 7 as one of the preferred sites to accommodate future structured parking.</p>
Land use zoning	Business zone (CZ2)
Permitted merit track developments under the Territory Plan (TP)	<ul style="list-style-type: none">● ancillary use● car park● civic administration● club parkland● COMMERCIAL ACCOMMODATION USE● communications facility● COMMUNITY USE● consolidation● craft workshop● demolition● development in a location and of a type identified in a precinct map as additional merit track development● drink establishment● emergency services facility● home business● indoor entertainment facility● indoor recreation facility● minor road● minor use● NON RETAIL COMMERCIAL USE● outdoor recreation facility

	<ul style="list-style-type: none"> ● pedestrian plaza ● place of assembly ● public transport facility ● recyclable materials collection ● RESIDENTIAL USE ● Restaurant ● SHOP ● Sign ● Subdivision ● temporary use ● tourist facility ● varying a lease (where not prohibited, code track or impact track assessable)
Permissible heights under the Territory Plan	<p>The maximum <i>height of building</i> is 12 storeys.</p> <p>Any plant rooms set back a minimum of 3 metres from the building façade of the floor immediately below are not included in the number of storeys (Phillip Precinct Map and Code R9).</p> <p>Alternately, the maximum <i>height of building</i> for one building tower element on Block 1 Section 7 may be increased by an additional four storeys where development achieves all of the following:</p> <ul style="list-style-type: none"> ● the development maintains the building height hierarchy of the centre by retaining the taller buildings at the middle of the town centre; and ● the development is close to public transport stops or stations. <p>(Phillip Precinct Map and Code C9).</p>
Heritage	Not applicable.
Site Constraints	Existing site services and existing block boundary verge widths. ACTmapi indicates no existing easements within the subject site. A contamination investigation, including of the sub-surface conditions, is recommended.
Phillip Precinct Code key provisions	<p>Buildings must incorporate uses on the ground floor that generate activity in the public space (Phillip Precinct Map and Code C2).</p> <p>The maximum <i>gross floor area</i> of any <i>SHOP</i> is 200m² or limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents (Phillip Precinct Map and Code R&C3).</p> <p><i>RESIDENTIAL USE</i> and <i>COMMERCIAL ACCOMMODATION USE</i> are only permitted on land located within 36 metres of the road reserve of Callam Street. (Phillip Precinct Map and Code R5).</p> <p>Any development must retain the existing number of car parking spaces on the site and make them available for public use at all times while additionally providing spaces for any new development in accordance with the <i>Parking and Vehicular Access Code</i> (Phillip Precinct Map and Code R7).</p>

	<p>Buildings are set back a minimum of four metres from the <i>front boundary</i> adjoining each street at the ground floor level, up to 12 storeys. The minimum front setback for development above 12 storeys is 6m (Phillip Precinct Map and Code R20). Alternately, building setbacks must:</p> <ul style="list-style-type: none"> • provide sufficient space for large canopy street trees • provide reasonable space for pedestrians and cyclists • are consistent with the front boundary setbacks of existing adjacent buildings; and • do not prejudice the future development of adjoining sites. <p>(Phillip Precinct Map and Code C20)</p> <p>Development addressing Callam Street must be built to the front boundary at the ground floor level. The minimum front setbacks above ground floor level are:</p> <ul style="list-style-type: none"> • 0m for the portion of development up to 22m above datum ground level • 3m for the portion of development above 22m up to 12 storeys • 6m for the portion of development above 12 storeys. <p>(Phillip Precinct Map and Code R21)</p> <p>Redevelopment complies with the following:</p> <ul style="list-style-type: none"> • a publicly accessible road connecting Matilda and Bowes Streets is provided in the location shown in figure 3 of the Precinct Map and Code • a landscaped area is provided adjoining and parallel to the road reserve of Matilda Street as shown by the hatched area in figure 3 that complies with all of the following: <ul style="list-style-type: none"> ○ is publicly accessible at all times ○ a minimum width measured perpendicular to the block boundary adjoining Matilda Street of 20m. <p>(Phillip Precinct Map and Code R24)</p> <p>For buildings located along the Callam and Bowes Streets primary active frontage areas, buildings achieve all of the following:</p> <ul style="list-style-type: none"> • direct pedestrian access from main pedestrian areas, and • avoid extensive lengths of blank walls unrelieved by doors, display windows or the like. <p>(Phillip Precinct Map and Code C28)</p> <p>Any residential development adjoining the Callam and Bowes Streets primary active frontage areas and Matilda Street secondary active frontage area must provide opportunities for passive surveillance of public spaces.</p> <p>(Phillip Precinct Map and Code C29)</p>
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	<p>For buildings located along the Matilda Street secondary active frontage area, ground floor frontages and building design achieves all of the following:</p> <ul style="list-style-type: none"> • is adaptable for commercial use • where building access is provided, direct pedestrian access at street level • provide opportunities for views into and out of the building. <p>(Phillip Precinct Map and Code C30)</p> <p>Extensive lengths of blank facades, open structured car parks and loading docks are not located along primary active frontage areas (Callam and Bowes Street), and do not dominate secondary active frontage areas (Matilda Street).</p> <p>(Phillip Precinct Map and Code C31)</p> <p>Landscaped areas are provided along secondary frontages (Matilda Street) to soften the street environment and add points of interest. The landscaped areas are integrated with the adjacent verge level, and contained wholly within the block boundaries.</p> <p>(Phillip Precinct Map and Code C33)</p>
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