

# PART D4: INNER SOUTH DISTRICT POLICY

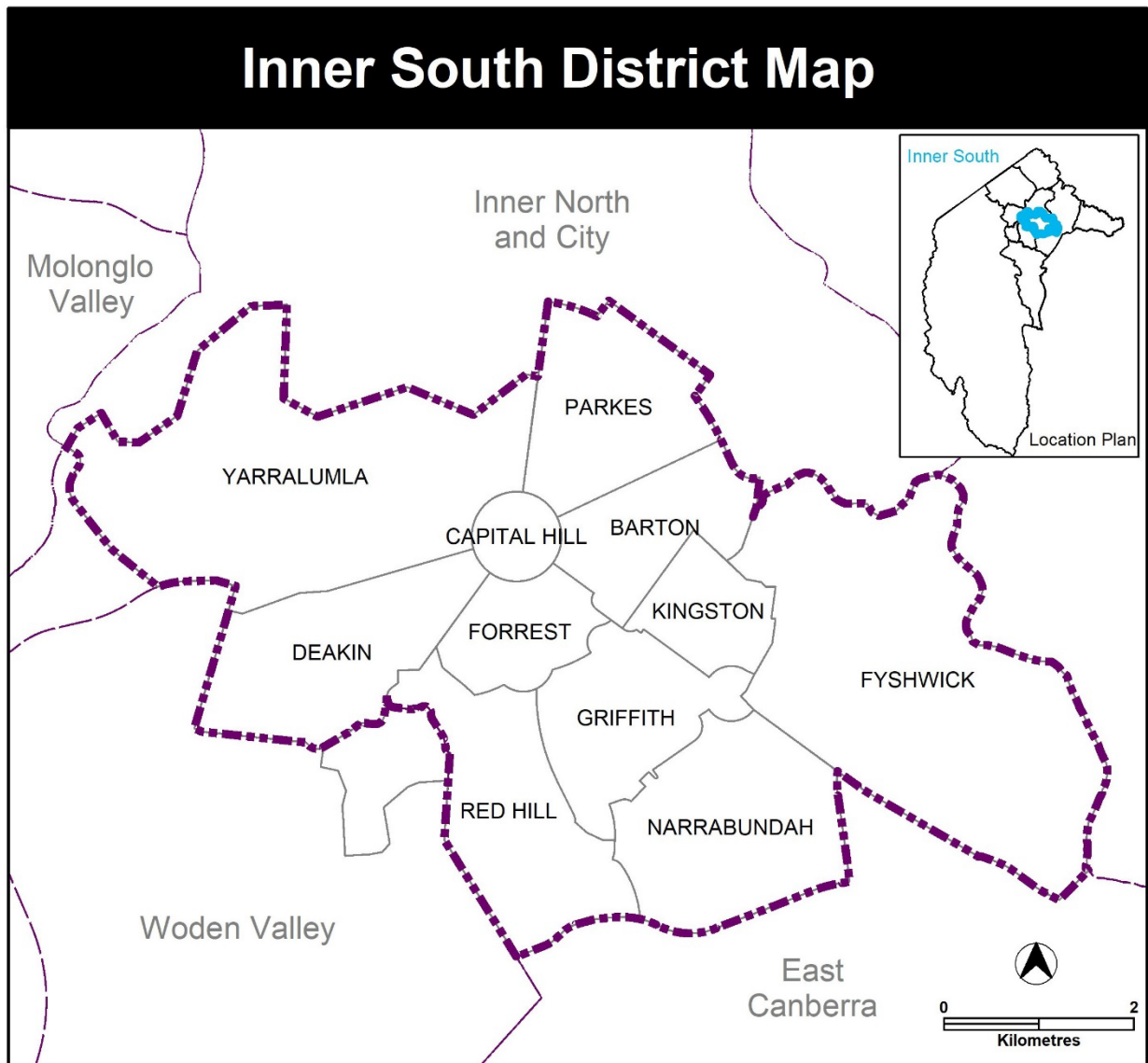
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## 1.1 District map

This policy applies to land within the area identified as the Inner South District in the map below.

Maps detailing specific assessment requirements, assessment outcomes and development compliance provisions are included at the end of this policy.



## 1.2 Land and 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' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

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
	RZ4	restaurant, take away food shop	Nil	Block 6 section 17
	CZ5	club, drink establishment, tourist resort	Nil	Sections 27, 41, 42, 43
	CZ6	business agency, office		Block 2 Section 23
Deakin	CFZ	Nil	retirement village, supportive housing	Figure 10
	CZ2	defence installation, scientific research establishment	indoor entertainment facility, tourist facility, tourist resort	Figure 10
	CZ2	defence installation, scientific research establishment	commercial accommodation use, guest house, hotel, motel, club, indoor entertainment facility, build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing, tourist facility, tourist resort	Figure 10
	CZ2	defence installation, scientific research establishment	club indoor entertainment facility, tourist facility, tourist resort	Figure 10
	CZ2	Nil	all uses except health facility	Figure 10
	CZ5	Nil	financial establishment, indoor recreation facility,	Figure 10

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			office	
	CZ5	Nil	bulky goods retailing, all shops except art, craft and sculpture dealer, supermarket	Figure 10
Forrest	CZ5	Nil	bulky goods retailing, business agency, financial establishment indoor recreation facility, public agency, restaurant, shop, takeaway food shop, supermarket	Figure 11
	CZ5	Nil	hotel, motel	Figure 11
	CZ2	funeral parlour, light industry, service station, veterinary hospital	Nil	Figure 11
	CZ5	club, scientific research establishment	Nil	Figure 11
	RZ1	multi-unit housing		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, store, vehicle sales, veterinary hospital, waste transfer facility	Figure 12
	IZ2	office, service station	bulk landscape supplies, bulky goods retailing, business agency, club, financial establishment, funeral parlour, general industry, industrial trades, liquid fuel depot, distribution reservoir,	Figure 12

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			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, store, vehicle sales, veterinary hospital, waste transfer facility	
	CZ2	scientific research establishment	drink establishment, indoor entertainment facility, tourist facility, tourist resort	Figure 12
	NUZ4	treatment plant	Nil	Figure 12
	NUZ4	educational establishment	Nil	Figure 12
	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, store, vehicle sales, veterinary hospital, waste transfer facility	Figure 12
	CZ3	agriculture, defence installation, scientific research establishment	early childhood education and care, hospital, build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing,	Figure 12

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing	
	CZ3	agriculture, defence installation, scientific research establishment	build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing	Figure 12
Griffith	CZ1	industrial trades, municipal depot, store		Figure 13
	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	Figure 13
	CZ2	scientific research establishment	drink establishment, indoor entertainment facility, tourist facility, tourist resort	Figure 13
	CZ2	service station		Figure 13
	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	Figure 13

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			establishment, service station, store vehicle sales veterinary hospital, waste transfer facility	
	CFZ		retirement village, supportive housing	Part Block 34 Section 78
Kingston	CZ1	industrial trades, municipal depot, store		Figure 14
	CZ2	funeral parlour, light industry, service station, veterinary hospital		Figure 14
	CZ2	service station	drink establishment, indoor entertainment facility, tourist facility, tourist resort	Block 4 Section 24
	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	Figure 14
	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	Figure 14

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
	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, scientific research establishment, tourist facility (excluding service station), tourist resort	place of worship, religious associated use	Figure 14
	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	Figure 14
	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	boarding house, motel, place of worship, religious associated use	Figure 14



Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		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)		
	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 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	aquatic recreation facility (not permitted adjacent to Jerrabomberra Creek)	Figure 14
	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		Figure 14

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		network, the augmentation of the local water and sewerage system or the management of the stormwater system), pedestrian plaza, tourist facility (excluding service station)		
	CZ2		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	Figure 14
	CZ2		club, drink establishment, indoor entertainment facility	Figure 14
Narrabundah	CFZ		retirement village, supportive housing	Figure 15
	CZ6	build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing		Figure 15
	CZ6	business agency, office		Figure 15
	CZ6	build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing		Figure 15
	RZ1	place of worship, religious associated use		Figure 15
Red Hill	RZ5	business agency, office		Figure 16
	CFZ		retirement village, supportive housing	Figure 16

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Yarralumla	CFZ	Nil	retirement village, supportive housing	Block 12 Section 82 Block 2 Section 53
	CZ6	business agency, office, build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing	Nil	Blocks 1, 7, 20 Section 102

### 1.3 Policy outcomes

Development proposals in Inner South District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Inner South District are derived from the Inner South District Strategy. The Inner South District Strategy sets the vision, priorities and values of the district.

#### The desired policy outcomes to be achieved for Inner South District include:

1. Deliver Stage 2B of the light rail network and investigate opportunity for multi-modal hub around Canberra Railway Station.
2. Urban renewal precincts in the Inner South deliver a mix of housing types, social housing, connectivity to transport and protect the environment, with East Lake being an exemplar of sustainable neighbourhood principles.
3. Retain function and accessibility of important freight routes in and around Fyshwick and Kingston.
4. Support expansion of west Deakin as an employment centre building on existing health specialisation and proximity to future light rail.
5. Deliver new community infrastructure in redevelopment precincts to meet district demand for facilities, including at East Lake.
6. Retain and support capacity for industrial and urban services uses in the ACT's premier enterprise precinct of Fyshwick.
7. Strengthen the liveable blue-green network primary and secondary connections including around Lake Burley Griffin, Captain Cook Crescent and Telopea Park.
8. Develop appropriate green space buffers and other measures to limit impact of future development at East Lake on the Jerrabomberra Wetlands.

## 1.4 Assessment requirements

In general, assessment requirements set the mandatory development controls for specific areas, and sites within 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 Inner South District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Barton Sections 27, 41, 42, 43	1. Where development includes restaurant and/or takeaway food shop, the total gross floor area is 332m <sup>2</sup> and the development is located mid-block facing Brisbane Avenue on the ground floor.	
Deakin	<p><u>Residential area:</u></p> <p>2. The maximum height of buildings above natural ground level is 11.5m.</p> <p><u>Office site:</u></p> <p>3. The total maximum gross floor area of drink establishment, restaurant or shop in area 'a' in Figure 1 is 720m<sup>2</sup>.</p> <p>4. The maximum gross floor area for supermarket or shop selling food in area 'b' in Figure 1 is 200m<sup>2</sup> per shop.</p> <p>5. For area 'c' in Figure 1 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.</p> <p>6. The maximum number of storeys is:</p> <ul style="list-style-type: none"> <li>a) section 68 – 3</li> <li>b) section 35 blocks 2 and 28 – 4</li> <li>c) on all other sites – 2</li> </ul> <p><u>Mixed-use commercial:</u></p> <p>7. Restaurant, business agency, shop is only permitted at the ground floor level in area 'a' and 'b' in Figure 2.</p> <p>8. The maximum gross floor area for development in area 'c' in Figure 2 is 500m<sup>2</sup>.</p>	Figure 1
Forrest Sections 20, 21, 22, 27, 28	<p><u>Residential area</u></p> <p>9. The maximum height of building is 11.5m.</p> <p><u>Mixed use commercial area:</u></p> <p>10. Restaurant and shop are ancillary to other permitted uses in area 'a' in Figure 3.</p>	Figure 2
Forrest Block 5 Section 44	<p><u>Demonstration housing</u></p> <p>11. Demonstration housing is permitted on Block 5 Section 44 Forrest for a maximum of 3 dwellings – refer to District Specification for applicable specifications</p>	Figure 3

Locality	Assessment requirement	Reference
Fyshwick	<p><u>West Fyshwick Industrial Area:</u></p> <p>12. Maximum gross floor area of shop on Fyshwick section 30 block 18, for display and sale of alcohol beverages is 1,200 m<sup>2</sup> and in all other locations is 200 m<sup>2</sup>.</p> <p><u>Industrial mixed use:</u></p> <p>13. The maximum gross floor area per shop selling food or supermarket, except produce market is 200m<sup>2</sup> and in all other cases is 3,000m<sup>2</sup>.</p> <p><u>Canberra Avenue Corridor:</u></p> <p>14. Shop and/or restaurant are permitted where it is ancillary to other uses.</p> <p><u>Dairy Road mixed-use area:</u></p> <p>15. The maximum gross floor area for a supermarket or a shop selling food is 300m<sup>2</sup>.</p> <p>16. The maximum gross floor area for an office on any tenancy is 2000m<sup>2</sup>.</p> <p>17. The maximum gross floor area for business agency, public agency, financial establishment, office, is 40,000m<sup>2</sup>.</p> <p>18. The maximum number of storeys in Area A in Figure 4 is 4.</p> <p>19. The maximum number of storeys in Area B in Figure 4 is 8.</p> <p>20. The maximum number of multi-unit housing dwellings is 1300.</p> <p>21. Educational establishment is only permitted where it is for technical and vocational training.</p> <p>22. Stadium or arena is not permitted (Stadium or arena fall under the definition of outdoor recreation facility).</p> <p>23. Agriculture is only permitted where it is for horticulture and apiaries.</p> <p>24. Gas pipeline impact area (Figure 5): 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.</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ A senior officer within the licensed gas utility provider needs to be a principal engineer, a senior pipeline engineer or the gas network manager.</li> </ul>	Figure 4
	<p><u>Jerrabomberra Wetlands:</u></p> <p>25. 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.</p> <p><u>Note:</u> The light spill assessment must be prepared by a suitably qualified professional.</p> <p>26. 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.</p>	Figure 5

Locality	Assessment requirement	Reference
	<p>27. 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.</p> <p>28. 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.</p> <p><u>Note:</u> 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. The landscape plan is to be endorsed by the Conservator of Flora and Fauna.</p>	
Griffith	<p><u>Manuka Group Centre (Griffith part)</u></p> <p>29. The maximum plot ratio for area 'b' in Figure 6 is 40%.</p> <p>30. 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 in area 'b' in Figure 5 where development complies with Australian Standard AS4299 – Adaptable housing (Class C) and the relevant technical specification, and development is adaptable for commercial use along the frontage to Bougainville Street.</p> <p><u>Griffith industrial area:</u></p> <p>31. The maximum gross floor area of shop is 200m<sup>2</sup>.</p> <p>Demonstration Housing:</p> <p>32. Demonstration housing (a manor house) is permitted on Block 6 Section 31 Griffith for a maximum of 4 dwellings – refer to District Specification for applicable specifications</p> <p><u>Canberra Avenue Corridor Site:</u></p> <p>33. Restaurant including take-away food shop are permitted on Griffith section 18 block 4 – including a take-away food shop.</p> <p>34. Restaurants and shops are permitted on blocks where it is ancillary to other uses.</p>	Figure 6
Kingston	<p><u>Kingston Group Centre:</u></p> <p>35. The maximum gross floor area of shop on Section 22 is 300m<sup>2</sup>.</p> <p>36. Development of Section 21 ensures adjoining blocks retain vehicle access from Highgate Lane.</p> <p>37. 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:</p> <p>a) hatched area—the lesser of 15m above datum ground level or 4 storeys</p> <p>b) area 'A'—the lesser of 21m above datum ground level or 6 storeys.</p> <p>38. No vehicle access is permitted from Kennedy Street for development of 3 storeys or more in Section 20.</p> <p>39. No direct vehicular access is permitted from Kennedy Street, Giles</p>	Figure 7

Locality	Assessment requirement	Reference
	<p>Street, Jardine Street or Eyre Street for blocks in Section 21.</p> <p>40. 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): Club, drink establishment, emergency services facility, hotel, indoor entertainment facility, indoor recreation facility, motel, outdoor recreation facility, restaurant.</p> <p><u>Note:</u> 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.</p> <p><u>Kingston Foreshore:</u></p> <p>41. The maximum gross floor area of shop selling food is 250m<sup>2</sup>.</p> <p>42. For major electrical substation, major gross pollutant trap, major service conduits, major pump station, power generation station and major electricity storage facility:</p> <ol style="list-style-type: none"> <li>Only a use that 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 may be approved.</li> <li>An application for an applicable use is accompanied by written endorsement of a relevant service provider.</li> </ol> <p>43. For areas b, c and e shown in Figure 8:</p> <ol style="list-style-type: none"> <li>The maximum gross floor area of office is: <ol style="list-style-type: none"> <li>500m<sup>2</sup> per tenancy.</li> <li>2000m<sup>2</sup> per lease.</li> </ol> </li> <li>For area d shown in Figure 8: <ol style="list-style-type: none"> <li>The maximum gross floor area of office per lease is 2000m<sup>2</sup>.</li> </ol> </li> </ol> <p>44. For each area A shown in Figure 9:</p> <ol style="list-style-type: none"> <li>The maximum number of storeys is 6.</li> <li>The maximum height of building is the lesser of RL578 and 20m.</li> <li>The maximum floor area for storey 5 is 300m<sup>2</sup>. The maximum floor area for storey 6 is 300m<sup>2</sup>.</li> <li>The maximum external horizontal dimension for any part of the building over 4 storeys is 20m.</li> <li>The minimum front boundary setback for that part of the building with more than 4 storeys is 2m.</li> </ol> <p>45. For each area B shown in Figure 9:</p> <ol style="list-style-type: none"> <li>The maximum number of storeys is 4.</li> <li>The maximum external horizontal depth is 18m (including enclosed building area and articulation elements but excluding awnings over footpaths and basements).</li> </ol> <p><u>Canberra Avenue Corridor Site:</u></p> <p>46. Restaurants and shops are permitted on blocks where it is ancillary to other uses</p>	<p>Figure 8</p> <p>Figure 9</p> <p>Figure 9</p>
Yarralumla	<p>Yarralumla Brickworks:</p> <p>47. Total maximum gross floor area for all shops except where associated with or related to entertainment, accommodation and</p>	

Locality	Assessment requirement	Reference
	leisure uses – 500m <sup>2</sup> .	
	48. Total maximum gross floor area for all office is 1500m <sup>2</sup> .	
	49. Maximum number of storeys for residential uses is 3 and for all other uses is 2.	



## 1.5 Assessment outcomes

Development proposals in Inner South District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
7. accessibility and adaptability
8. water sensitive urban design (WSUD)
9. minimisation of cut and fill
10. serviceability in terms of infrastructure and utility services
11. suitability of any advertising or signs
12. consistency with the Crown Lease
13. the assessment outcomes in the following table.

Locality	Assessment outcome	Reference
Deakin	<u>Residential area:</u>	
	14. Front boundary setbacks respect the established building lines of surrounding properties.	Section 8
	15. The scale of buildings is compatible with adjacent development.	
	16. Materials and form are compatible with adjacent development.	
	<u>Office site:</u>	
	17. Drink establishment, restaurant and shops are limited to a scale that is appropriate to providing convenient services for the local workforce.	
Forrest	<u>Mixed use commercial:</u>	
	18. Setbacks provide for landscaping consistent with a landmark building.	Block 19 Section 12
	<u>Residential area:</u>	
	19. Front boundary setbacks respect the established building lines of surrounding properties.	(Sections 20, 21, 22, 27, 28)
	20. The scale of buildings is compatible with adjacent development.	
	21. Building materials and form are compatible with adjacent development.	
	<u>Manuka Group Centre:</u>	
	22. Development of public carparking areas in Manuka Group Centre retains the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.	
	23. Parking structures must be concealed from public space by uses such as hotel rooms, apartments or office with windows or balconies overlooking the public space to provide passive surveillance. Screening is not sufficient.	
	24. 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.	
	25. Buildings achieve direct access from main pedestrian areas and avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.	
	<u>Mixed use commercial area:</u>	

Locality	Assessment outcome	Reference
	<p>26. Office development in area 'b' in Figure 3 is limited in scale and supports strategies for locating office employment within existing centres and established out of centres areas in C22.</p> <p>27. Buildings are no higher than the established tree canopy along main avenues with primarily landscaped frontages in area 'a' in Figure 3.</p> <p>28. The maximum number of storeys in area 'b' in Figure 3 is 2 for office and 3 for residential development:</p> <p>29. The maximum height of buildings does not exceed the existing building height in area 'c' in Figure 3.</p> <p>30. Building setbacks provide for landscaping maintaining the character of Canberra Avenue in area 'a' in Figure 3.</p>	Figure 3

#### Fyshwick

##### Canberra Avenue Corridor:

31. 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.
32. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting.

##### Dairy Road mixed-use area:

33. Air quality assessment:
  - a) 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.
  - b) The air quality assessment demonstrate 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.
34. 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.
35. The subdivision application address all the following to avoid adverse ecological impacts on the Jerrabomberra Wetlands:
  - a) Stormwater run-off and water sensitive urban design measures.
  - b) Landscaping to be in accordance with a landscape master plan to complement the existing species and prevent the spread of invasive species. The vegetation adjacent to the site boundary with the wetlands must be a combination of mid- layer 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.
  - c) Bushfire containment measures including but not limited to an edge road and asset protection zone.

Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> <li>d) Lighting to be designed to avoid light spill into the reserve.</li> <li>e) Location of infrastructure including roads, footpaths, utilities, etc.</li> <li>f) Public realm considerations including.</li> <li>g) 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.</li> <li>h) provision and location of suitable open space and recreational facilities on the site to ease pressure on the wetlands as a recreational destination.</li> <li>i) adequate infrastructure is provided to mitigate any potential significant adverse environmental impact on the wetlands from pedestrian / cycling traffic leaving the site.</li> </ul>	
	<u>Agricultural area:</u>	
	36. Development is consistent with an intensive agricultural landscape character.	
Griffith	<p>Residential area</p> <p>37. Buildings are predominantly 3 storeys, with a maximum height of 4 storeys only where it is not the dominant feature of a street frontage.</p> <p>Manuka Group Centre (Griffith part):</p> <p>38. Any development of public carparking areas in Manuka group centre is to retain the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.</p> <p>39. Parking structures must be concealed from public space by uses such as hotel rooms, apartments or office with windows or balconies overlooking the public space to provide passive surveillance. Screening is not sufficient.</p> <p>40. 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.</p> <p>41. Buildings achieve direct access from main pedestrian areas and avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</p> <p>Canberra Avenue Corridor Site:</p> <p>42. 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 are no higher than the established tree canopy along main avenues with primarily landscaped frontage.</p> <p>43. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting.</p> <p><u>Demonstration Housing:</u></p> <p>44. Buildings appear as though it is one large house and basement parking is not directly visible from street frontages.</p> <p>45. Reasonable solar access to dwellings on adjoining residential blocks and their associated private open space is achieved.</p> <p>46. Ramp to basement car parking maintains the value of the streetscape and allows safe and efficient vehicle and pedestrian movement.</p>	<p>Sections 14, 16, 17, 20, 21, 23</p> <p>Sections 1, 2, 40, 41, 96</p> <p>Block 6 Section 31</p>
Kingston	<u>Kingston Group Centre:</u>	

Locality	Assessment outcome	Reference
	<p>47. Any development of public carparking areas in Manuka group centre is to retain the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.</p> <p>48. Parking structures must be concealed from public space by uses such as hotel rooms, apartments or office with windows or balconies overlooking the public space to provide passive surveillance. Screening is not sufficient.</p> <p>49. 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.</p> <p>50. Redevelopment of blocks in Section 21 provide opportunities for pedestrian connections between Highgate Lane and the street front boundary.</p> <p>51. 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.</p> <p>52. 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.</p> <p>53. Landscaping is consistent with the existing landscape treatment in Green Square.</p> <p><u>Kingston Foreshore:</u></p> <p>54. 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.</p> <p>55. A limited number of buildings may exceed 4 storeys provided:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) they do not significantly impact on the landscape of the area</li> <li>c) their ground floor level is not greater than RL 560m</li> <li>d) they do not detract or compromise views and vistas to the Power House</li> <li>e) the footprint of the higher building elements is no greater than a 15m x 20m rectangle.</li> </ul> <p>56. To retain significant visual links between the Power House building and East Basin, the roofline of development in area b is punctuated to frame and emphasise the views of the Power House building.</p> <p>57. The overall maximum height of building does not exceed the lesser of RL578m or 20m.</p> <p>58. Building roof forms, materials and finishes achieve all the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b) High quality, durable and low maintenance materials are used on buildings and structures near the edge of Lake Burley Griffin.</li> <li>c) Avoid the use of highly reflective materials on buildings fronting the edge of Lake Burley Griffin.</li> </ul>	<p>Section 21</p> <p>Figure 8</p>

Locality	Assessment outcome	Reference
	<p>59. Outdoor lighting in the area 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.</p> <p>60. The overall lighting impact does not compete in prominence with the lighting of the National Triangle.</p> <p><u>Note:</u> 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.</p> <p>61. 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).</p> <p><u>Canberra Avenue Corridor Site:</u></p> <p>62. 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.</p> <p>63. Building frontages to Canberra Avenue are consistent with established building lines and achieve a landscaped setting.</p>	Figure 9
Yarralumla	<p><u>Yarralumla Brickworks:</u></p> <p>64. Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.</p>	

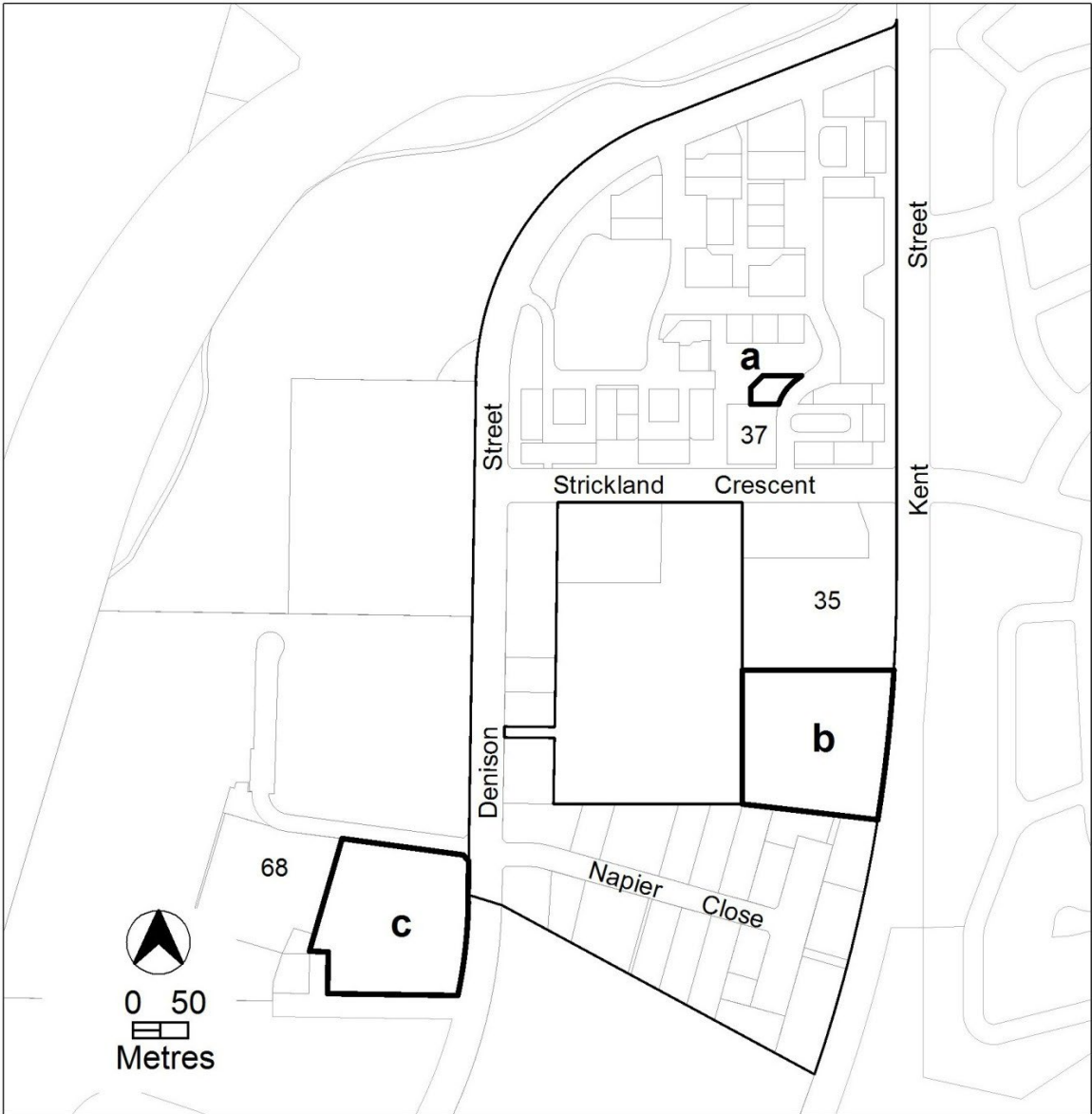
\* Localities not listed do not have assessment requirements.

## 1.6 Development compliance provisions

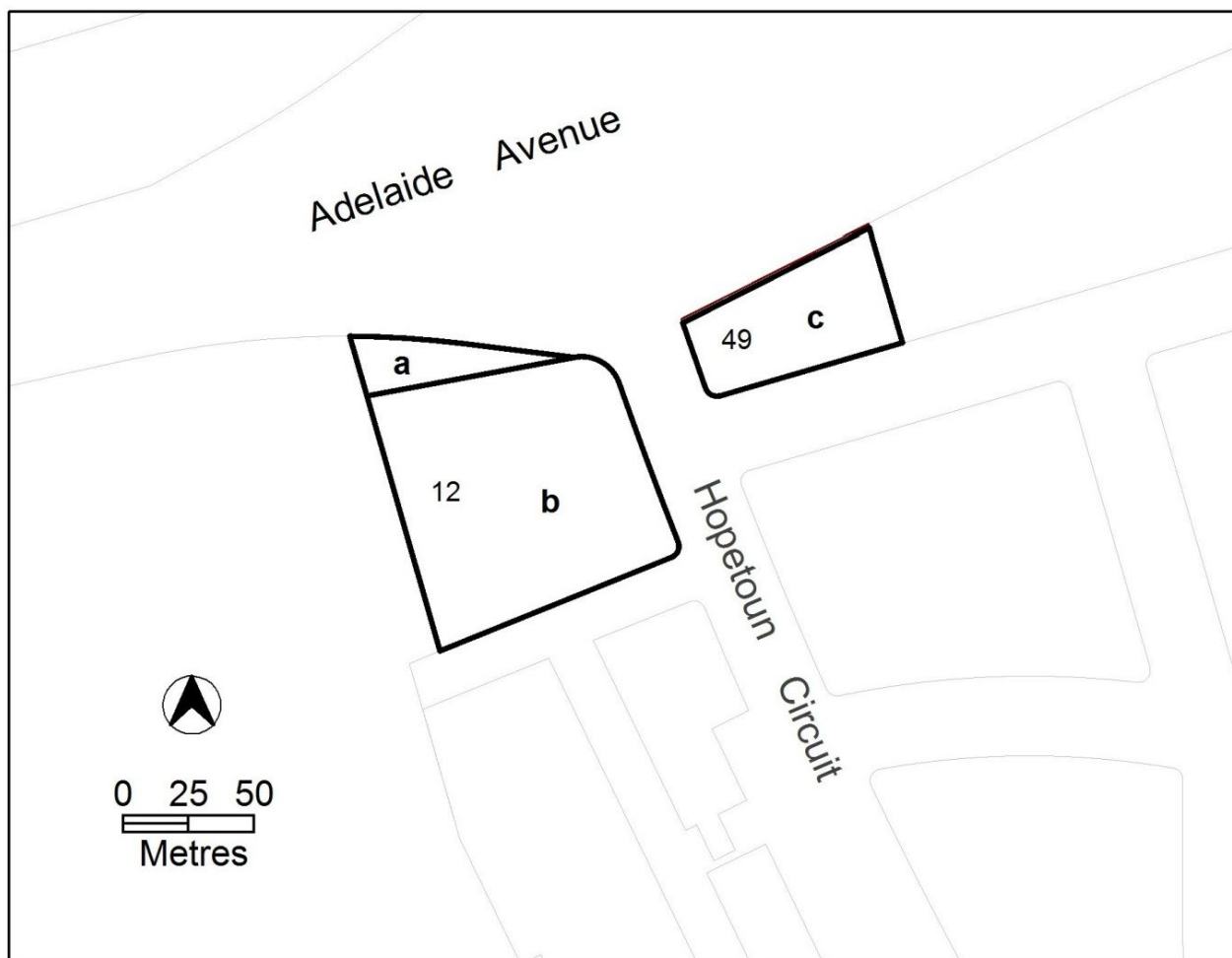
Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

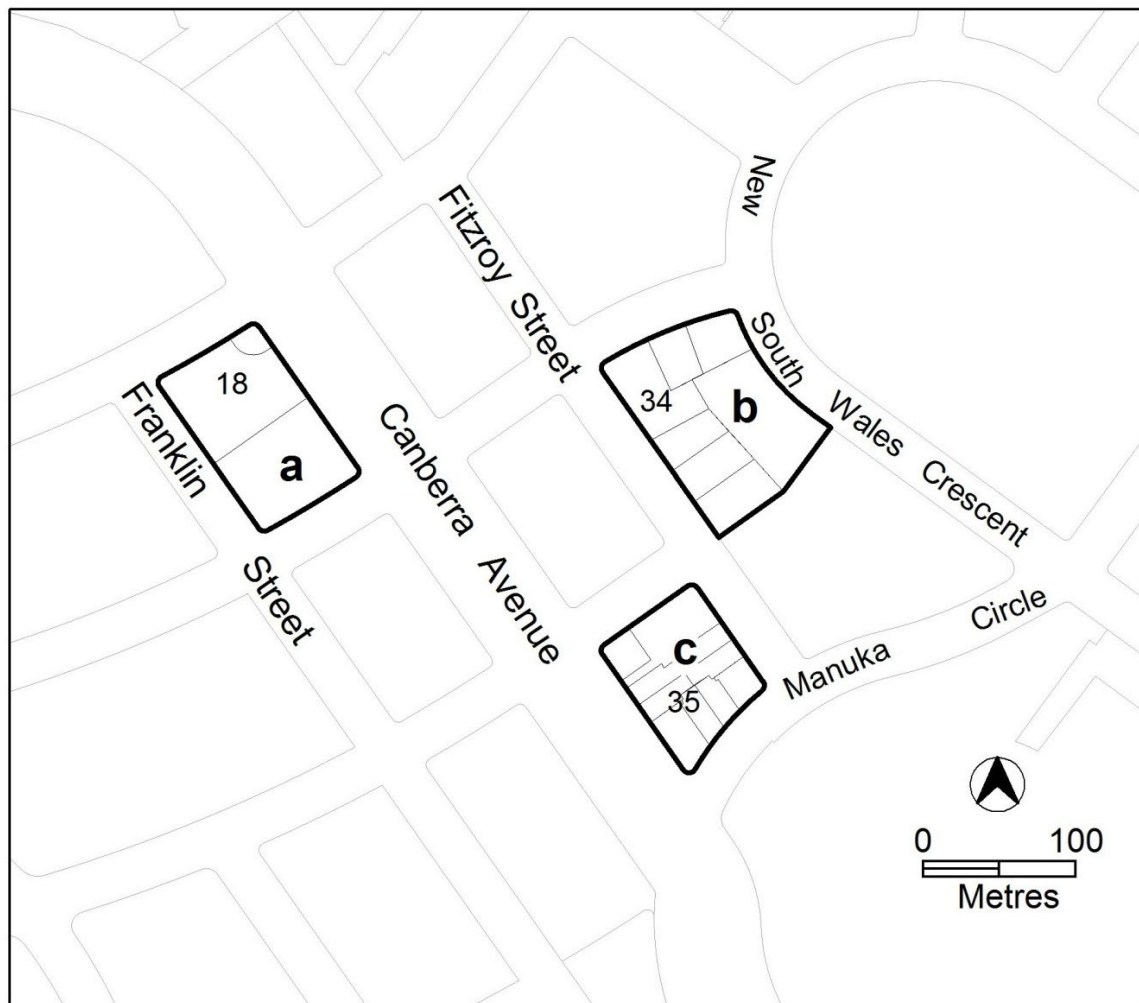
**Figure 1 (Deakin – office site):**



**Figure 2 (Deakin mixed use commercial):**

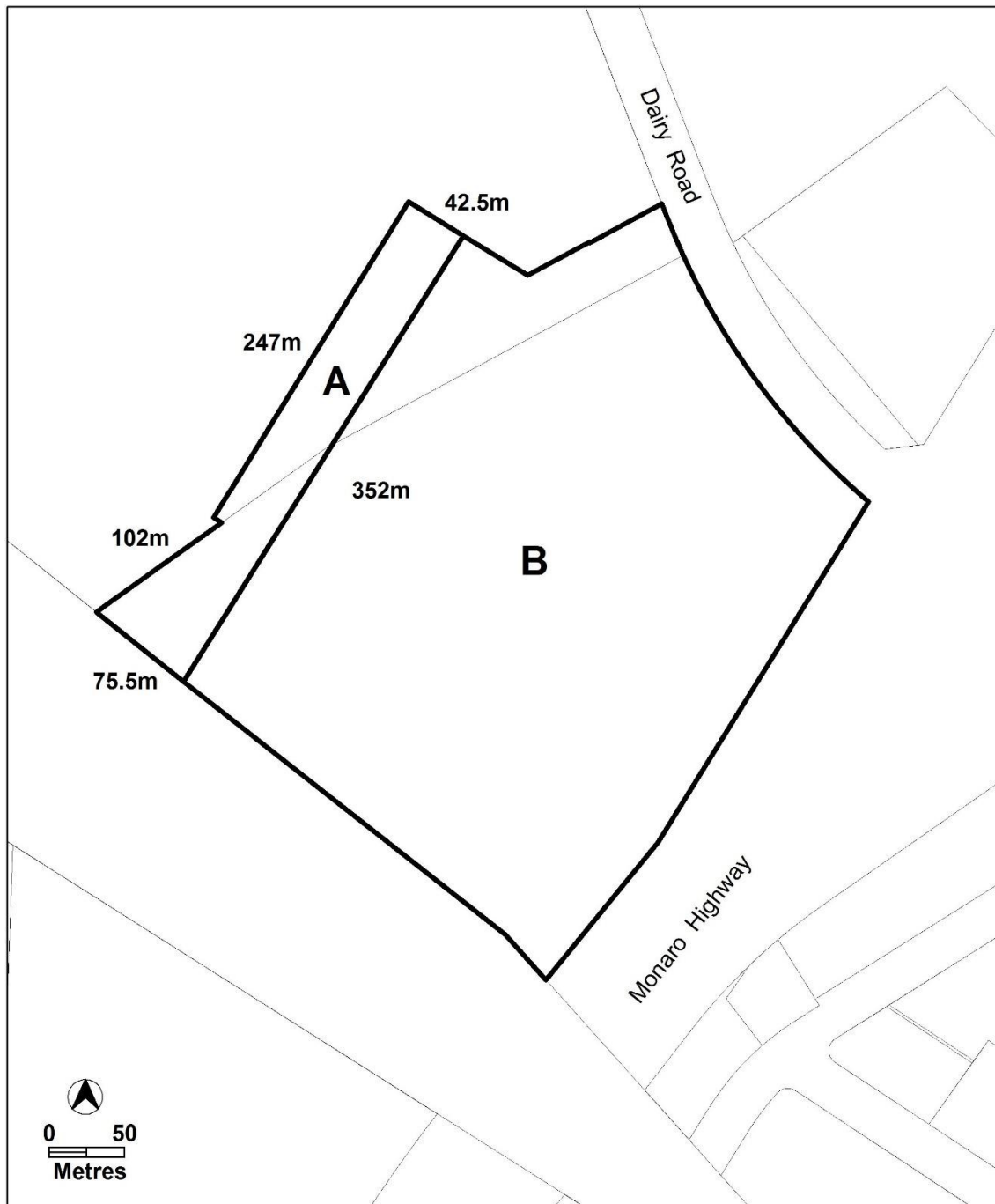


**Figure 3 (Forrest):**

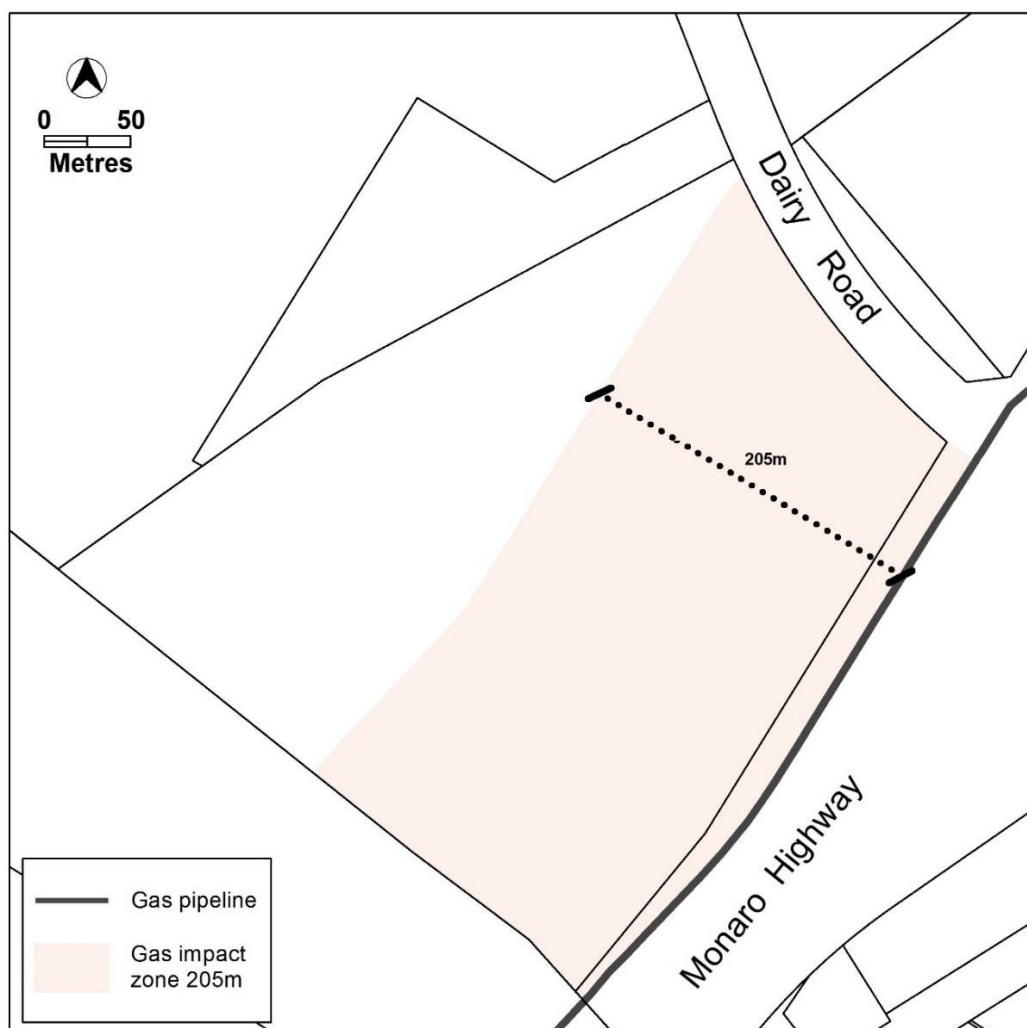




**Figure 4 (Fyshwick – Dairy Road building heights):**



**Figure 5 (Fyshwick – Dairy Road - gas pipeline impact area):**



**Figure 6 (Griffith – Manuka Group Centre):**

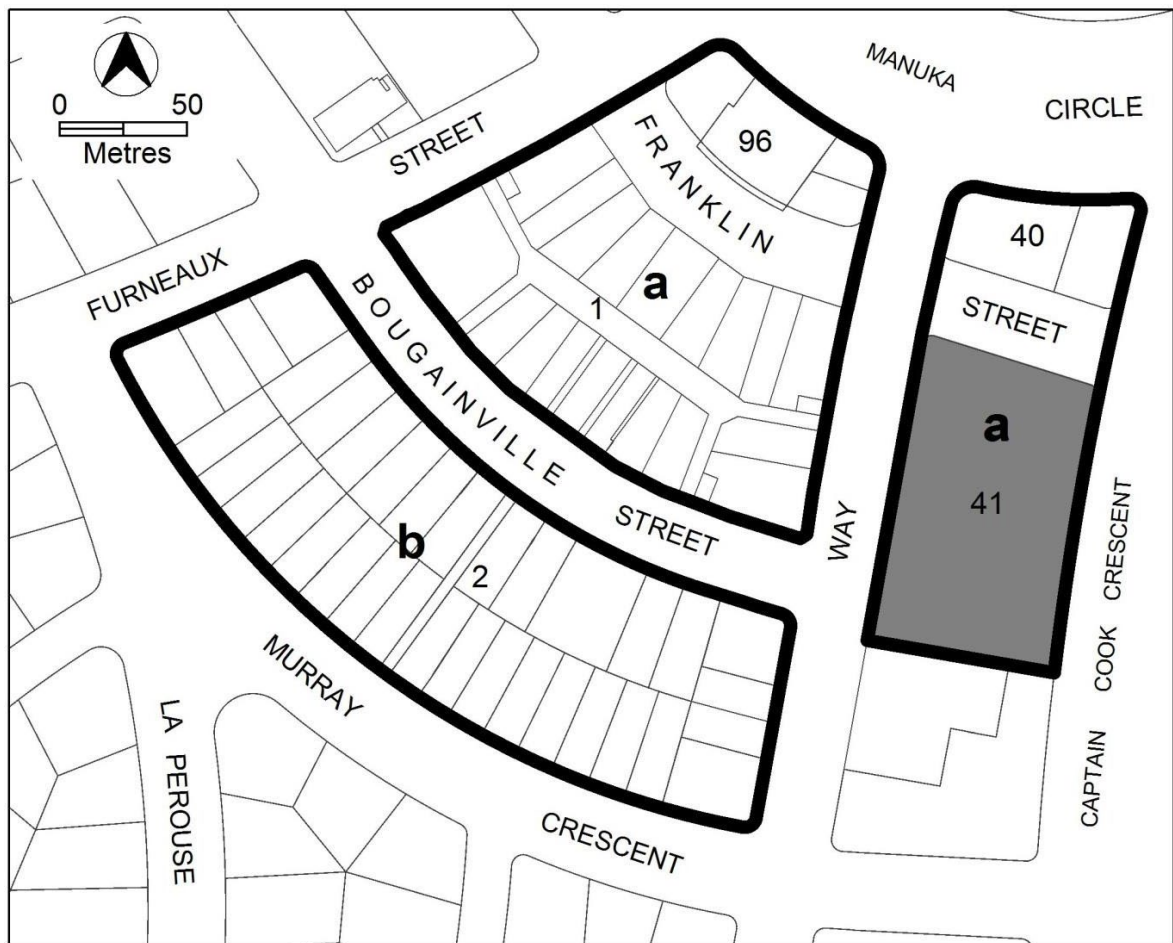
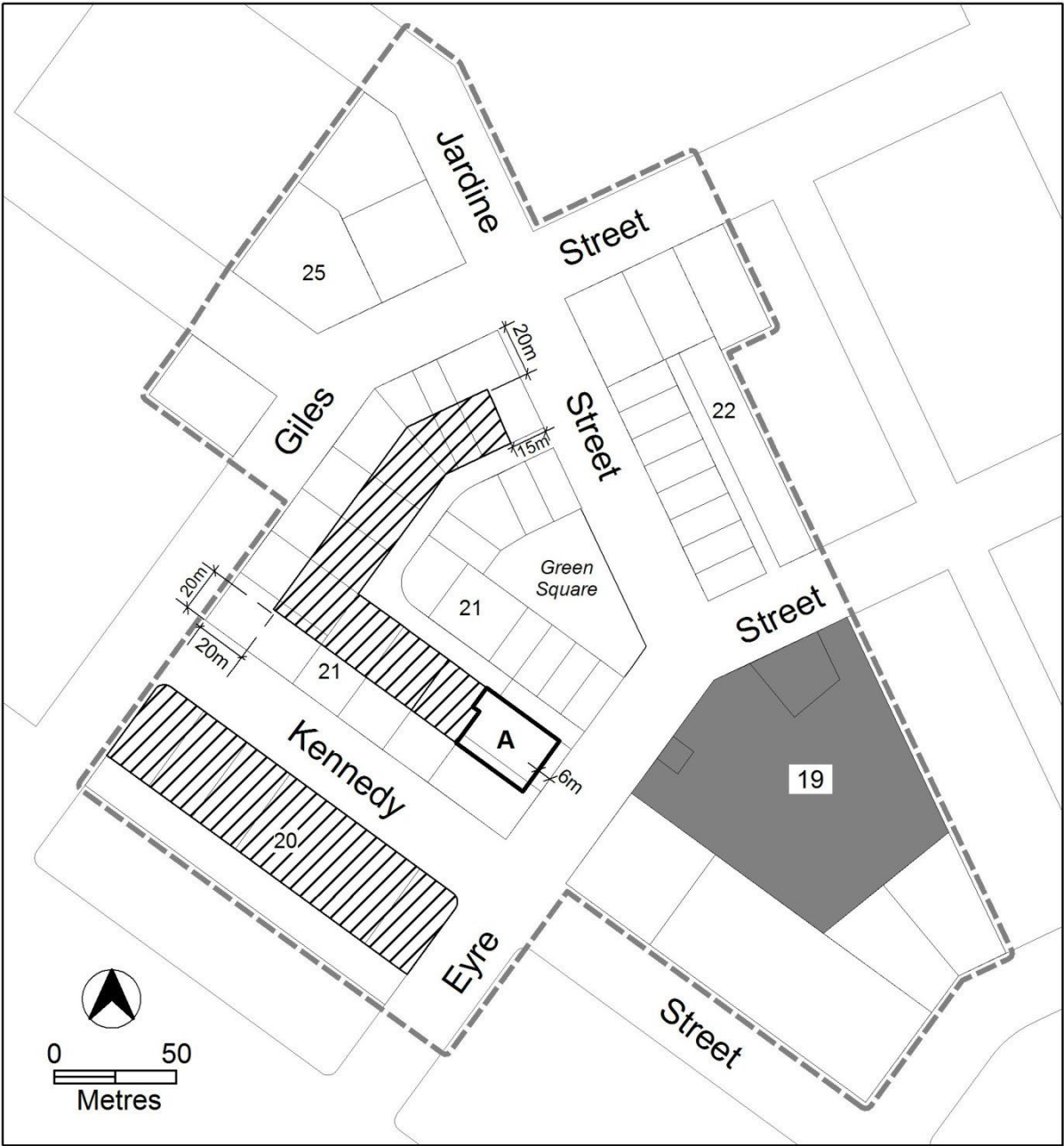
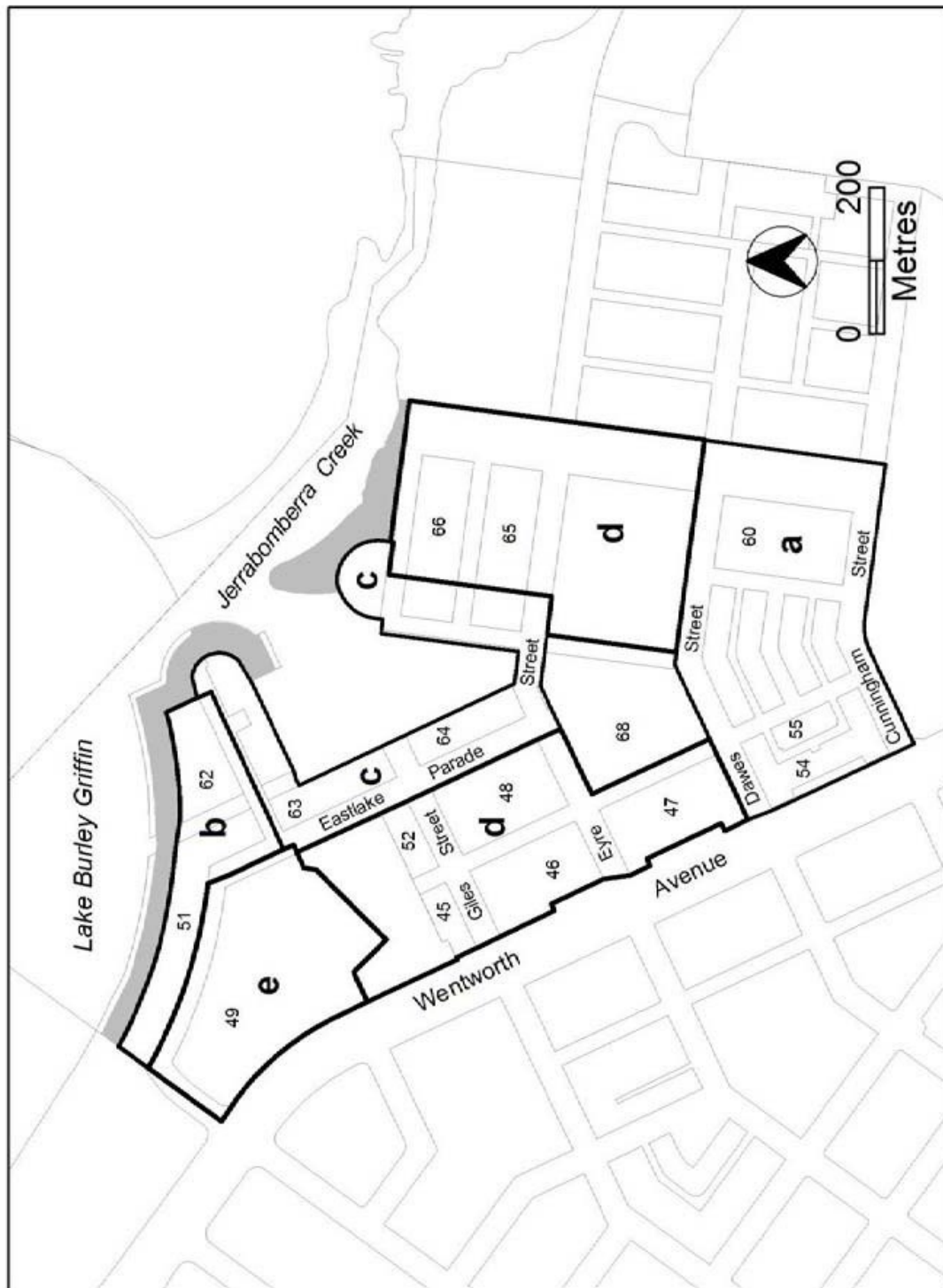


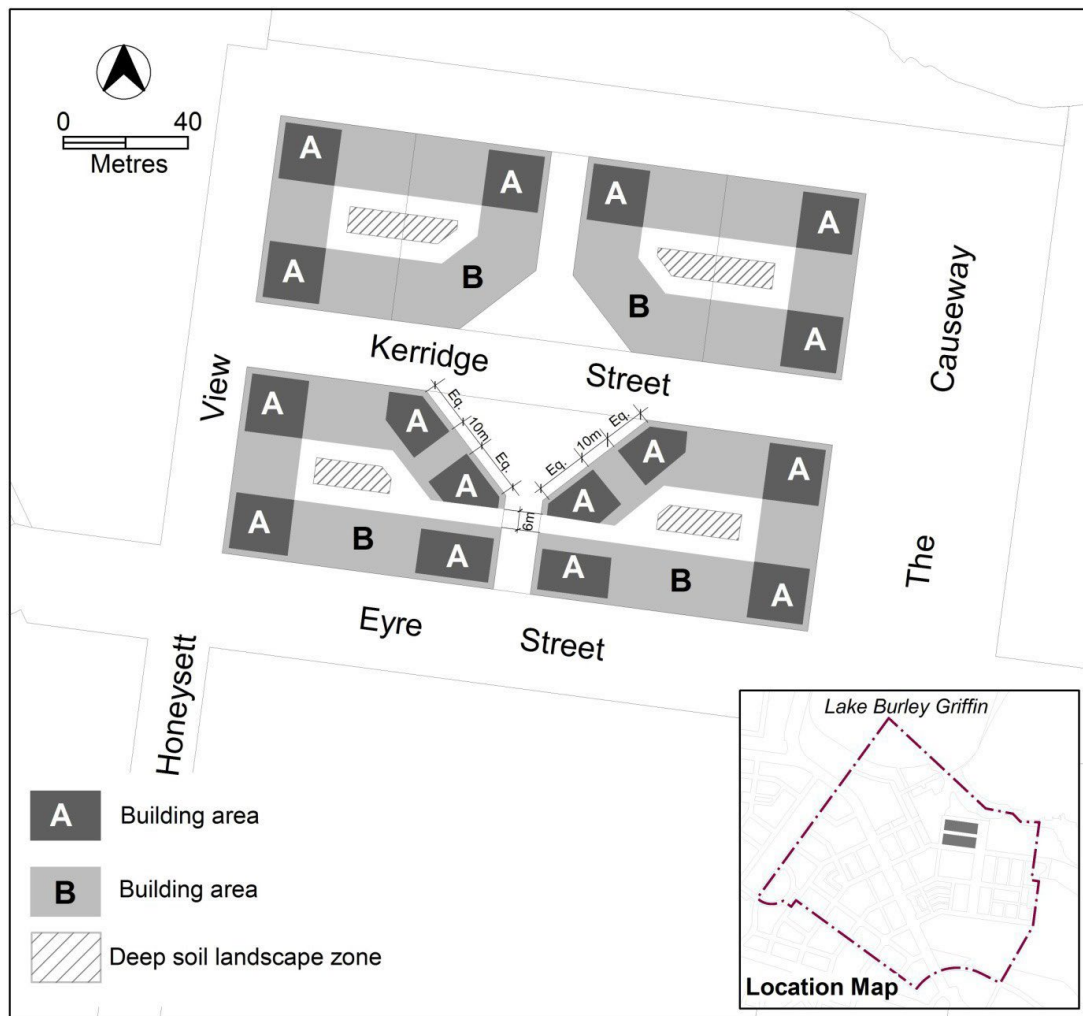
Figure 7 (Kingston – Group Centre):



**Figure 8 (Kingston – Kingston Foreshore):**

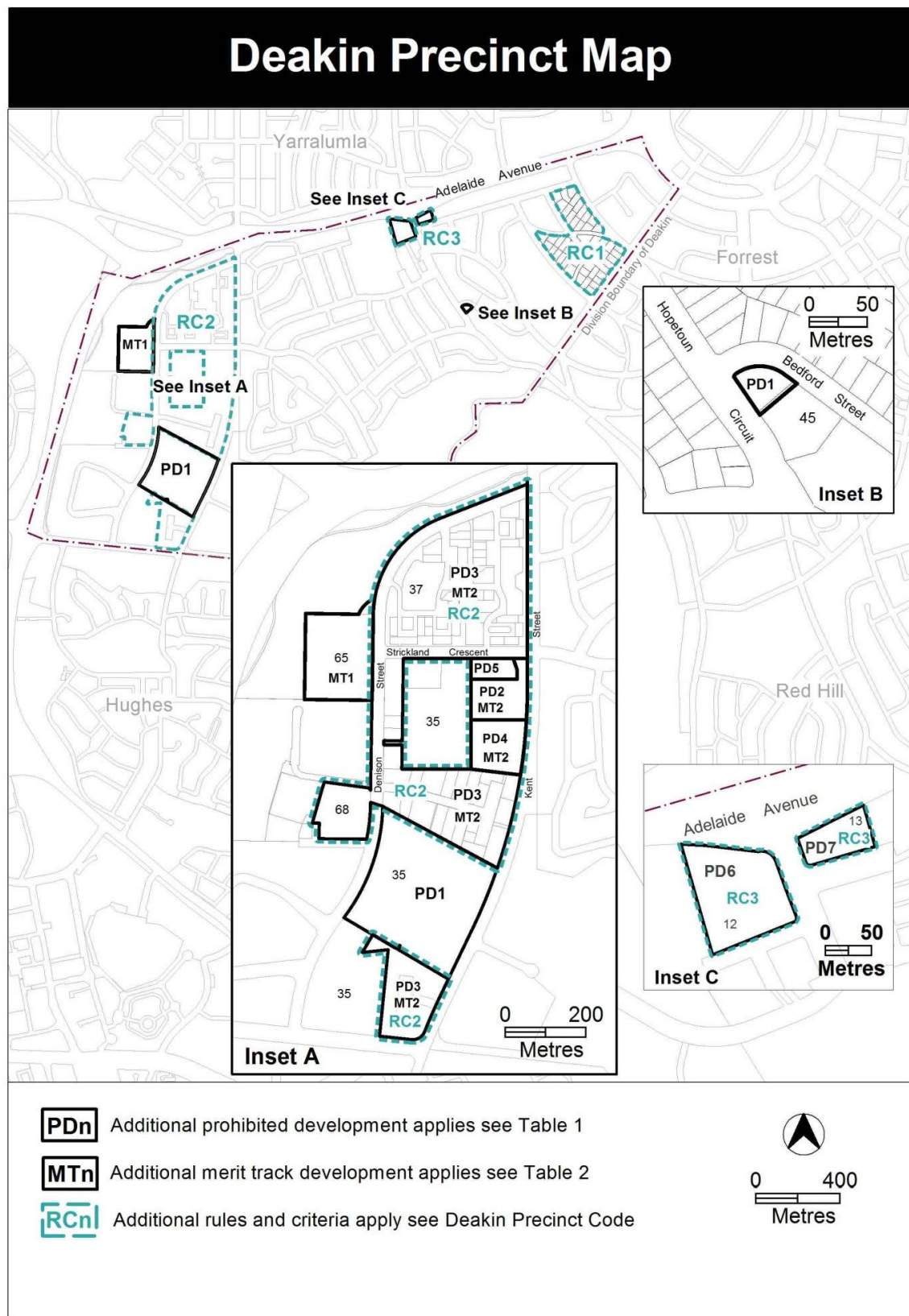


**Figure 9 (Kingston – Kingston Foreshore – Kerridge Street)**





**Figure 10 (Deakin – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

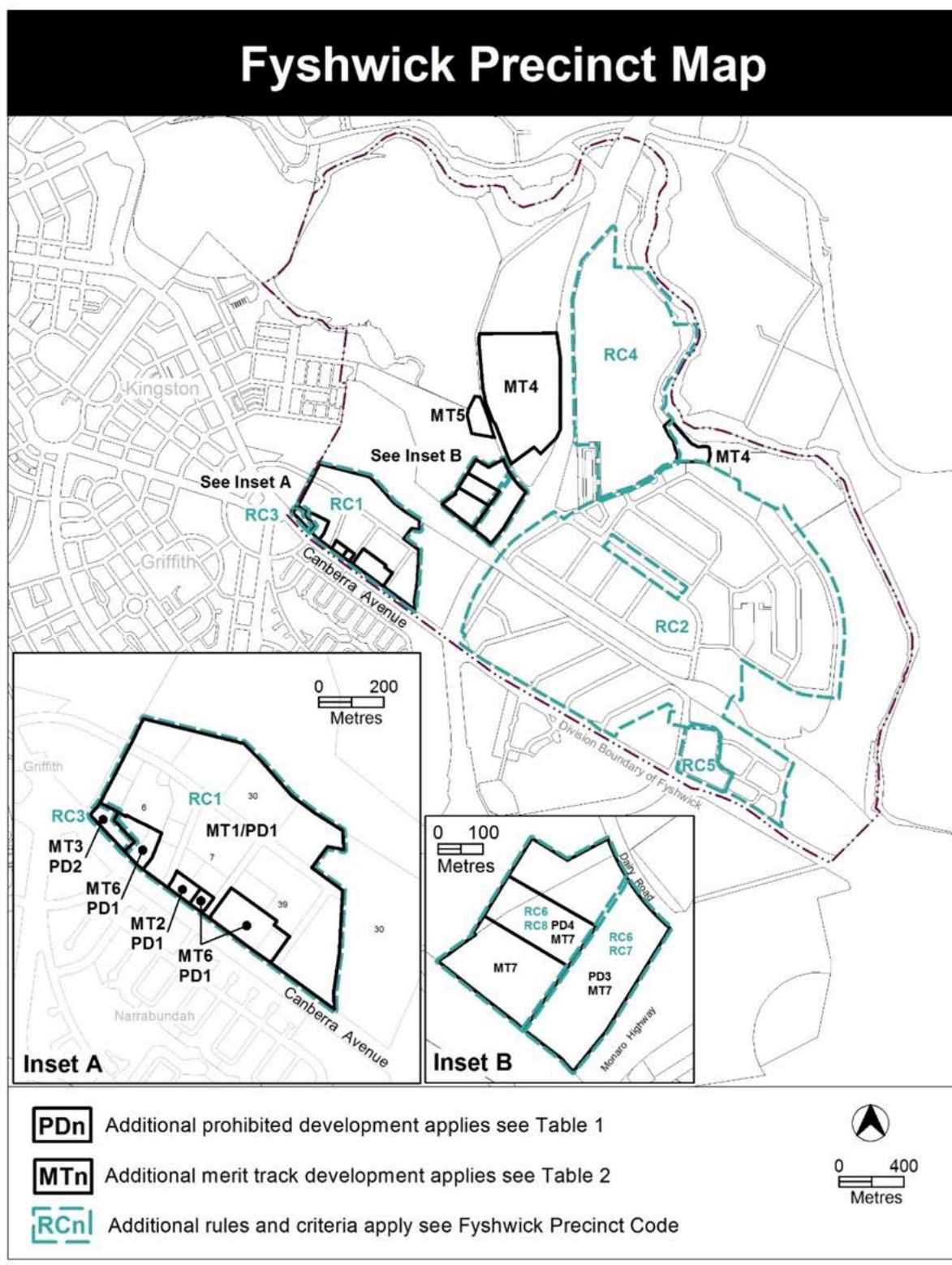
**Figure 11 (Forrest – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

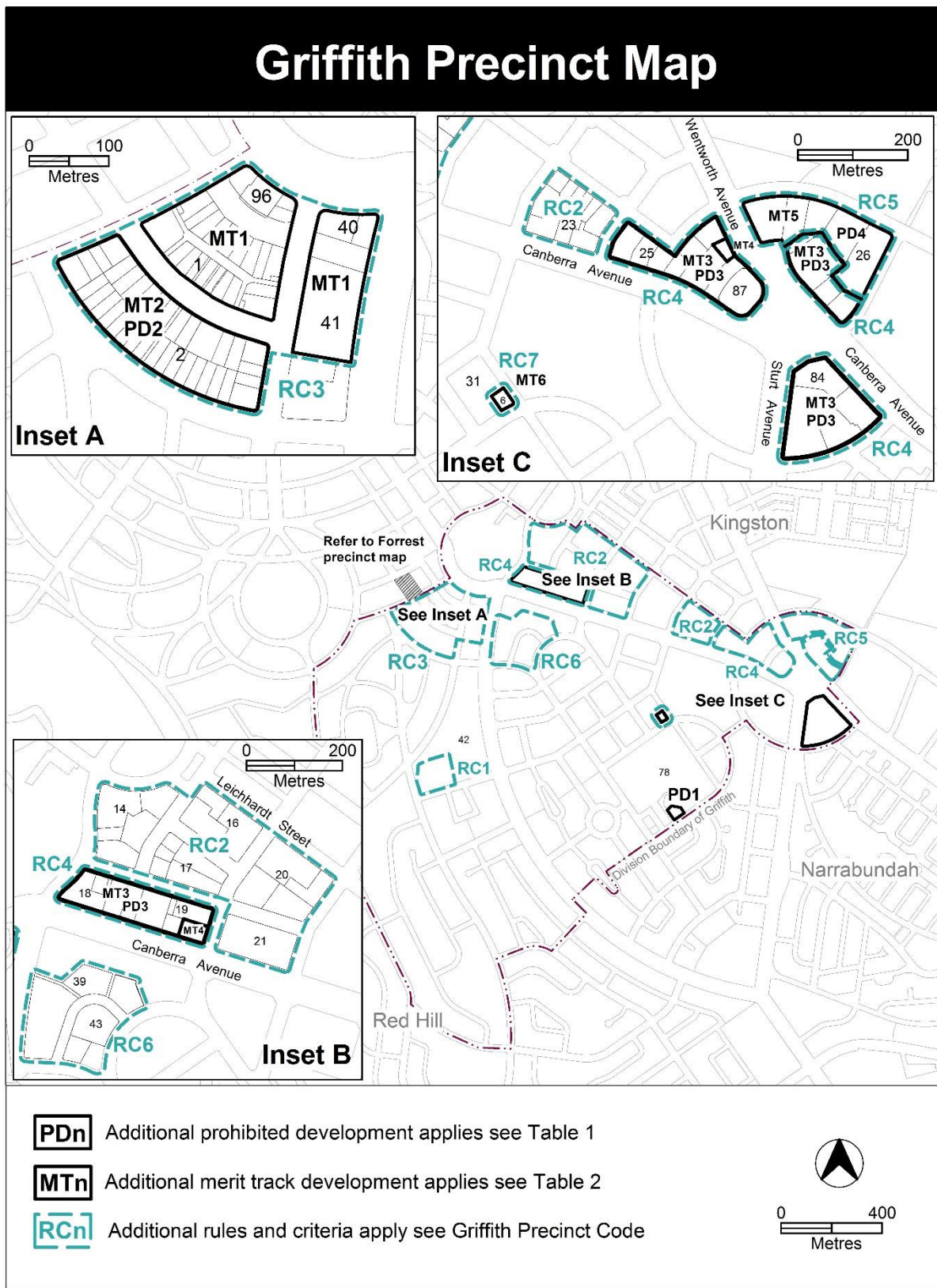


**Figure 12 (Fyshwick – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

**Figure 13 (Griffith – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**



**Figure 14 (Kingston – additional assessable and prohibited development)**



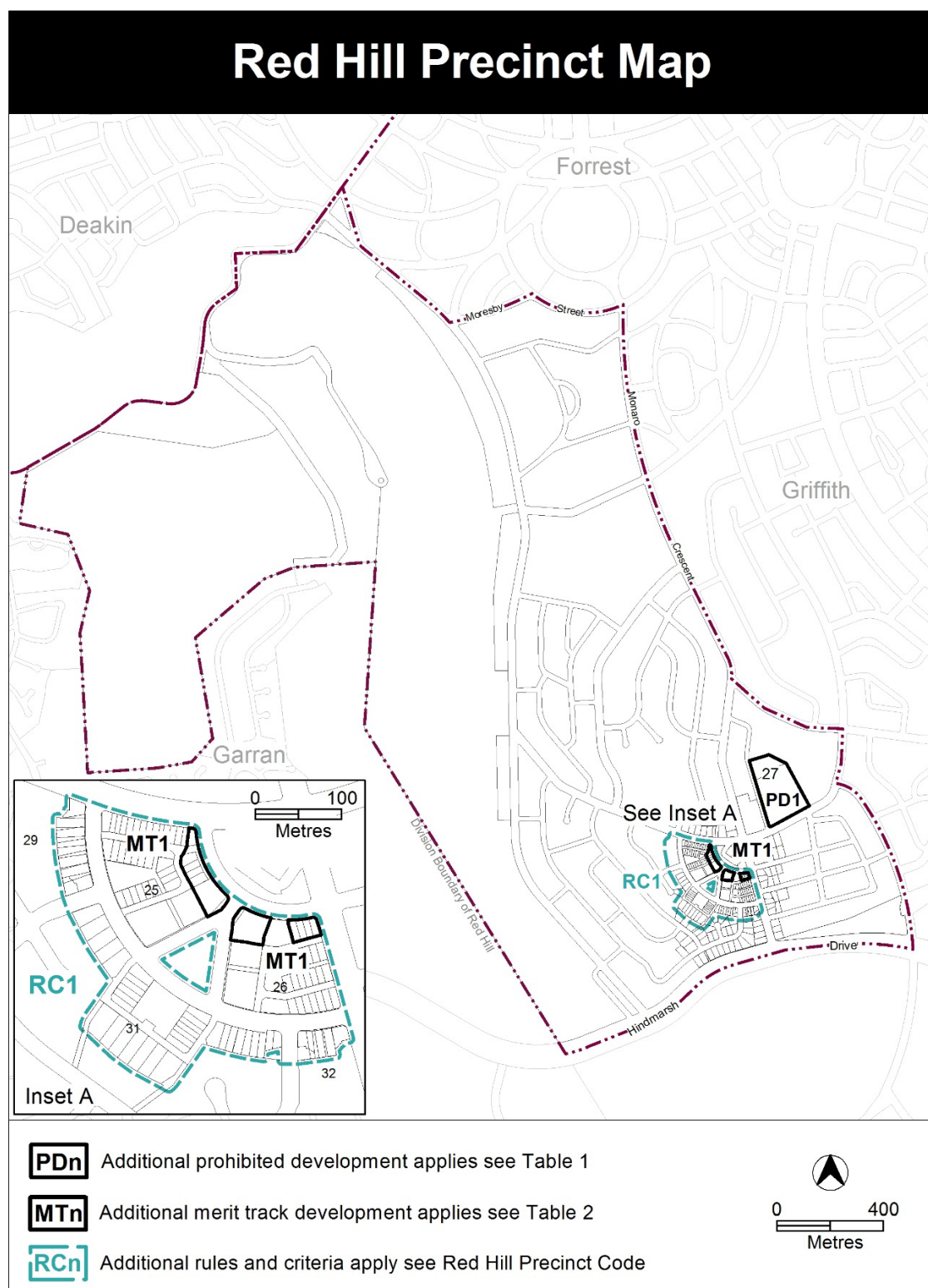
**Note: Figure to be updated to reflect new terminology**

**Figure 15 (Narrabundah – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

**Figure 16 (Red Hill – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**