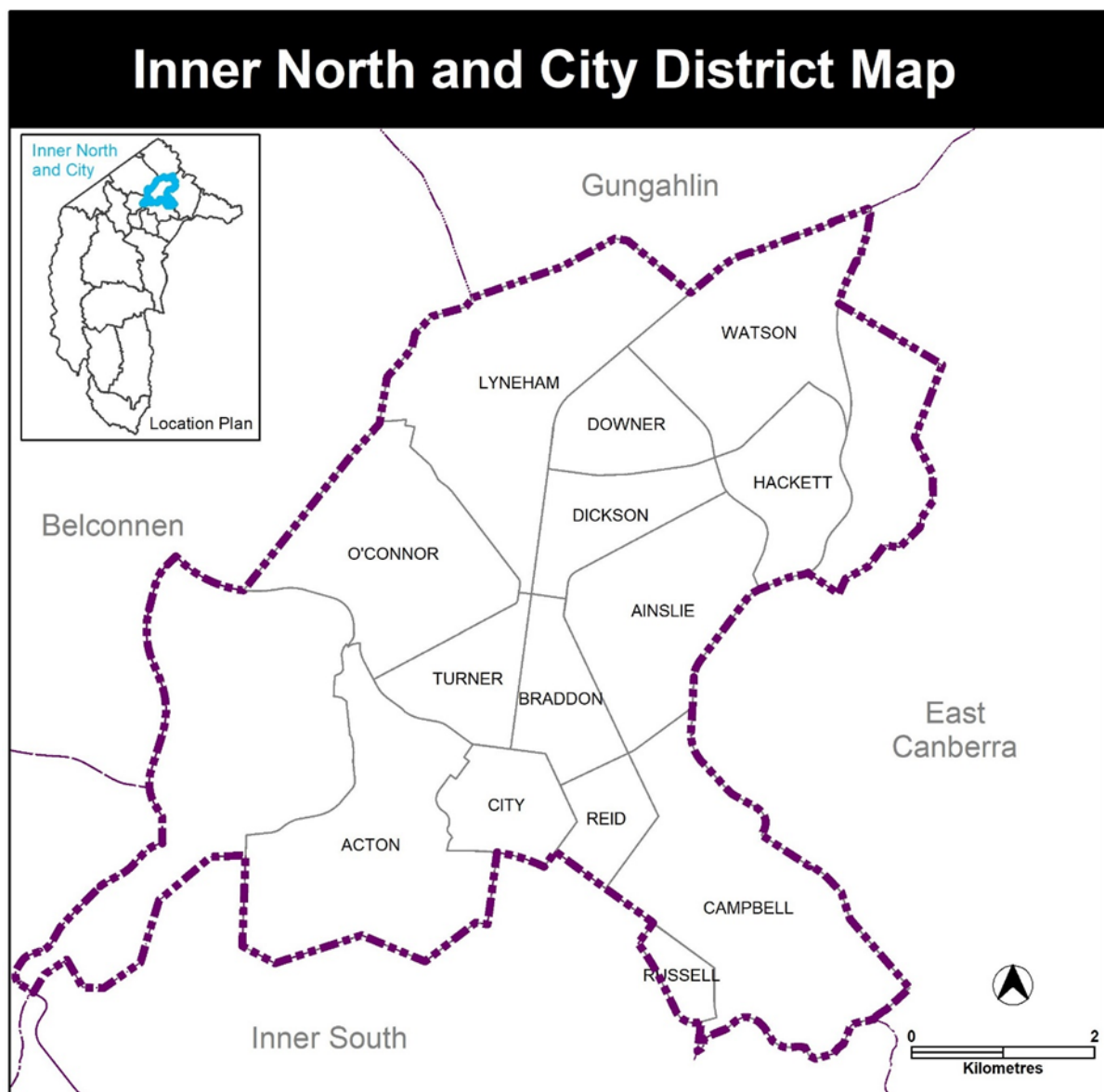


PART D3: INNER NORTH AND CITY DISTRICT POLICY

1.1 District map

This policy applies to land within the area identified as the Inner North and City 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 permissible in this district. These are additional to the development types and land uses specified as permissible 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 permissible 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
Ainslie	CFZ	Nil	retirement village; supportive housing	Block 1 Section 43 Block10 Section 27
	RZ1	co-housing	Nil	Block 6 Section 25
Braddon	CFZ	Nil	retirement village; supportive housing	PD1 Figure 23
	CZ3	Nil	place of assembly place of worship; religious associated use; tourist facility; tourist resort	PD2 Figure 23
	CZ2	Nil	club; commercial accommodation use, guest house, hotel, motel, community theatre; cultural facility; drink establishment; educational establishment; emergency services facility; financial establishment; indoor entertainment facility; indoor recreation facility; outdoor recreation facility; place of assembly; place of worship; religious associated use; restaurant; shop; tourist facility.	PD3 Figure 23
	RZ4	business agency; office; restaurant; shop	Nil	AD1 Figure 23
	CZ5	club; scientific research establishment; tourist information centre		
Campbell	CFZ	scientific research establishment		Block 4 Section 38
			retirement village; supportive housing	Block 2 Section 38 Block 3 Section 29

CONSULTATION DRAFT FOR COMMENT

City	CZ1	municipal depot; store; vehicle sales; scientific research establishment	light industry at ground floor level	PD1 Figure 24
	CZ1		light industry at 2 nd floor or above service station	PD2 Figure 24
	CZ6		shop (except for personal service or shops ancillary to other permitted uses)	PD3 Figure 24
	CZ1		service station	PD4 Figure 24
	CZ1		light industry at 2 nd floor or above	PD5 Figure 24
	CZ1	vehicle sales		AD1 Figure 24
		municipal depot, store, vehicle sales		AD2 Figure 24
	CZ6	scientific establishment, vehicle sales		AD3 Figure 24
	CZ6	business agency, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing		AD4 Figure 24
	CZ5	club, indoor entertainment facility, place of assembly		AD5 Figure 24
Dickson	CZ1	municipal depot, scientific establishment, store, vehicle sales		AD6 Figure 24
	CFZ	craft workshop; community housing; pedestrian plaza; social enterprise	retirement village; supportive housing	Figure 25
	CZ1	industrial trades; municipal depot; store	Nil	Figure 25
	CZ2	funeral parlour; light industry; service station; veterinary hospital	Nil	Figure 25
	RZ4	business agency; office, restaurant; shop	Nil	Figure 25
Downer	RZ5	community activity centre; health facility;		Blocks 20, 21, 23 Section 61

CONSULTATION DRAFT FOR COMMENT

		office, business agency, early childhood education centre and care, financial establishment, public agency; personal service		Part Blocks 19 and 22 Section 61 (See Figure 10)
	RZ5		boarding house, guest house special dwelling	Blocks 19-23 Section 61
Hackett	CFZ		retirement village, supportive housing	Block 12 Section 12
	CFZ	Nil	community theatre; early childhood education centre and care, educational establishment; emergency services facility; hospital; minor road; outdoor recreation facility; residential care accommodation; retirement village; subdivision; supportive housing.	Block 9 Section 12
	RZ2	community activity centre, cultural facility, early childhood education centre and care, educational establishment, health facility, place of worship, religious associated use	Nil	Blocks 4-5 Section 18
Lyneham	CFZ	Nil	retirement village; supportive housing.	Figure 26
	CZ5	Nil	bulky goods retailing, department store, secondary residence, single dwelling housing	Figure 26
	RZ4	business agency, office restaurant, shop, supermarket, takeaway food shop	Nil	Figure 26
	NUZ1	place of assembly	Nil	Figure 26
	CZ5	drink establishment	Nil	Figure 26
O'Connor	RZ4	business agency, office restaurant, shop, supermarket, takeaway food shop	Nil	Figure 27
	RZ1	multi-unit housing		Section 66 Block 1
Reid	PRZ1	educational establishment	Nil	Block 2 Section 26

CONSULTATION DRAFT FOR COMMENT

Turner	CFZ	retirement village; supportive housing.	Figure 28
	CZ2	commercial accommodation use, hotel, motel, drink establishment; emergency services facility; financial establishment; indoor entertainment facility; place of assembly; restaurant; serviced apartment.	Figure 28
	RZ4	business agency; office; restaurant; shop, supermarket, takeaway food shop	Figure 28
	RZ1	community activity centre, cultural facility, early childhood education centre and care, educational establishment, health facility, place of worship, religious associated use	Figure 28
	PRZ1	public transport facility	Figure 28
Watson	CFZ	retirement village; supportive housing.	Figure 29
	CZ6	caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing, service station	Figure 29
	CZ4	co-housing; social enterprise; craft workshop	Figure 29
Canberra Central District	Nil	Nil	
Inner north	Nil	Nil	
Northbourne Avenue corridor	(added to suburbs above)		

1.3 Policy outcomes

CONSULTATION DRAFT FOR COMMENT

Development proposals in Inner North and City 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 North and City District are derived from the Inner North and City District Strategy. The Inner North and City District Strategy sets the vision, priorities and values of the district.

The desired policy outcomes to be achieved for Inner North and City District include:

1. Future redevelopment contributes towards living infrastructure aims in built-up areas including the City Centre.
2. Office and commercial floorspace is protected and development opportunities for future economic activities and employment make sure the City Centre maintains its pre-eminent economic role.
3. High quality design and public spaces are a feature of development within the City Centre and include the establishment of a dedicated Civic entertainment precinct.
4. Innovation precincts are established around economic assets in the City Centre (Australian National University, CSIRO and University of NSW), Watson (Australian Catholic University and Academy of Interactive Entertainment) and Campbell (Australian Defence Force Academy).
5. Economic and mixed-use hubs at and nearby light rail stops are established, based on sustainable urban development principles.
6. The City Centre is a multi-modal transport hub including accommodating future stages of light rail, bus interchange functions and improved active travel infrastructure.
7. Innovative models for future community and recreational facilities to support expected population growth, given constrained land supply, are achieved.
8. Habitat values in key connectivity corridors are restored and enhanced including re-naturalisation of Sullivans Creek and connections to Dickson Wetlands.

1.4 Assessment requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within Inner North and City 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 North and City District will be assessed against the assessment requirements in the following table. Localities not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Ainslie	1. Demonstration housing (co-housing) is permitted on Block 6 Section 25 Ainslie for a maximum of 3 dwellings – refer to District Specification for applicable specifications	
City	2. Building heights do not exceed RL617	

CONSULTATION DRAFT FOR COMMENT

Locality	Assessment requirement	Reference
	<p>3. Ainslie Avenue between Cooyong Street and Bunda Street remains permanently opened to the public for pedestrian access at ground floor level.</p> <p><u>Note:</u> The Territory retains the right, through relevant provisions in any lease for the land, to utilise this section of Ainslie Avenue as a public transport corridor.</p>	
Lyneham	4. Demonstration housing (community housing) is permitted on Blocks 24 and 25 Section 38 Lyneham for a maximum of 9 dwellings across both blocks – refer to District Specification for applicable specifications	
O'Connor	5. Demonstration housing is permitted on Block 1 Section 66 O'Connor for a maximum of 3 dwellings – refer to District Specification for applicable specifications	
Northbourne Avenue	<p>6. Development must be consistent with all requirements of the National Capital Plan</p> <p>7. Storage units and plant equipment (including air-conditioning) are not located on balconies.</p> <p>8. Building separation distances for Area A shown on Figure 28 are contained within the National Capital Plan.</p> <p>9. This applies to Area A in Figure 12. The minimum building height is 20m and the maximum building height is 25m, however the maximum height of building can be increased to 27.5m where the building includes an apartment which is at least partially or wholly two storeys high, and the apartment includes at least two storeys that are above finished ground.</p> <p>10. This applies to Area B in Figure 12. The minimum building height is 14.5m, and the maximum building height is 18m. The maximum height of building may be increased to 25m where development provides an adequate transition in building height from the building to the adjacent residential zone and maintains reasonable amenity for residents of the adjacent residential zone.</p> <p>11. For the 'Dickson node' shown in Figure 12, the minimum height of building is 25.5m, and the maximum height of building is 32m. For the 'Macarthur Node' shown in Figure 28, the minimum height of building is not less than 80% of the maximum building height for each site as described in the National Capital Plan. The maximum height of building is as described in the National Capital Plan.</p>	Figure 11 - 15

1.5 Assessment outcomes

Development proposals in the Inner North City 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
Braddon	<p>14. The following applies to CZ5 zoned blocks in area (RC2) on Figure 1.</p> <ol style="list-style-type: none"> a. The subdivision of sites is consistent with the pattern of proposed roads on Figure 2. b. Off-site works required include a provision of a minimum 222 car parking spaces across shaded areas on Figure 5 or demonstration adequate on-street parking is provided, cycle & pedestrian paths as required to connect to network, provision of a service lane, signalised intersections as required. Landscaping to include high quality landscaping to the Cooyong and Donaldson Street frontages and provide for on-site stormwater infiltration. c. Roof top communal garden space is encouraged. 	<p>Figure 1</p> <p>Figure 2</p> <p>Figure 5</p>
<p><u>Note:</u> This is a prominent location, and it is expected development will have a high level of architectural merit, particularly at the corner of Cooyong and Donaldson Streets. All off sites works require TCCS endorsement.</p>		
City	<p>15. Development within the City demonstrate consistency with the following overarching desired planning outcomes:</p> <ol style="list-style-type: none"> a. New development and public realm outcomes respect the geometry and intent of the Griffin Plan and emphasises the national significance of the main approach routes and avenues. b. Buildings are of high design quality and contribute positively to the city skyline and public realm. c. The hierarchy of buildings and landscape is recognised and key landmark building positions are defined for special significance in use or build form with height up to RL617. d. The built form response to surrounding open spaces and streets to foster safe, pleasant and usable public realm and avoid adverse impacts to sun- and micro climatic conditions. e. Views, including to the Brindabellas and Black Mountain are maintained and enhanced where possible. 	

CONSULTATION DRAFT FOR COMMENT

Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> f. Establish a defined street wall of maximum 5-8 storeys with human scale building articulation. g. Transition built form height when interfacing adjacent lower scale buildings. h. Development on larger blocks are broken up by new laneways and cross-block links. i. New developments do not overshadow key public spaces. j. Providing 'air rights' through development over public space is not encouraged as an assessment outcome. k. New buildings respond to the local context, particularly in terms of climate, streetscape, heritage and visual diversity. l. Integrate landscape into building sites to reinforce Canberra's 'City in the Landscape' character. 	
	<ul style="list-style-type: none"> 16. Buildings are generally joined at ground level to provide a continuous streetscape edge, however tower elements above 5 storeys are set back. 17. Accentuate street corners and provide public amenity at ground level through new development. 18. Lower levels of buildings offer engagement with the street through uses such as apartments, hotels rooms or offices with windows and balconies that provide passive surveillance. 19. Buildings provide ground floor frontages and uses to streets that are active and interesting. 20. Clear glazing is maximised and retained with minimal signage. 21. Blank walls and podium carpark screens are not supported at lower levels. 22. Blank walls, areas of louvres and roller shutters are minimised. Where blank walls are unavoidable, alternative treatments are used such as integration of artwork. 23. Service rooms are internalised or located to other levels where possible. 24. Buildings fronting main pedestrian areas and indicated on Figure 3, provide for uses that generate activity such as retail, restaurants or community uses that meet the requirements of the zones policy. 25. All buildings provide weather protection for pedestrians to all street frontages by awnings or colonnades. 26. Colonnades are provided where an existing feature on adjoining buildings. 27. Awnings meet dimension requirements of the relevant zone policy but are designed to accommodate street trees. 28. Parking structures are concealed from street frontages by uses such as hotel rooms, apartments or offices with windows or balconies overlooking the street to provide passive surveillance and a level of activity. Note: Blank walls or artwork screening panels are not a sufficient outcome. 29. Buildings on sites adjacent to main pedestrian areas and routes, Figure 3, are limited in height to ensure these areas remain substantially sunlit, particularly between 12 noon and 2pm on 21 June. 30. Buildings do not exceed RL617m. 31. Building heights are compatible with the existing or desired future character of adjacent development and do not cause detrimental impacts including overshadowing or excessive scale. 	<p>Figure 3</p> <p>Figure 3</p>

CONSULTATION DRAFT FOR COMMENT

Locality	Assessment outcome	Reference
	<p>32. Roof top plant that is set back and screened from the street is not included in the maximum building height, provided screening height is not excessive and does not exceed RL617m.</p> <p>33. Footpaths are generally constructed in accordance with the Canberra Central Paving Design Palette and Policy.</p> <p>34. The following applies to 'City Area 1' as indicated on Figure 4:</p> <ul style="list-style-type: none"> a. For buildings fronting Childers, Hutton, and Kingsley Streets maximum building heights up to 7 storeys are considered where development meets all the following: <ul style="list-style-type: none"> i. Building elements higher than 4 storeys are set back from the front boundary. ii. Floor to floor height of the groundfloor level of buildings facing Childers Street is 4.8 m. iii. Awnings provided along Childers Street establish a pedestrian scale. b. For buildings fronting Marcus Clarke Street (between Barry Drive and University Avenue) maximum building heights up to RL617m may be considered where development meets all the following: <ul style="list-style-type: none"> i. The built form provides a defined parapet at the 9th storey level. ii. Building elements higher than 9 storeys are recessed. iii. Floor to floor height of the ground floor level of buildings facing Marcus Clarke Street is 4.8 m. iv. Awnings or similar are provided along Marcus Clarke Street. v. For buildings fronting Barry Drive maximum building heights up to RL617m at the corner of Marcus Clarke Street may be considered where development meets all the following: <ul style="list-style-type: none"> vi. buildings step up from 7 storeys adjacent to Kingsley Street to RL617m at the corner of Marcus Clarke Street. vii. overshadowing of open space and existing residential buildings is minimal. viii. the built form provides a defined parapet at the ninth storey level. ix. building elements higher than 9 storeys are recessed. 	Figure 4
	<p>35. The following applies to 'City Area 2' as indicated on Figure 4.</p> <ul style="list-style-type: none"> a. For buildings fronting corner of Ellery Crescent and Marcus Clarke Street maximum building heights up to RL617m may be considered provided building heights across Marcus Clarke Street have an integrated design. b. For the remainder of Section 20, maximum building heights are sensitive to the height and scale of surrounding heritage listed buildings including Screen Sound, Shine Dome, Ian Potter House and the ANU Schools of Art and Music. 	Figure 4
	<p>36. The following applies to 'City Area 3' as indicated on Figure 4.</p> <ul style="list-style-type: none"> a. Maximum building heights are 9 storeys except that one or more taller building per section up to RL617m may be considered where forming part of a comprehensive design for the whole section. b. Development in areas adjacent to Section 1 is compatible with the built form and historic character of the Melbourne building. 	
	<p>37. The following applies to 'City Area 4' as indicated on Figure 4.</p> <ul style="list-style-type: none"> a. For frontages of 30 metres or less maximum building height is 7 storeys. 	Figure 4

CONSULTATION DRAFT FOR COMMENT

Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> b. For frontages greater than 30 metres, maximum building height is 9 storeys except that one or more taller building per section up to RL617m may be considered where forming part of a comprehensive design for the whole section. c. Development in areas adjacent to Section 48 is compatible with the built form and historic character of the Sydney building. 	Figure 4,6
	38. The following applies to 'City Area 5' as indicated on Figures 4 and 6.	
	<ul style="list-style-type: none"> a. Redevelopment within Garema Place (Figure 6) is consistent with a comprehensive design for the whole area. b. Building height is no higher than the heights of existing approved buildings except that: <ul style="list-style-type: none"> i. 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 – see Figure 5. ii. 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 - see Figure 5. iii. The building set back at least 5m above the main parapet line. iv. Minor variations of building heights are only considered in special circumstances such as to allow for special architectural features to enhance building facades. v. One or more taller building per section up to RL617m may be considered where forming part of a comprehensive design for the whole section. 	Figure 5 Figure 5
	39. The following applies to 'City Area 6' as indicated on Figures 4 and 6.	Figures 4,5, and 6
	<ul style="list-style-type: none"> a. 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 – refer Figure 5. b. 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 (Figure 5). c. The building is set back at least 5m above the main parapet line. d. The height of a building to its main parapet line does not exceed the relevant maximum building height shown on Figure 6. e. No part of any building is more than: <ul style="list-style-type: none"> i. 28 m including roof top plant, or ii. 23 metres for section 15 blocks 1, 2, 5 and 12. iii. However, minor variations of building heights and setbacks may be permitted in special circumstances such as to allow for special architectural features to enhance building facades. Rebuilding up to the existing approved height limit is permitted. iv. One or more taller building per section up to RL617m may be considered where forming part of a comprehensive design for the whole section. 	Figure 4
	40. The following applies to 'City Area 7' as indicated on Figure 4:	
	<ul style="list-style-type: none"> a. Buildings are no higher than the heights of existing approved buildings. However, one or more taller building per section up to RL617m may be considered where forming part of a comprehensive design for the whole section. 	
	41. The following applies to 'City Area 8' as indicated on Figure 4:	
	<ul style="list-style-type: none"> a. On Block 2 Section 6 City, the maximum building height is 7 storeys. 	Figure 4

CONSULTATION DRAFT FOR COMMENT

Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> b. Buildings higher than 7 storeys may be considered where Building heights are compatible with the character of adjacent development and minimise detrimental impacts including overshadowing and excessive scale. c. Part of the building may extend beyond 7 storeys to a maximum of RL 617m. d. Development on City Section 6 Block 2 addresses Edinburgh Avenue and abuts the front property boundary on London Circuit. e. On city sections 2, 3, 5, 11, 12, 22, 23, 26, 32, 38, 51, 53 and 56, where comprehensive redevelopment is proposed to an intensive inner-city scale, each new building is consistent with a comprehensive design for the whole section. Existing low-rise buildings or building elements that are integral to the comprehensive design may be required to retain their existing heights. f. Development on existing car parks (Figure 7) retains the existing level of car parking, accommodates onsite any additional car parking required by the development, ensures that car parking remains available for public access, and complies with the Zones Technical Specification. However, alternative proposals may be considered where it is demonstrated there is enough car parking for the needs of the centre as a whole and the development does not adversely affect the overall function of the centre in terms of economic, social, traffic and parking and urban design impacts. 	Figure 7
Dickson	<ul style="list-style-type: none"> 42. Active frontages, as indicated on Figure 9, are provided to align with the Commercial Zones policy requirements. This includes encouraging uses that create activity, clear display windows and weather protection for pedestrians. 43. The minimum ground floor to ceiling height is 4m, unless demonstrated the building is adaptable for retail and service trade uses. 44. Any development of public carparking indicated by shaded areas on Figure 8 retains the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development. 45. Parking structures are concealed from public space by uses such as hotel rooms, apartments or offices with windows or balconies overlooking the public space to provide passive surveillance. 46. Buildings in Section 30 do not unreasonably overshadow main pedestrian areas indicated by hatched areas on Figure 9. 	Figure 9 Figure 8 Figure 9
Downer	<ul style="list-style-type: none"> 47. In Areas A and B on Figure 10, buildings fronting Bradfield Street or Melba Street are setback a minimum of 30 metres from the boundary, unless demonstrated that the heritage listed trees on the boundaries fronting Bradfield and Melba Streets are not adversely impacted by development. 48. In Areas A and B on Figure 10, communal open space is provided by central courtyards, located on both sides of the public roads, of sufficient size to allow deep-root planting for trees and incorporate existing mature trees, including all heritage-listed trees and elements of the old school courtyard. 	Figure 10 Figure 10
O'Connor	49. Demonstration Housing For side boundary setback – southern boundary – lower floor level only: Buildings and other structures are sited to achieve all the following:	

CONSULTATION DRAFT FOR COMMENT

Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> a. Reasonable separation between adjoining developments. b. Reasonable privacy for dwellings on adjoining residential blocks. c. Reasonable privacy for principal private open space on adjoining residential blocks. d. Reasonable solar access to dwellings on adjoining residential blocks and their associated principal private open space. 	
Watson	<p>50. The following applies to area 'RC4' (Section 76) on Figure 18. The design of the built form will contribute to all the following:</p> <ul style="list-style-type: none"> a. Existing context and character of the local area, including density and scale. b. Existing landscape character, setting and ecological values. c. Sustainability and resilience for a changing climate. d. Connectivity, legibility and safety of the area including passive surveillance onto public spaces. e. Diversity and amenity of public spaces that promote community life; and will not negatively impact surrounding neighbours. <p>51. Where development includes fencing that face public footpaths, communal spaces and/or public open space, the fencing incorporate high-quality materials that are semi-transparent, direct access from private dwellings, such as providing gates, and landscaping in front of the fencing.</p>	Figure 18
Northbourne Avenue	<p>52. All the following applies to area 'RC1' on Figure 11:</p> <ul style="list-style-type: none"> a. Buildings fronting Northbourne Avenue, Macarthur Avenue, Wakefield Avenue and Antill Street incorporate uses on the ground floor that generate activity in the public space, in a form that is with the needs of the area. b. On the frontage of Northbourne Avenue, Wakefield Avenue, Antill Street or Mouat Street: residential use is not achieved, buildings have ground floor uses that generate activity in the public space, direct pedestrian access is provided at street level, buildings avoid extensive lengths of blank walls. Where not on the frontage of Northbourne Avenue, Wakefield Avenue, Antill Street or Mouat Street, residential use at the ground floor complies with AS4299 – Adaptable housing and is adaptable for commercial uses. c. Where a lawfully constructed building exceeds the building height permitted by this policy, a new building up to the height of the existing building may be permitted provided there are no additional adverse impacts on adjoining properties. d. Developments containing 40 or more dwellings provide a variety of dwelling sizes. Generally, development is to contain not more than 40% studio or one-bedroom dwellings, not more than 40% two-bedroom dwellings, not less than 20% three- or more bedroom dwellings. e. Deep soil zones are provided for landscaping that generally have a minimum horizontal dimension of 5m, incorporate any protected trees, allow for the development of healthy root systems and provide anchorage and stability for mature trees and are co-located near deep soil zones on adjacent blocks where possible. 	Figure 11 - 15

CONSULTATION DRAFT FOR COMMENT

Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> f. Awnings, canopies, or colonnades are provided that provide weather protection to pedestrians along buildings and at building entrances and are integrated with the design of the building. 	
	53. Buildings with three or more storeys do not reduce direct sunlight between 9am–4pm to any habitable room in any adjoining residential or commercial accommodation development to less than 2 hours, unless demonstrated that daytime living areas have reasonable access to sunlight.	
	54. The transfer of noise between noise sources and habitable rooms, particularly bedrooms, is minimised through the siting, design and layouts of buildings.	
	55. Vehicular access arrangements ensure pedestrian and bicycle priority and desire lines and paths are maximised, and the works contain high quality public realm treatments that add visual interest, including tree planting, landscaping, materials, footpaths and lighting. Pedestrian and cyclist access to blocks must be clearly separated from vehicular access and be distinguishable through surface materials, level changes and landscaping.	
	56. Parking provision complies with technical specification requirements. Note: Those requirements are the maximum rate. Provide space for delivery and service vehicle parking that is suitably screened.	
	57. Vehicle parking is only permitted in a basement. At-grade, podium or other above ground vehicle parking is not permitted, unless screened by buildings or landscape. If podium parking is provided it must be behind spaces such as apartments or hotel rooms. Screened parking structures are not acceptable.	
Inner North	<ul style="list-style-type: none"> 58. Design promotes perimeter block development by building primarily across the site frontage (and not down the length of the site) to: <ul style="list-style-type: none"> a. provide space to the rear of the block to retain or introduce large-canopy trees and create a treed backdrop to development b. maximise street address as well as physical and visual access to the rear garden c. minimise privacy impacts between adjacent sites d. optimise possibilities for private and communal open spaces. 59. Dual frontage design (Figure 17) is required for development on blocks specified in the control plans (Figure 18-22). Where dual frontage design is required, development should: <ul style="list-style-type: none"> a. maximise building frontage to both the main street address from the primary building zone and frontage to public space or secondary street frontage from the secondary building zone b. provide and maximise overlooking and prospect into open spaces including pedestrian laneways from living areas within dwellings of the development c. promote the increased use (including walking and cycling) of open space by providing access to and overlooking of open spaces. 60. Maximum site coverage of up to 100% in the Primary Building Zone may be permitted subject to the agreement of adjoining lessees and lodging a plan for integrated development. This requirement applies to all built-to-boundary proposals less than 100% site coverage in the Primary Building Zone. 	Figures 16 - 22

* Localities not listed do not have assessment requirements.

1.6 Development compliance provisions

Where a proposed development complies with a relevant provision in the district specifications and the 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.

This District Policy is supplemented by locality-based district specifications, i.e., District Specification DS3: Inner North and City.

Figure 1 (Braddon)

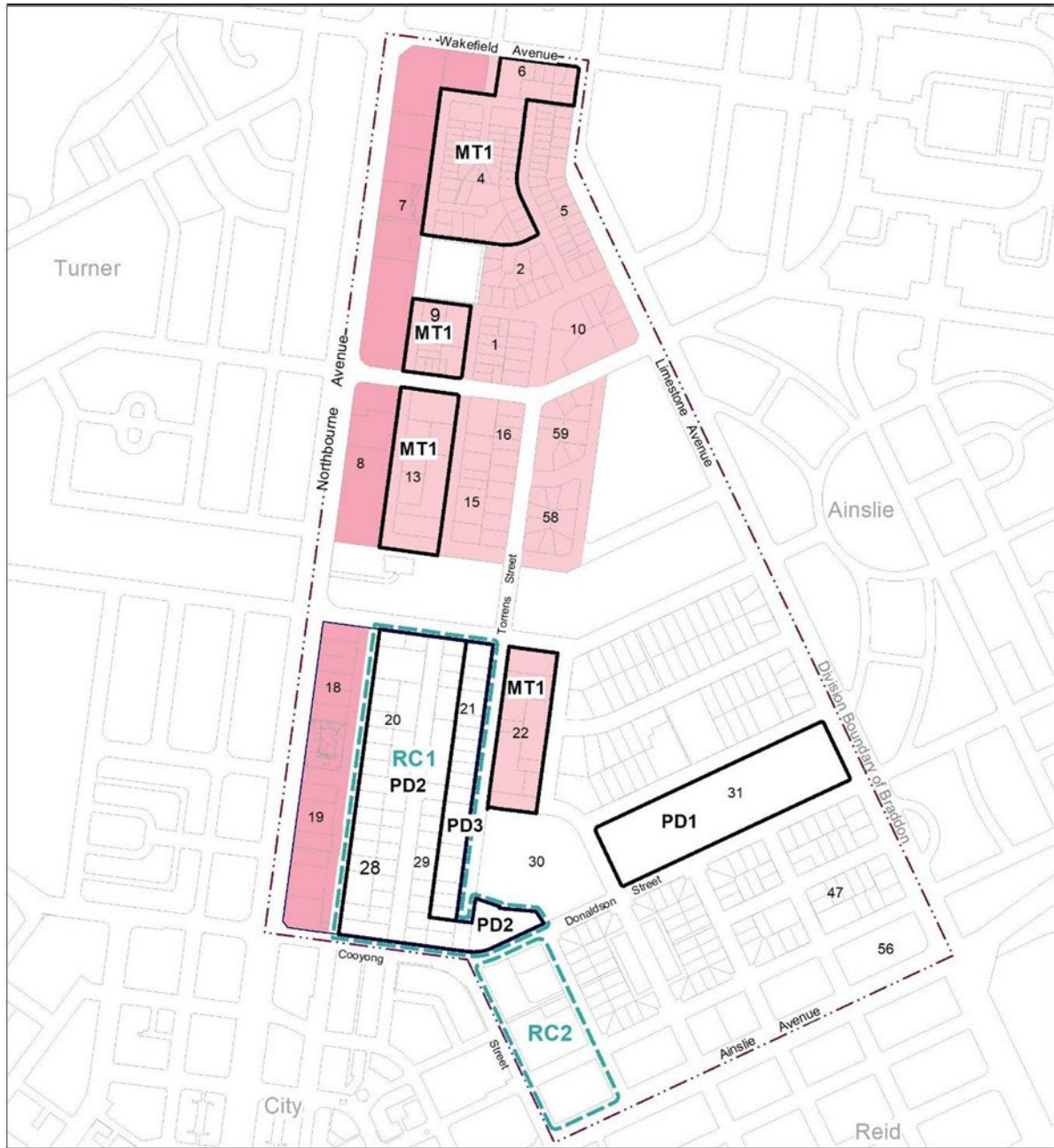
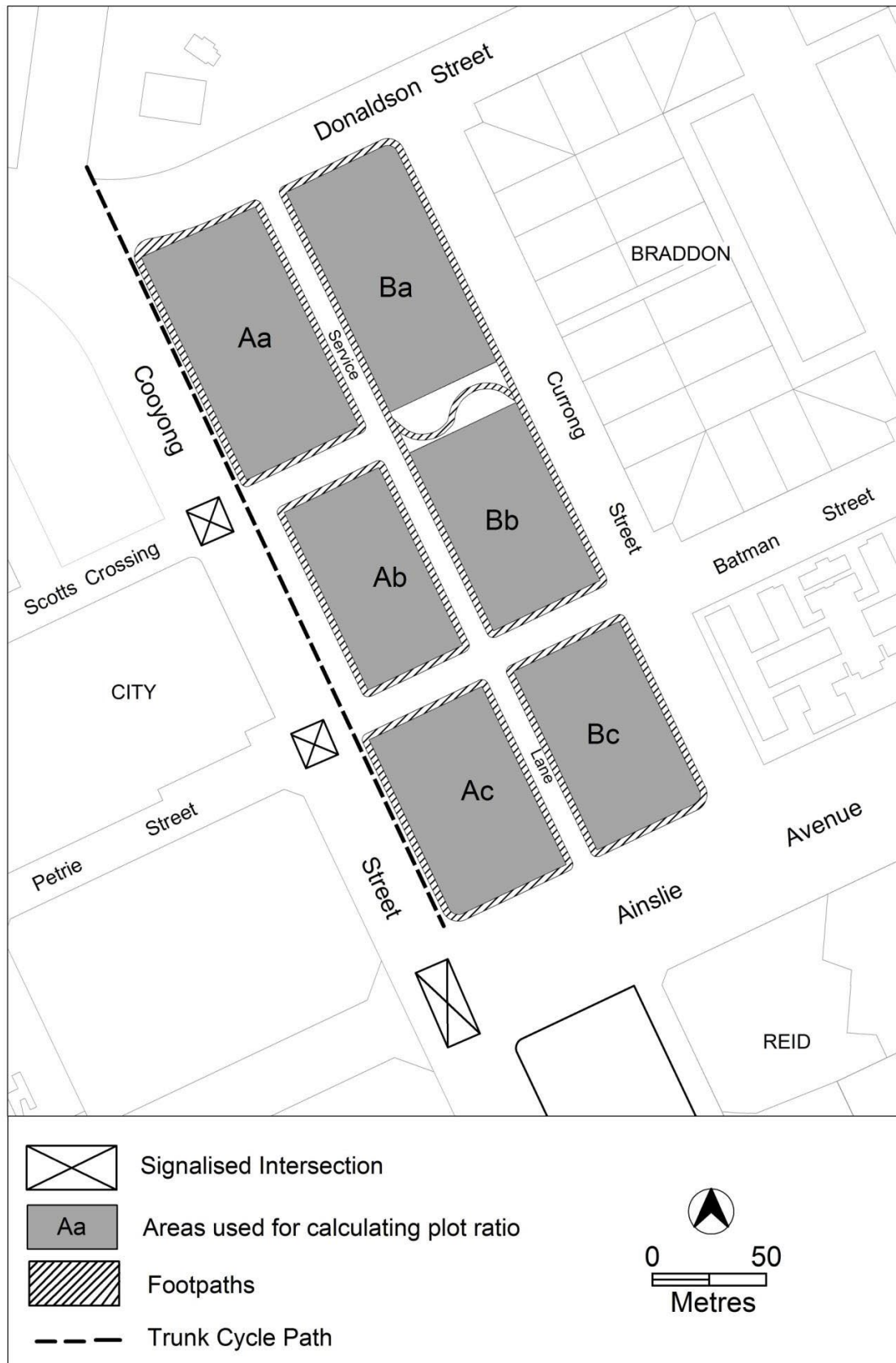


Figure 2 (Braddon)



Subdivision and off-site works

Figure 3 (City)

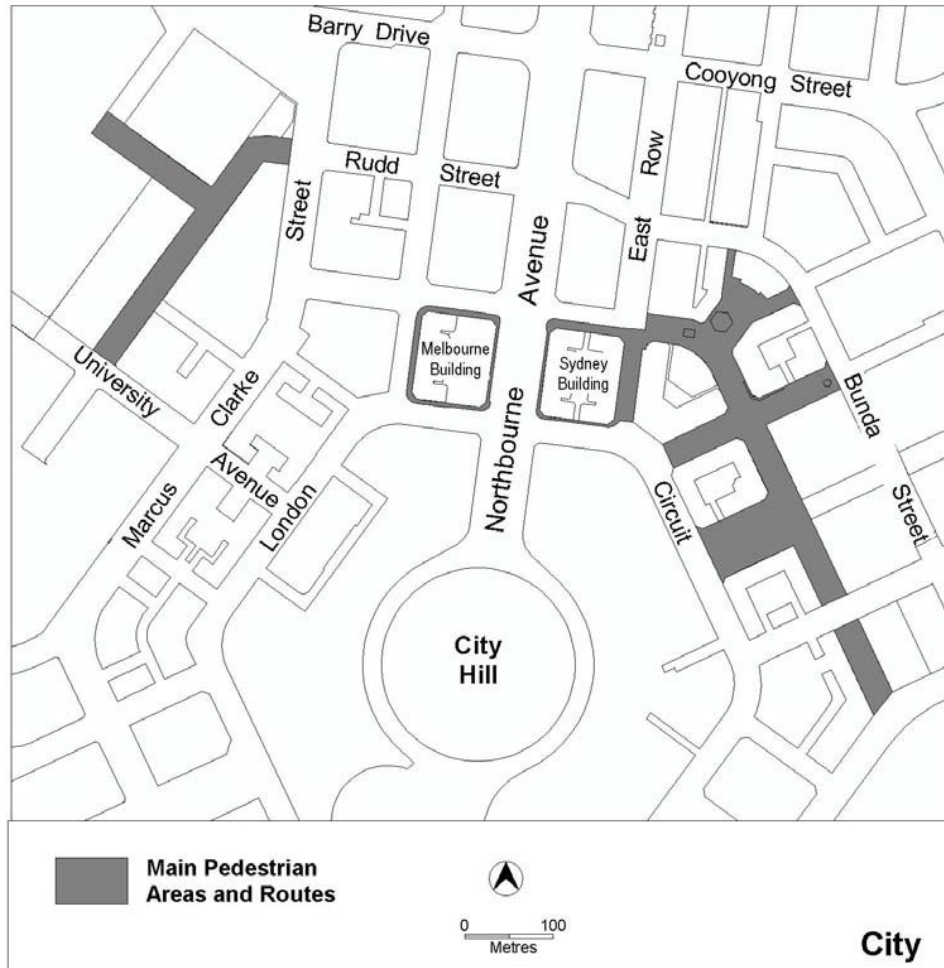
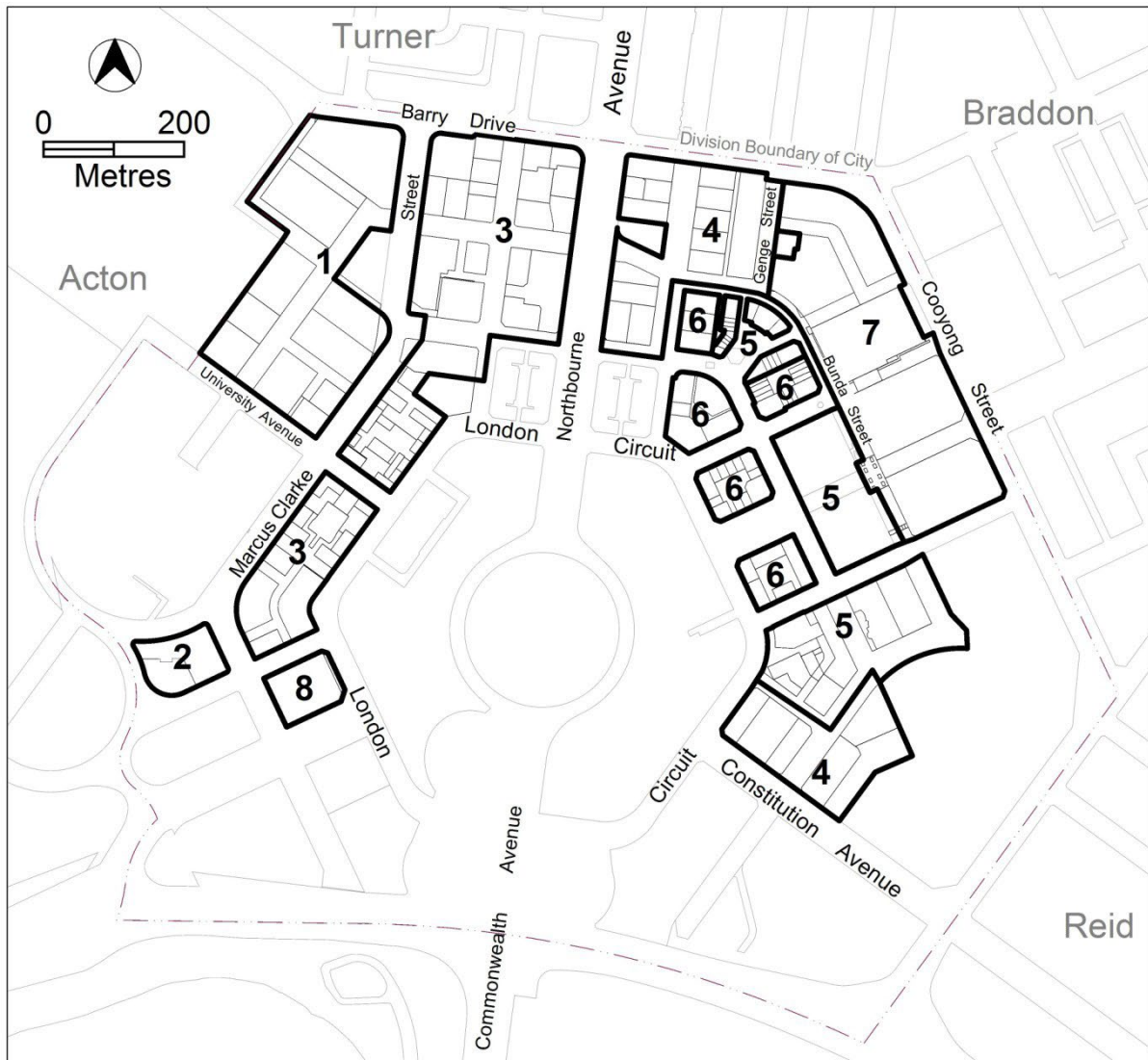


Figure 4 (City)



- | | |
|--------------|--|
| Area 1 | west of Marcus Clarke Street and north of University Avenue |
| Area 2 | City Section 20 |
| Area 3 | east of Marcus Clarke Street and west of London Circuit and Northbourne Avenue |
| Areas 4 to 6 | east of Northbourne Avenue and London Circuit |
| Area 7 | east of Genge Street and Bunda Street |
| Area 8 | City Section 6 |

Figure 5 (City)

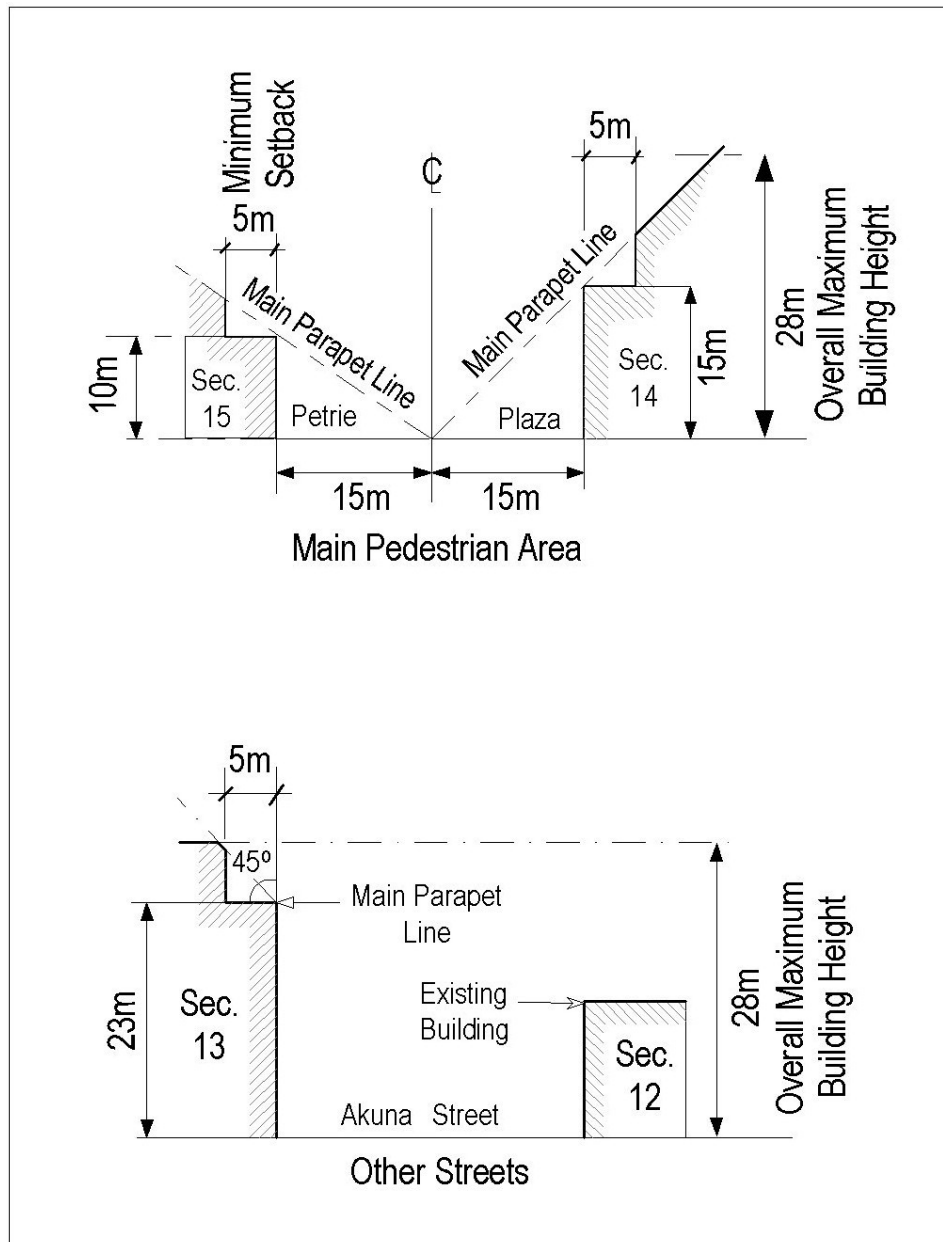
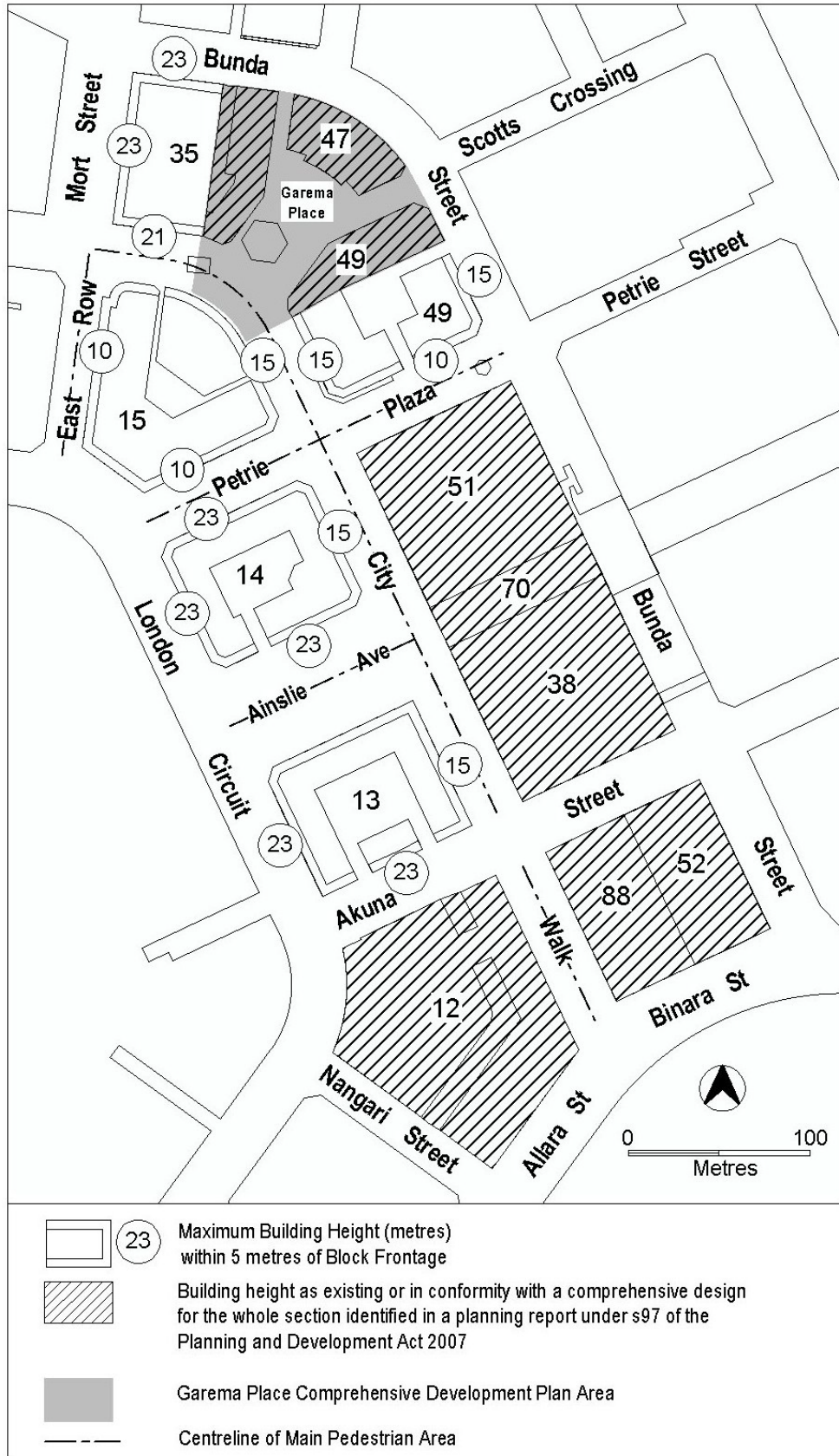


Figure 6 (City)



City Building Height – Areas 5 and 6

Figure 7 (City)



Nominated Car Parking Areas

Figure 8 (Dickson)

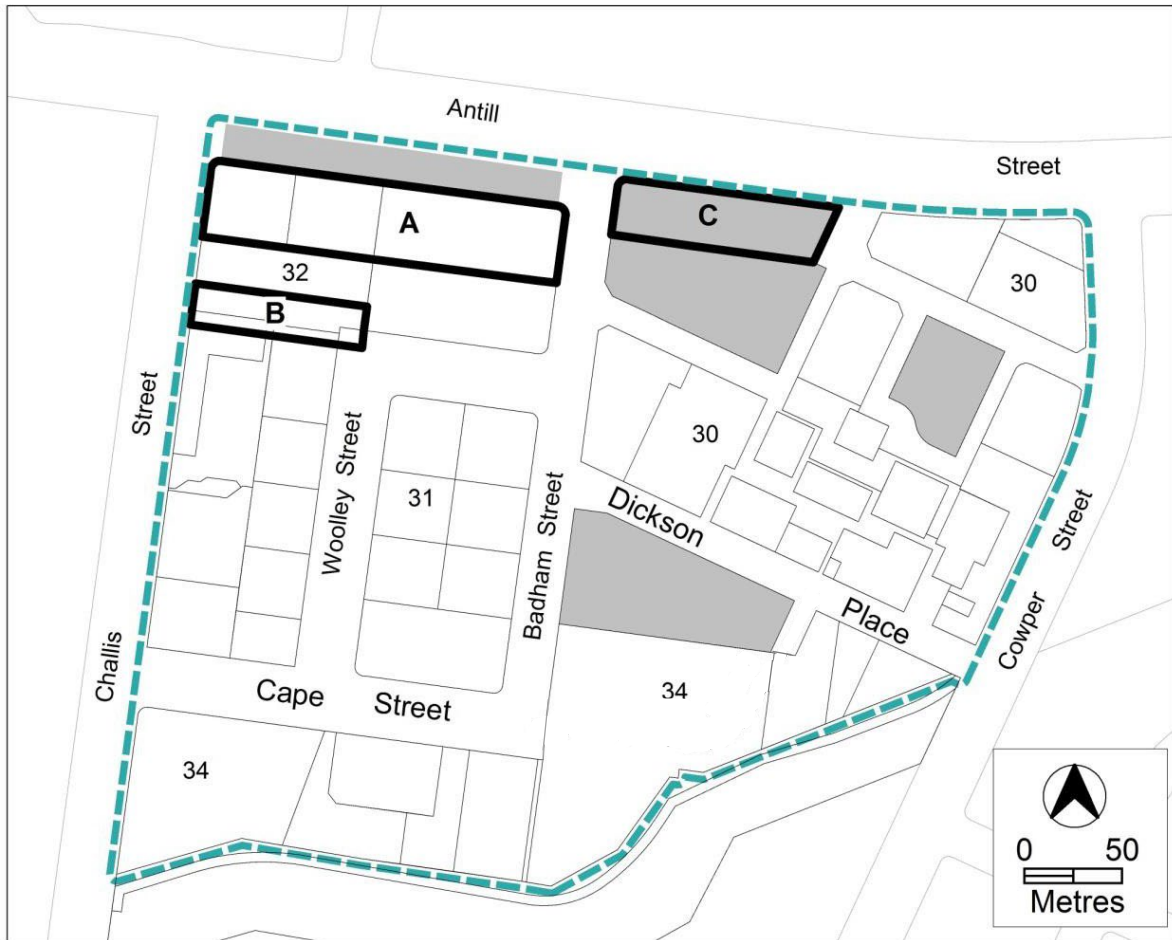
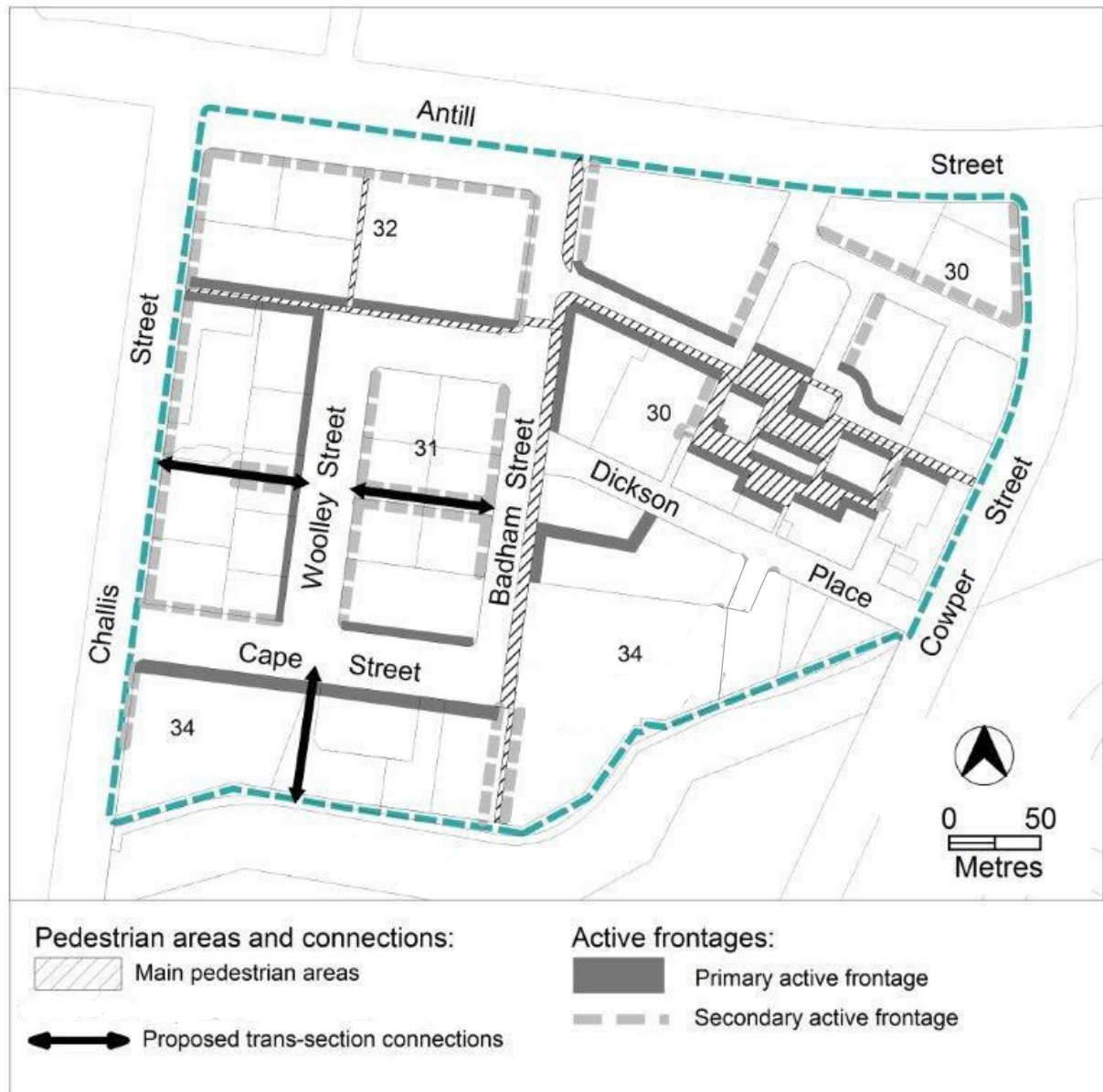


Figure 9 (Dickson)



Main pedestrian areas and active frontages

Figure 10 (Downer)

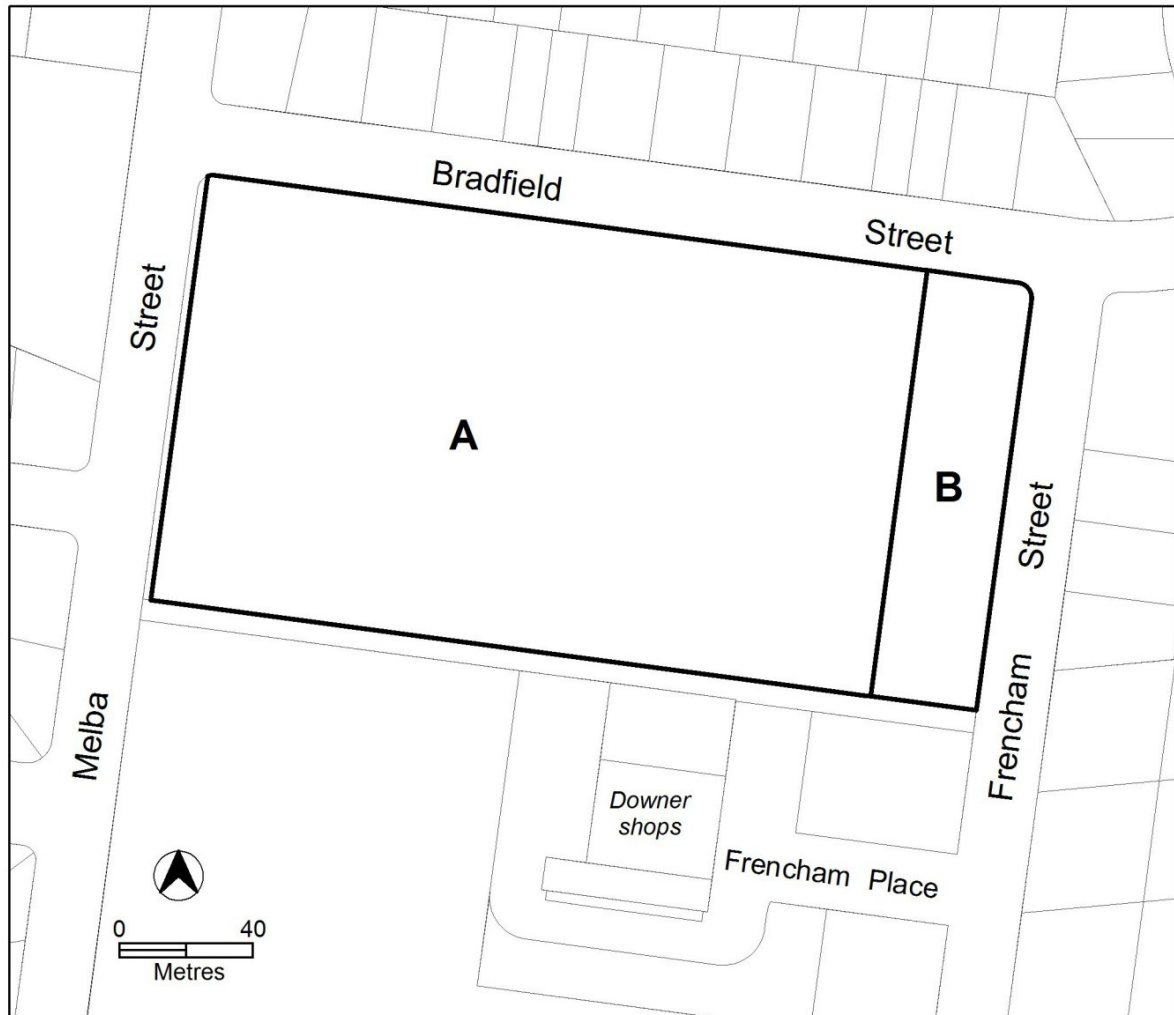


Figure 11 (Northbourne Ave)

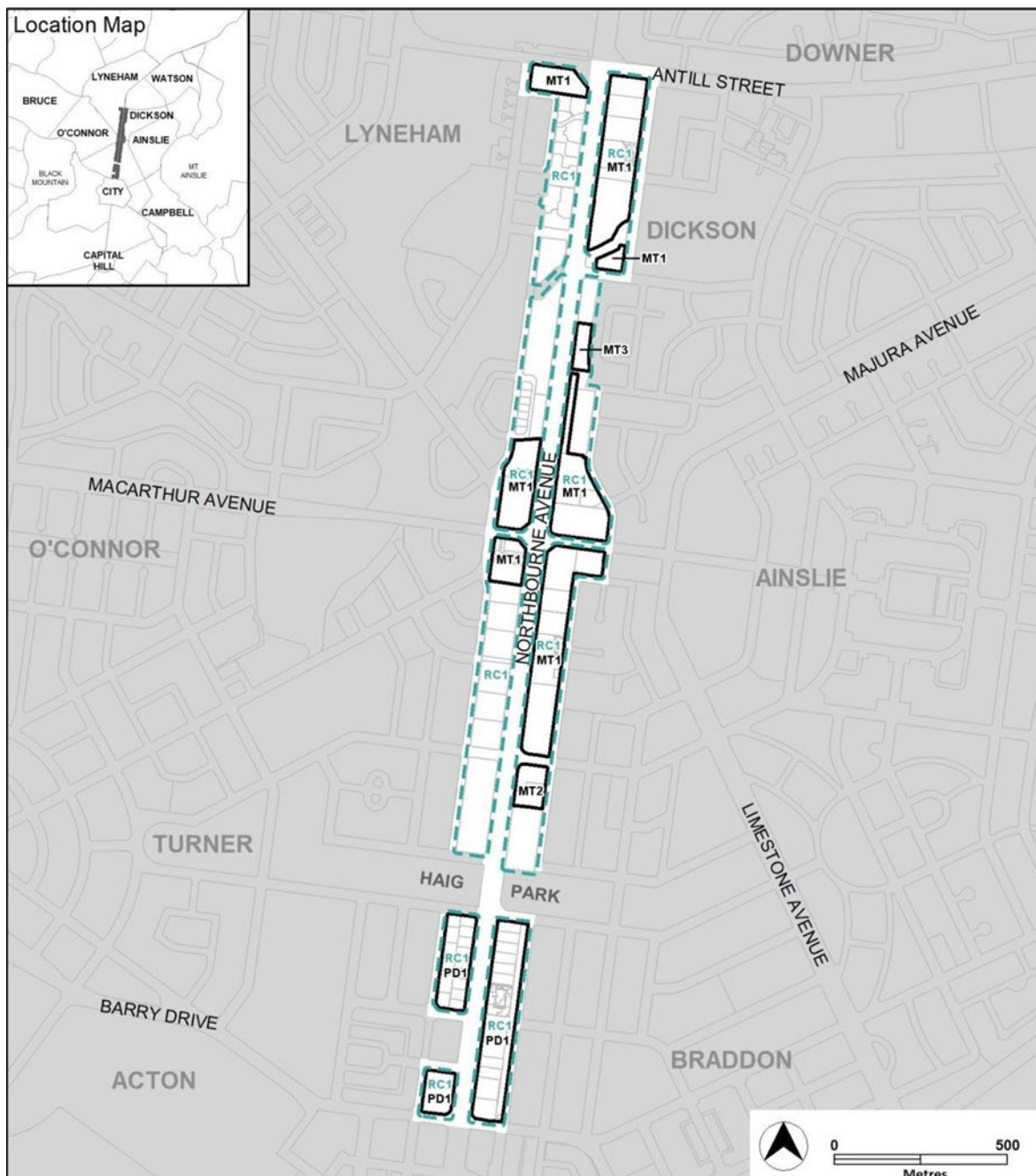


Figure 12 (Northbourne Ave)

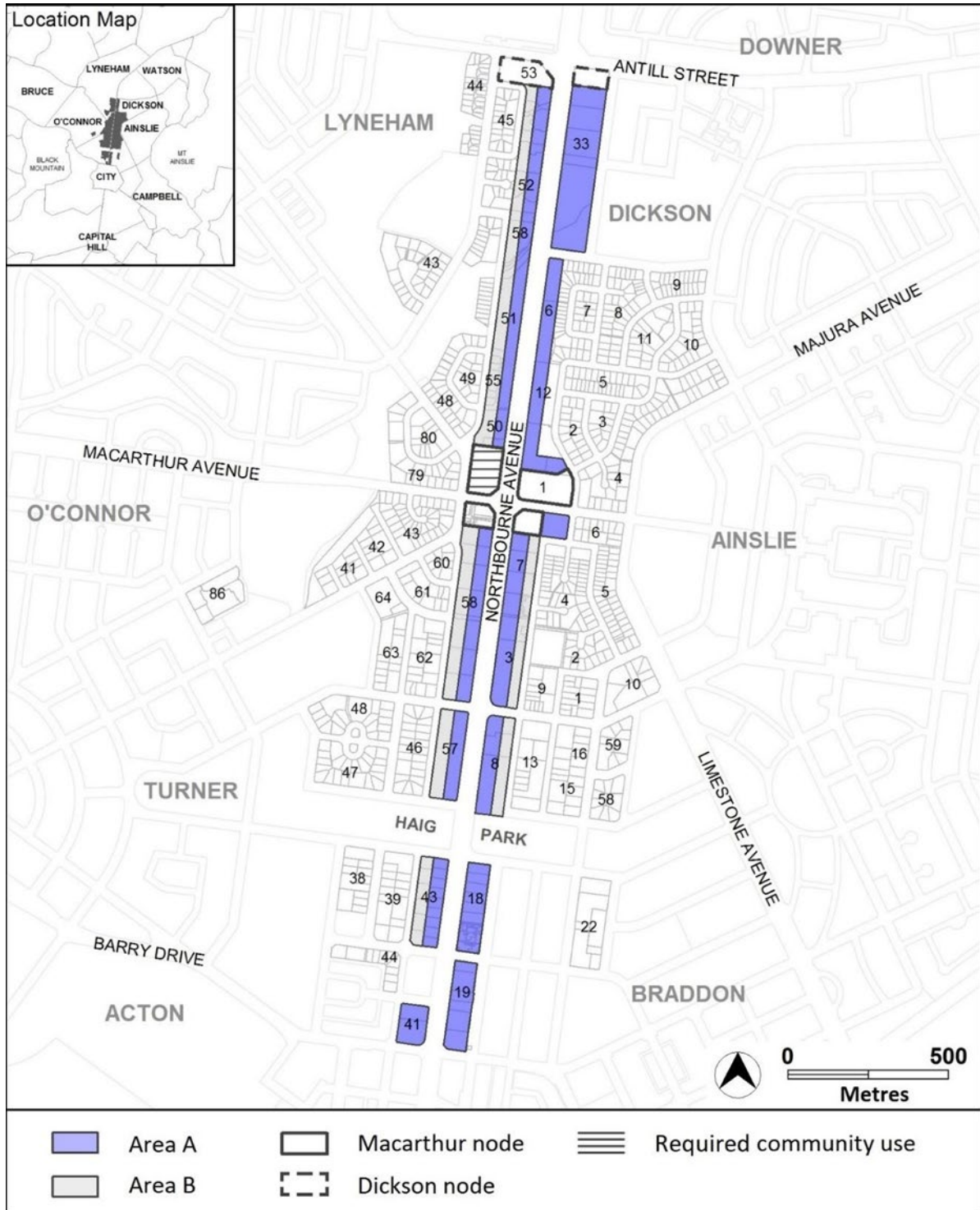


Figure 13 (Northbourne Ave)

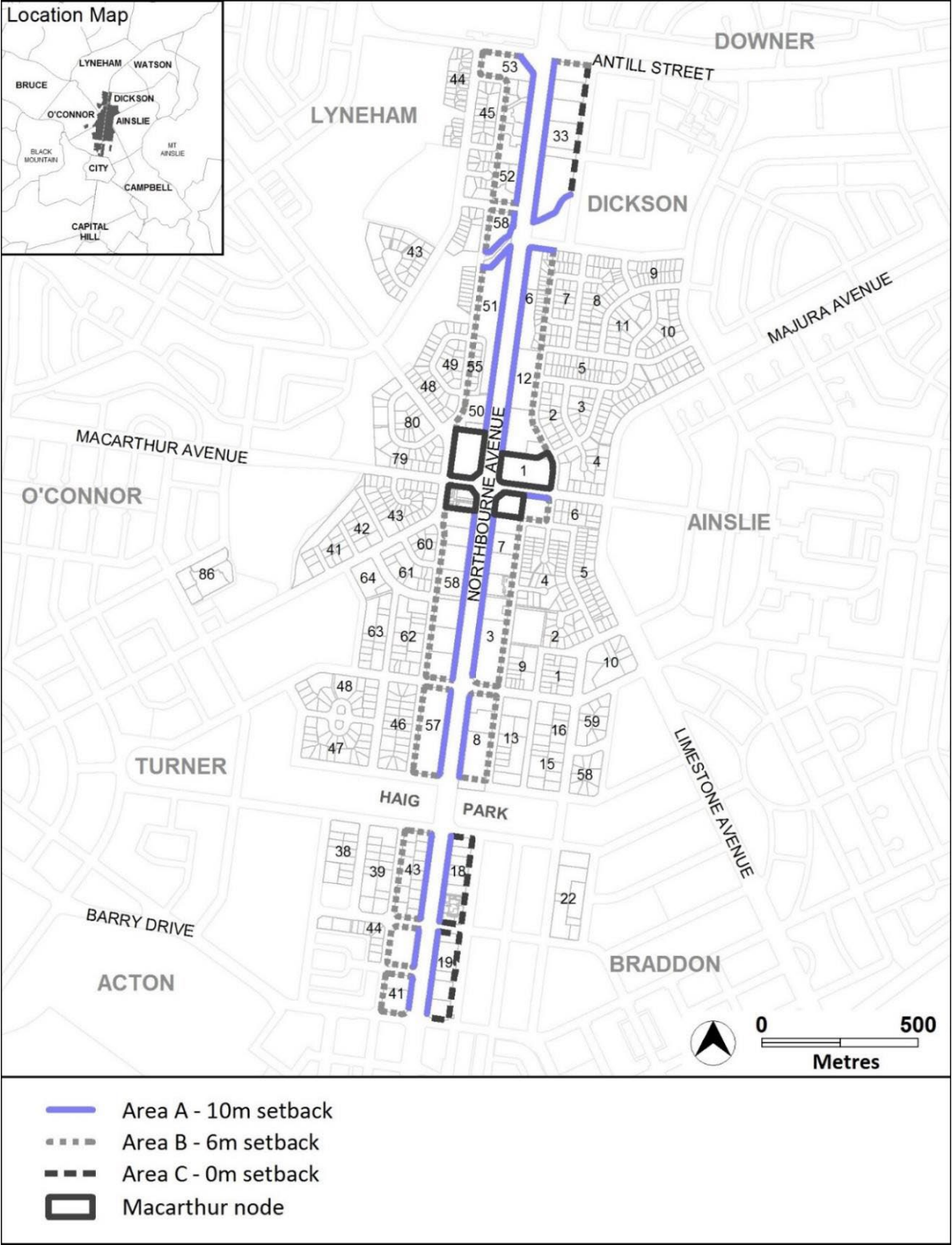


Figure 14 (Northbourne Ave)

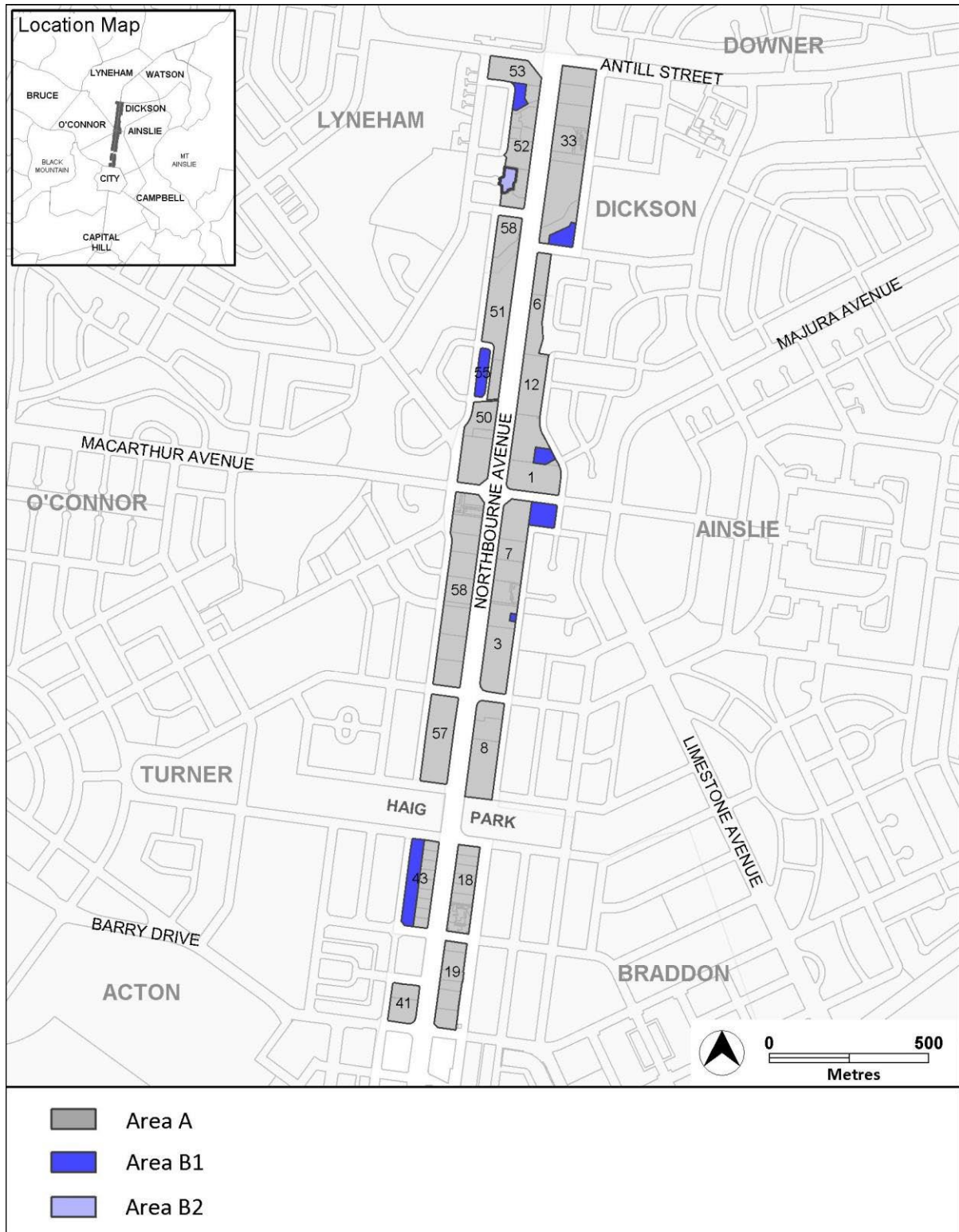


Figure 15 (Northbourne Ave)

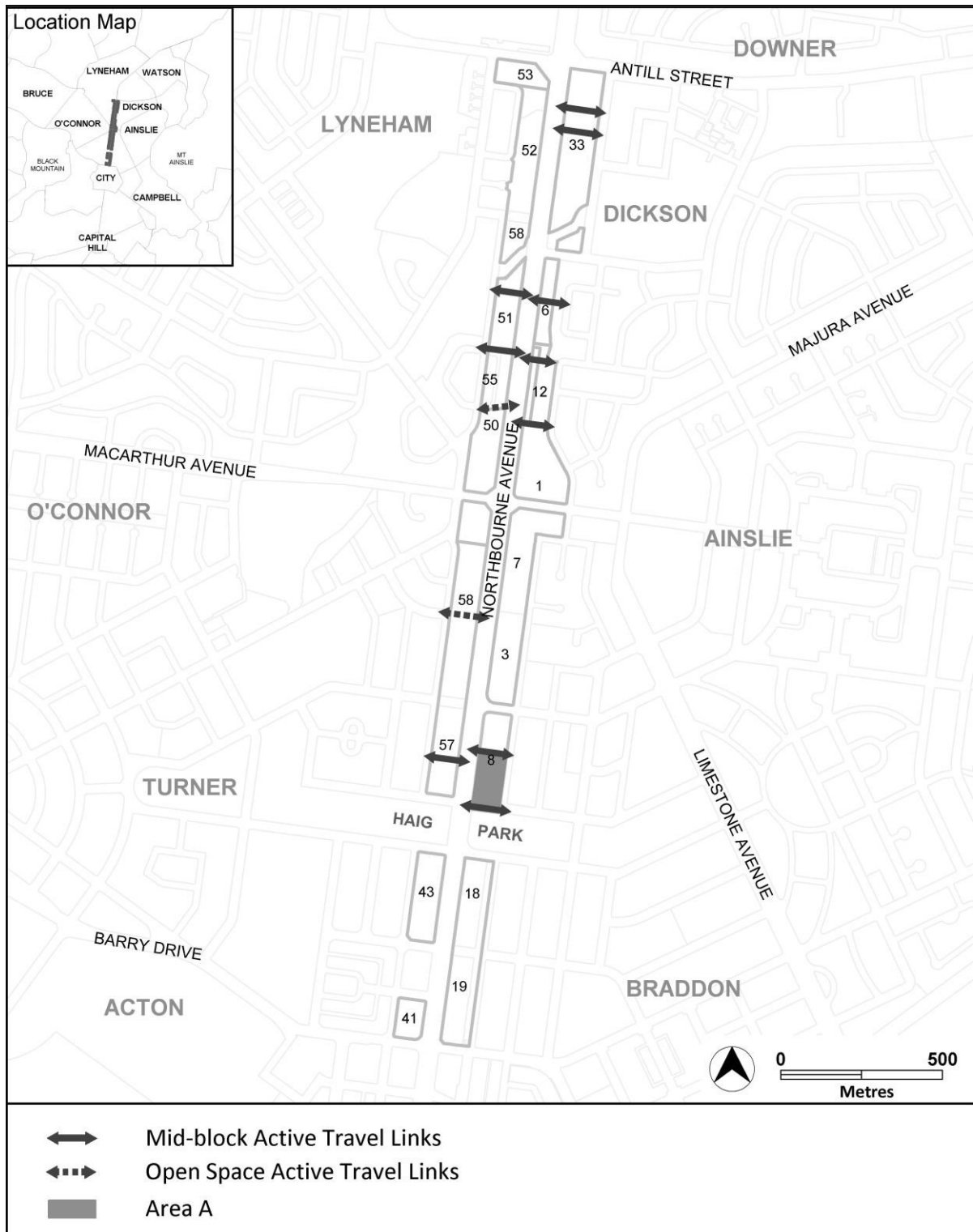


Table 1 (Northbourne Ave)

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

Minimum building separation for Areas B1 and B2

Table 2 (Northbourne Ave)

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

Minimum building separation to commercial zones for Areas B1 and B2

Table 3 (Northbourne Ave)

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

Minimum building separation to residential zones for Area B2

Table 4 (Northbourne Ave)

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

Principal private open space requirements

Figure 16 (Inner North)

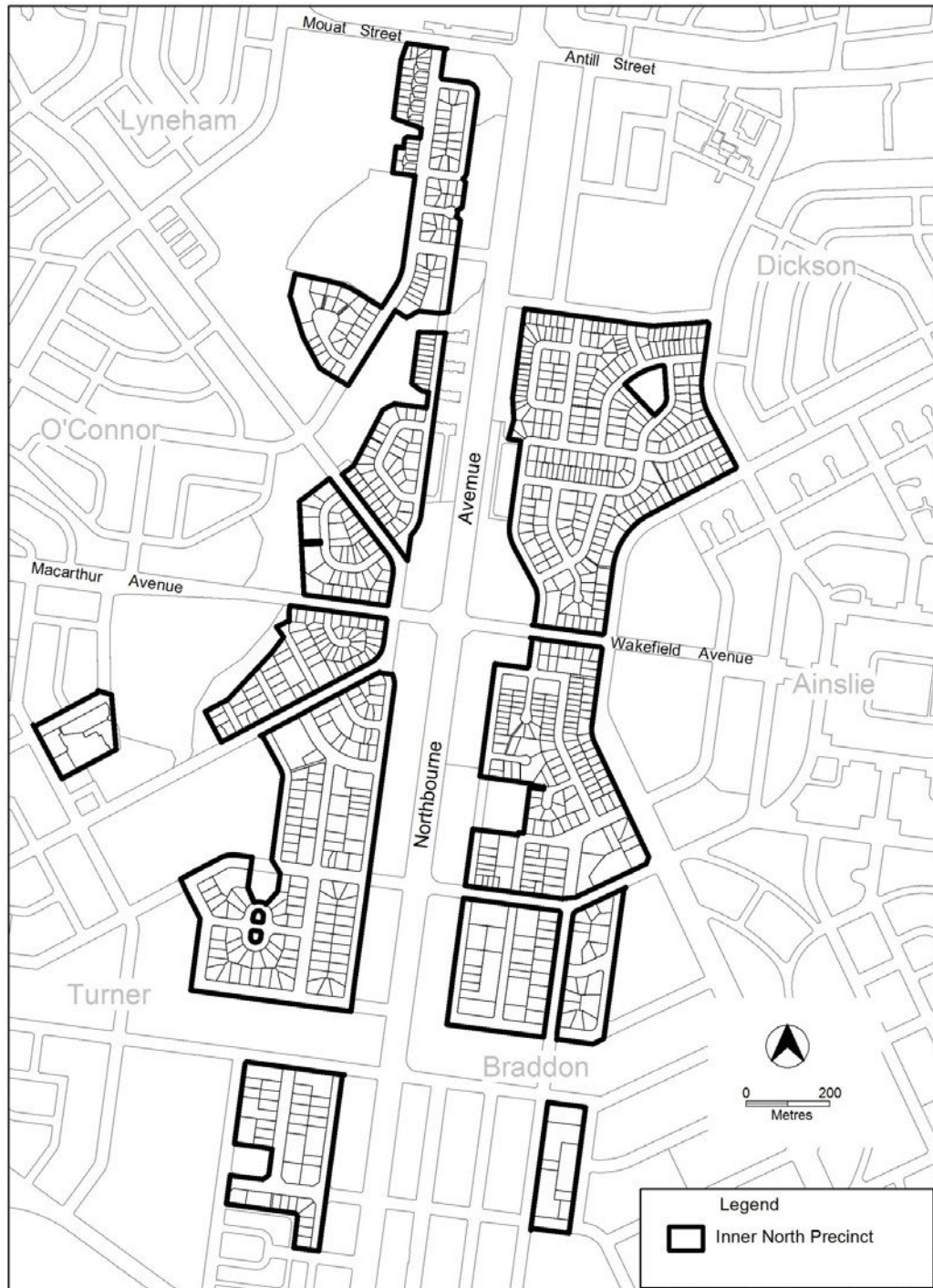
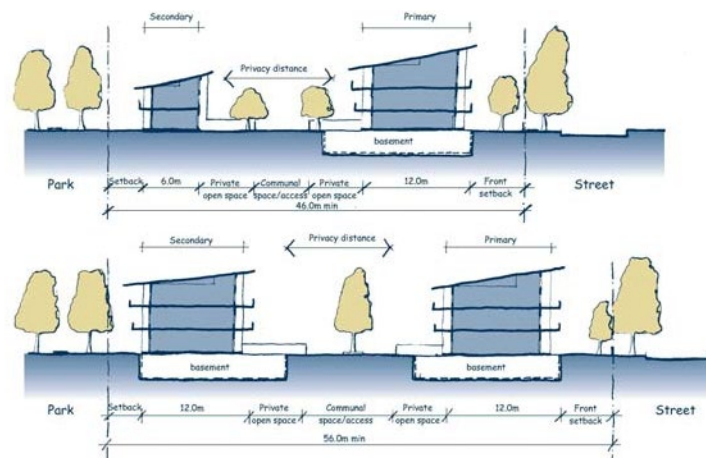
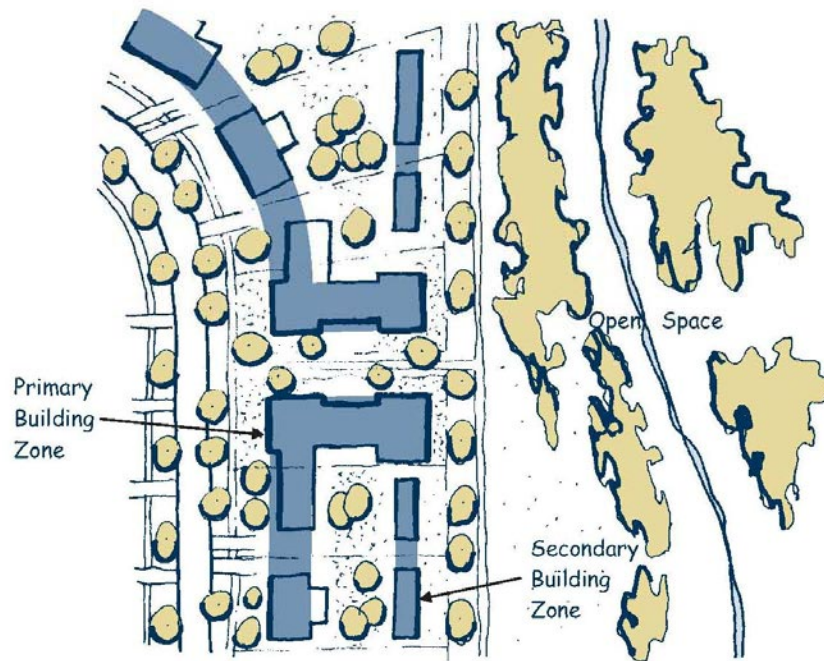
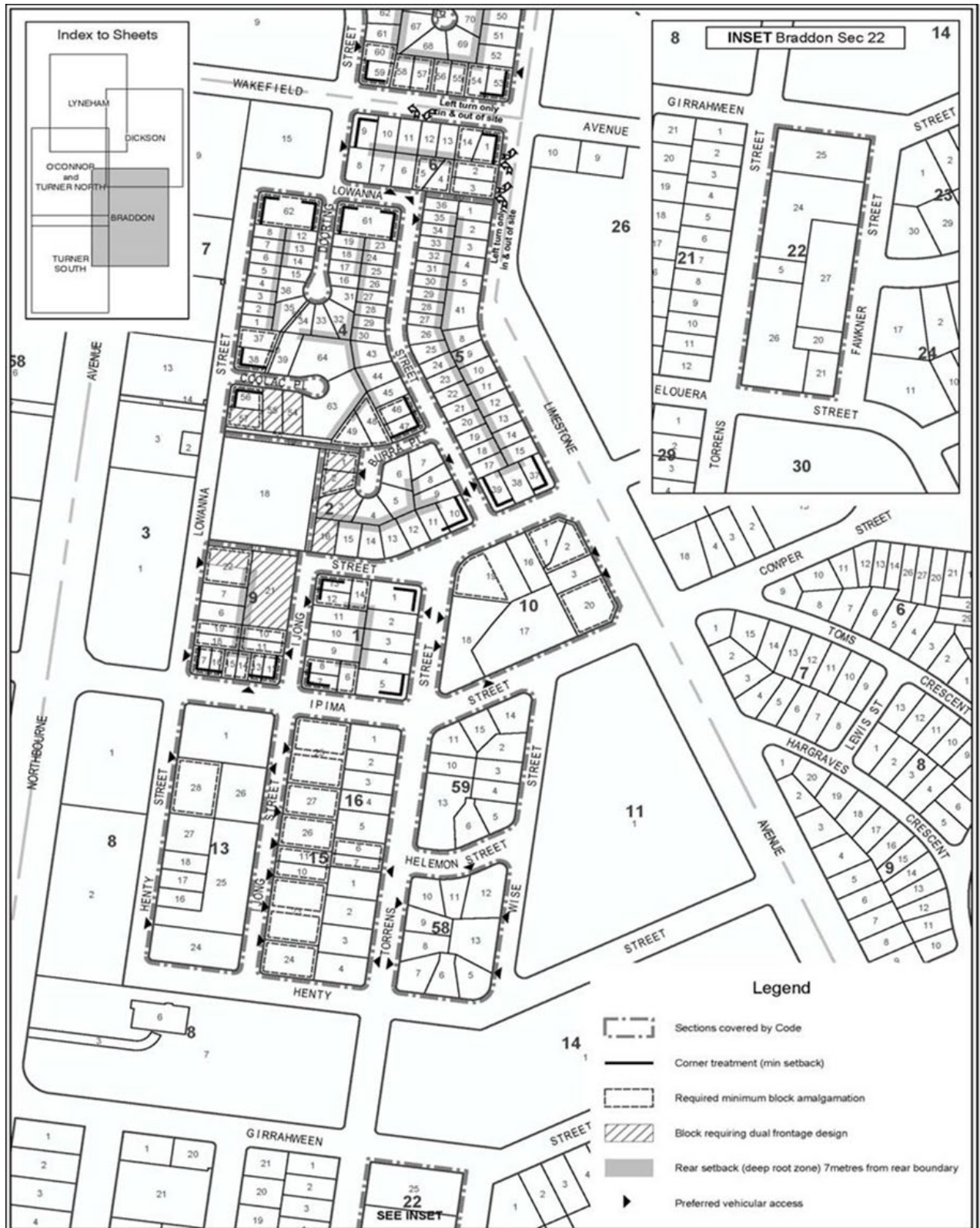


Figure 17 (Inner North)



Dual frontage design

Figure 18 (Inner North)



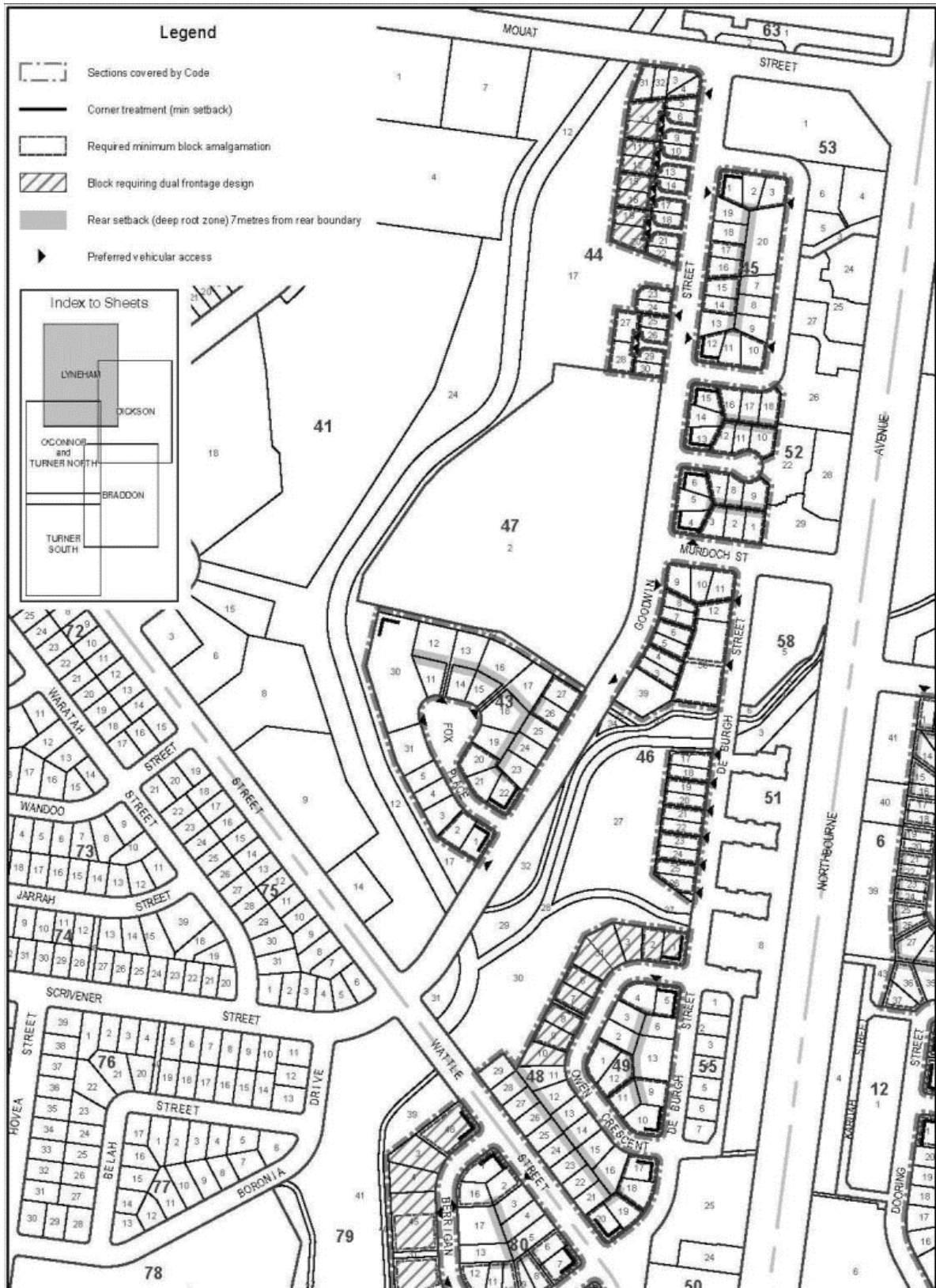
Braddon Control Plan

Figure 19 (Inner North)



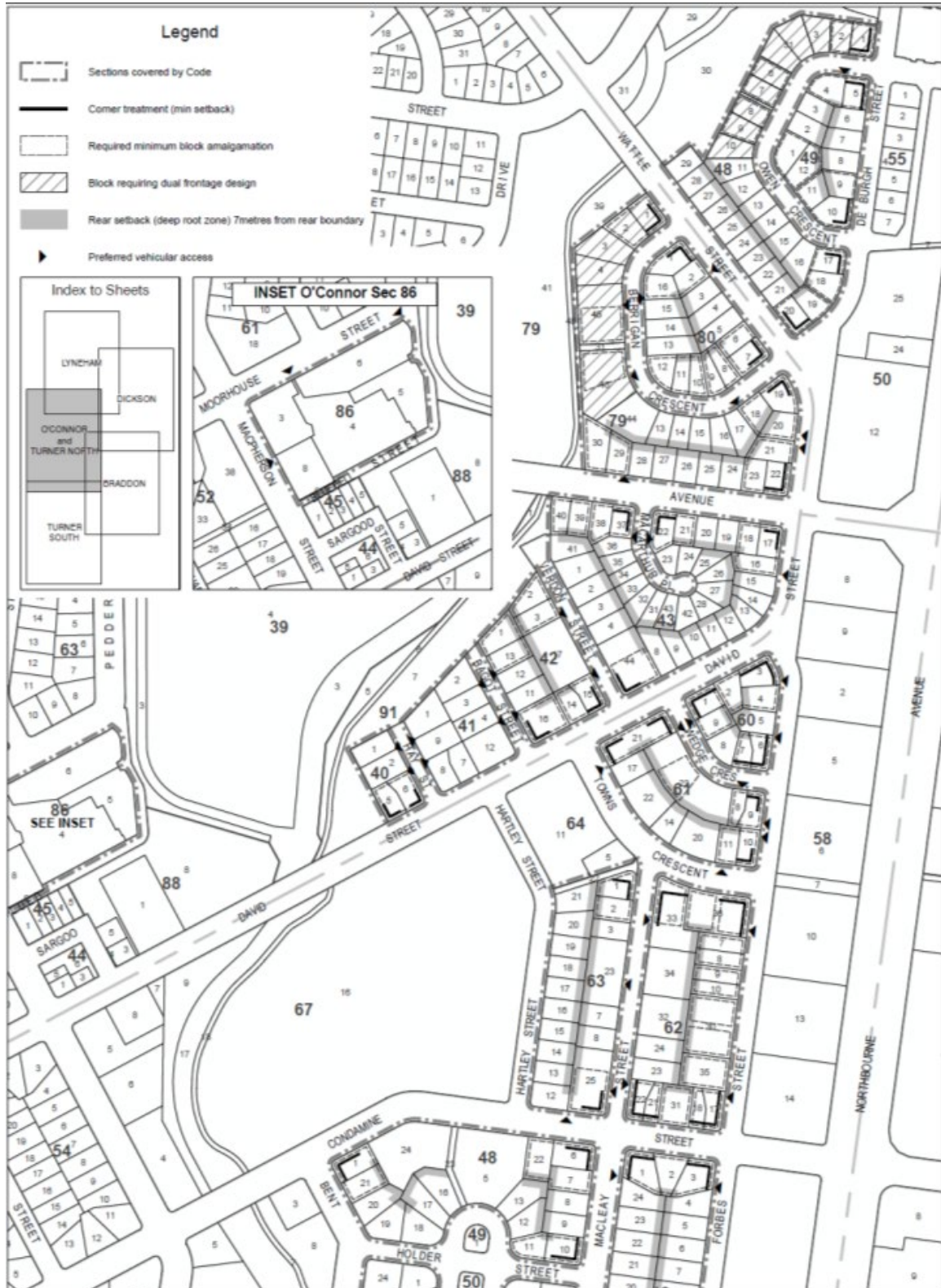
Dickson Control Plan

Figure 20 (Inner North)



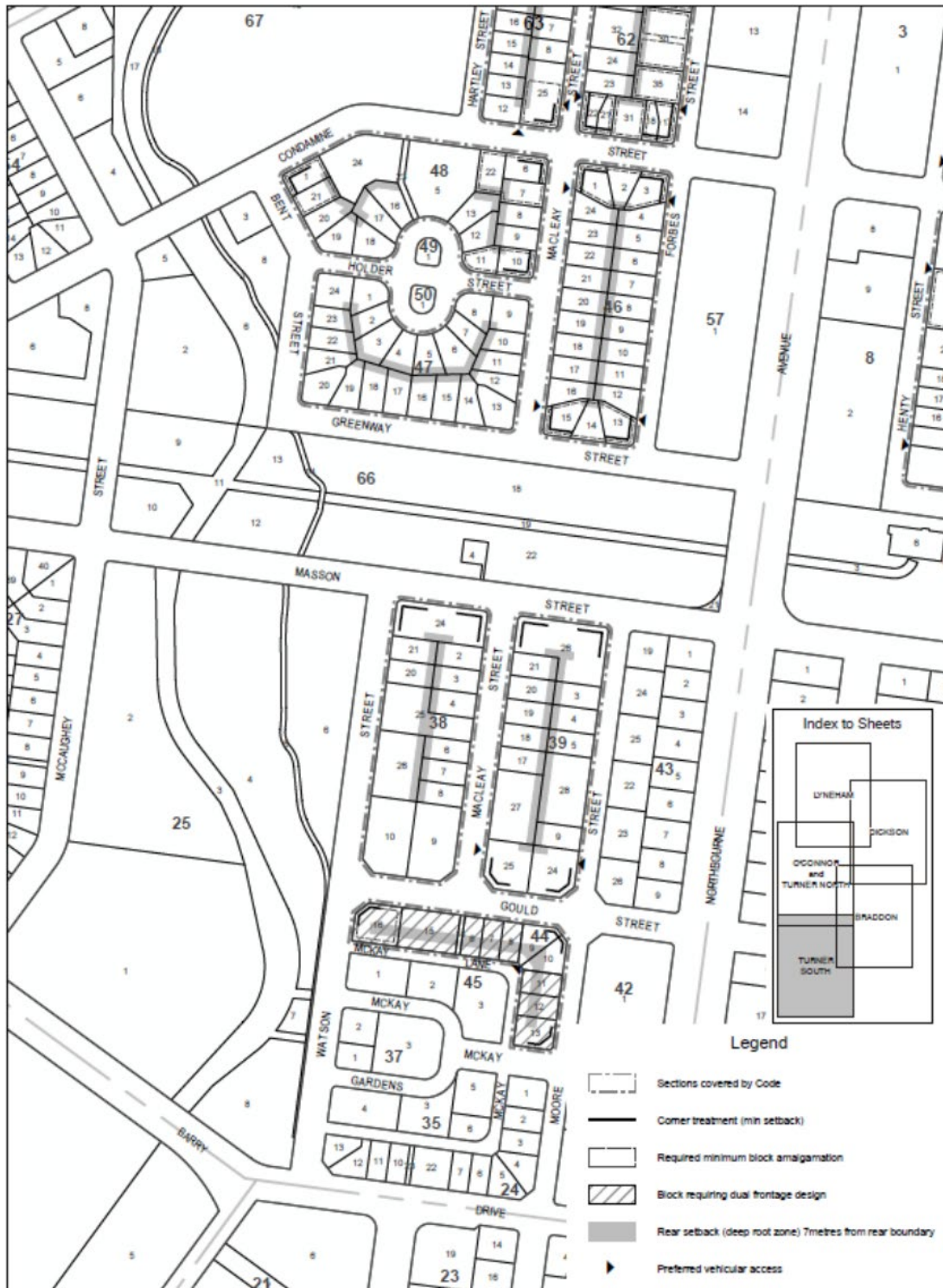
Lyneham Control Plan

Figure 21 (Inner North)



O'Connor and Turner North Control Plan

Figure 22 (Inner North)



Turner South Control Plan

Figure 23 (Braddon additional assessable and prohibited development)



Figure 24 (City additional assessable and prohibited development)

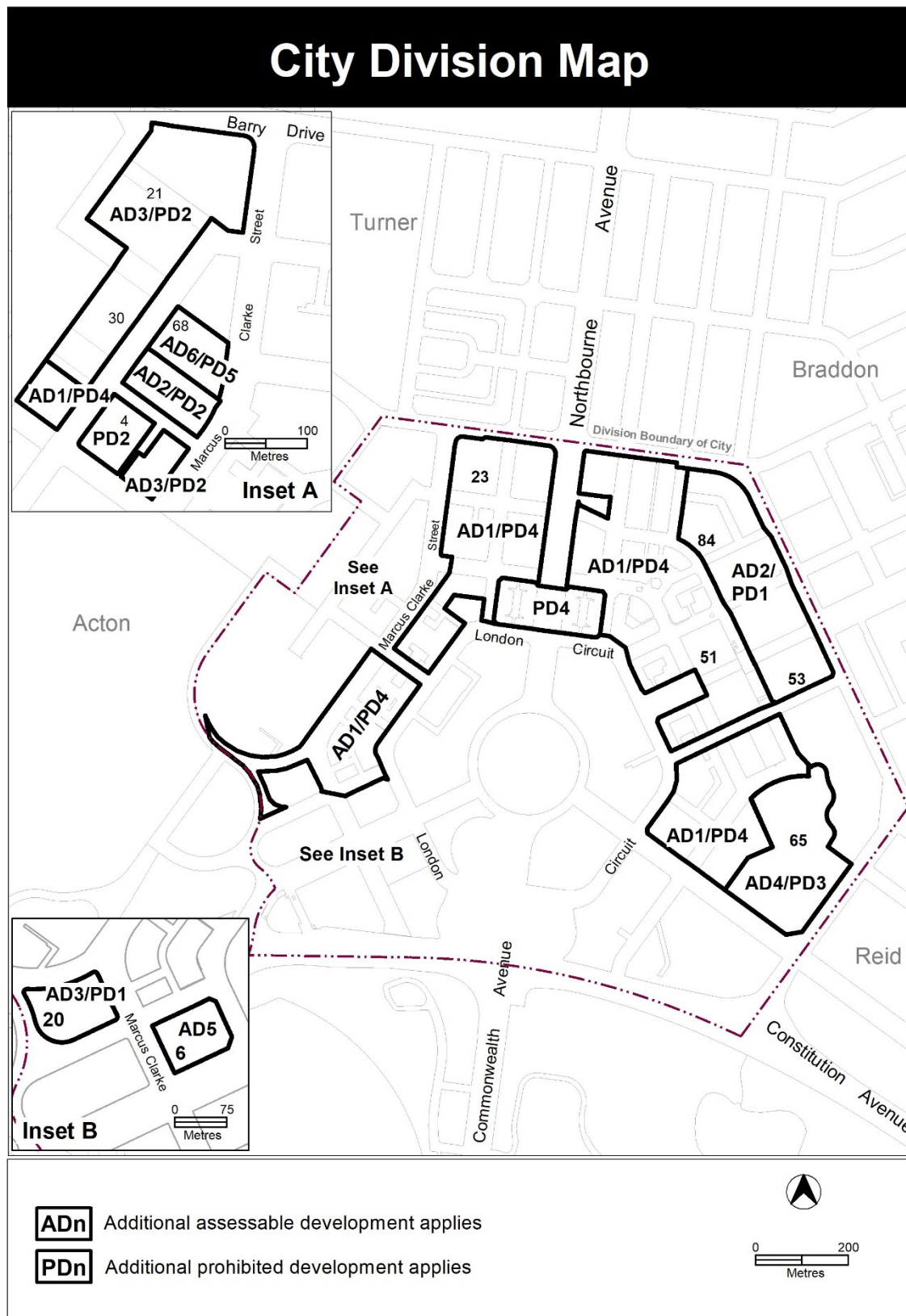
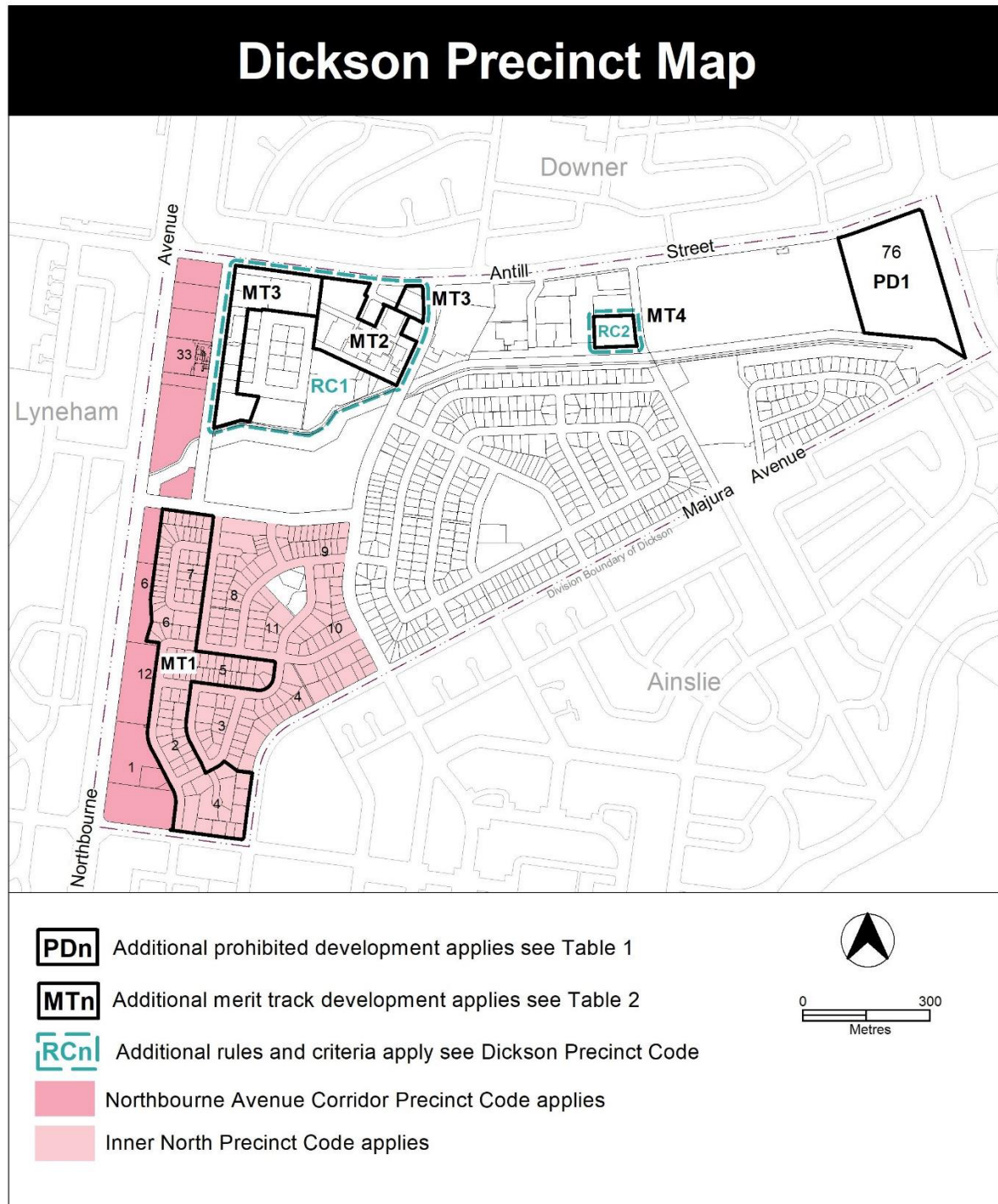
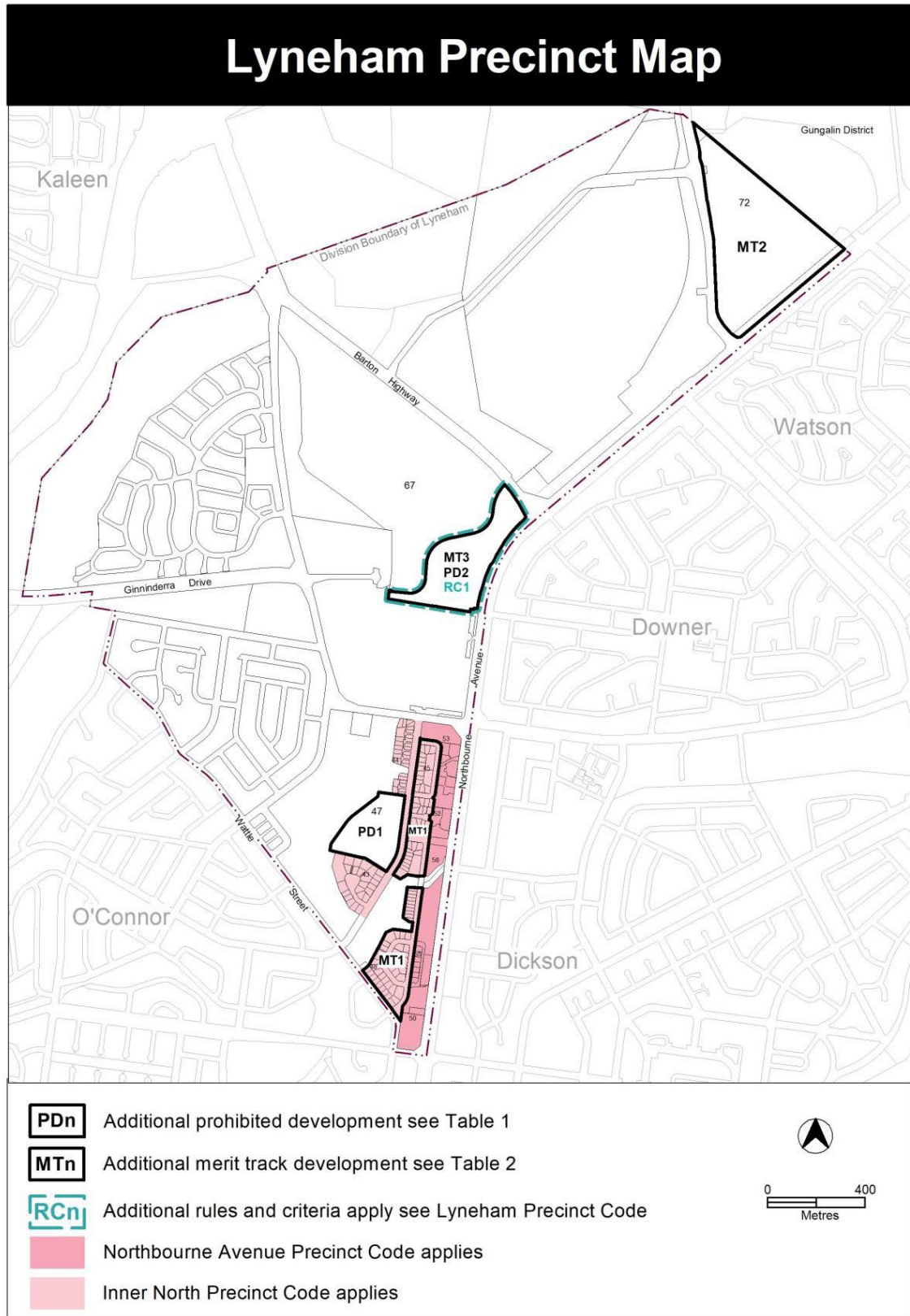


Figure 25 (Dickson additional assessable and prohibited development)



Note: Figure to be updated to reflect new terminology

Figure 26 (Lyneham additional assessable and prohibited development)



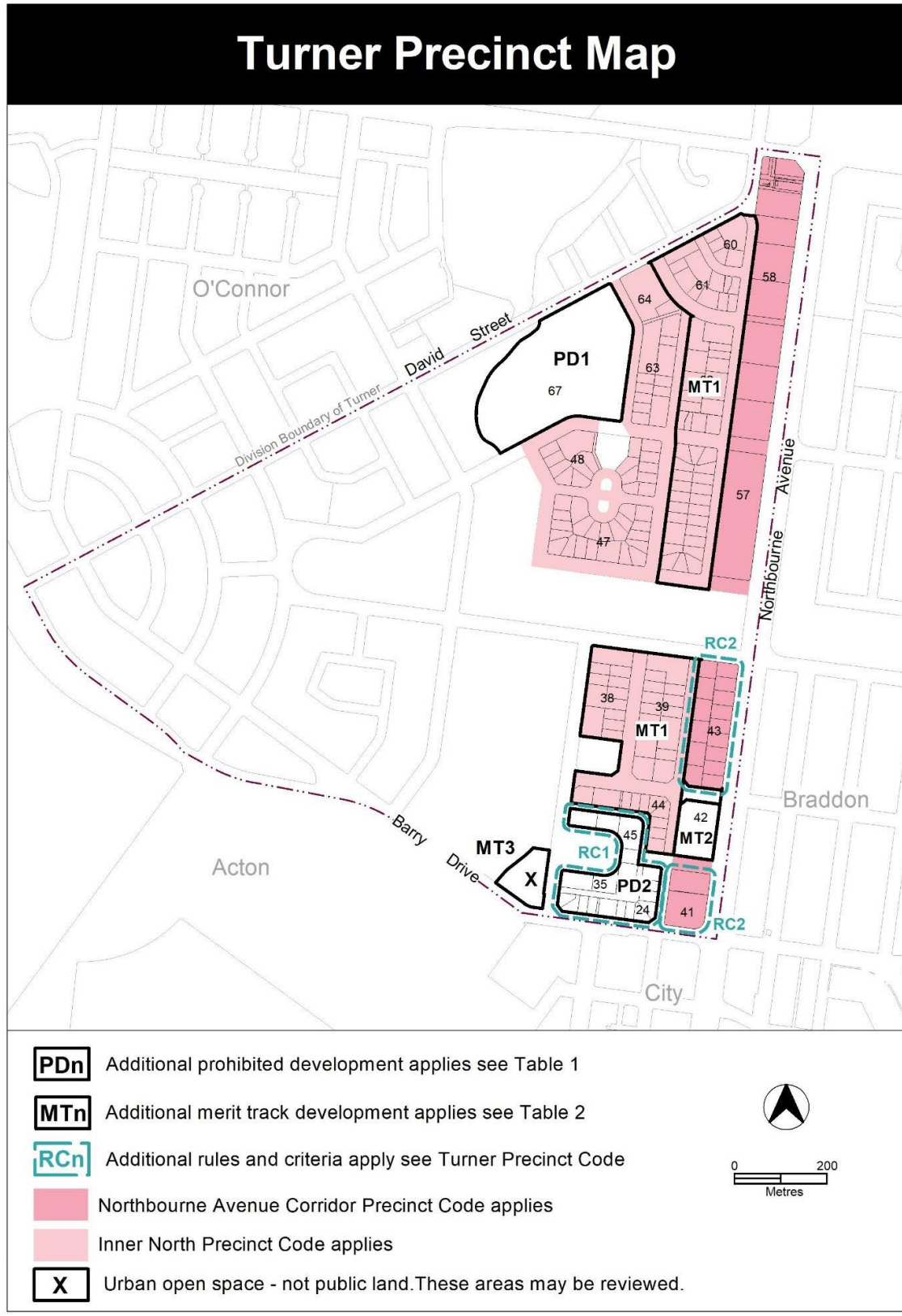
Note: Figure to be updated to reflect new terminology

Figure 27 (O'Connor additional assessable and prohibited development)



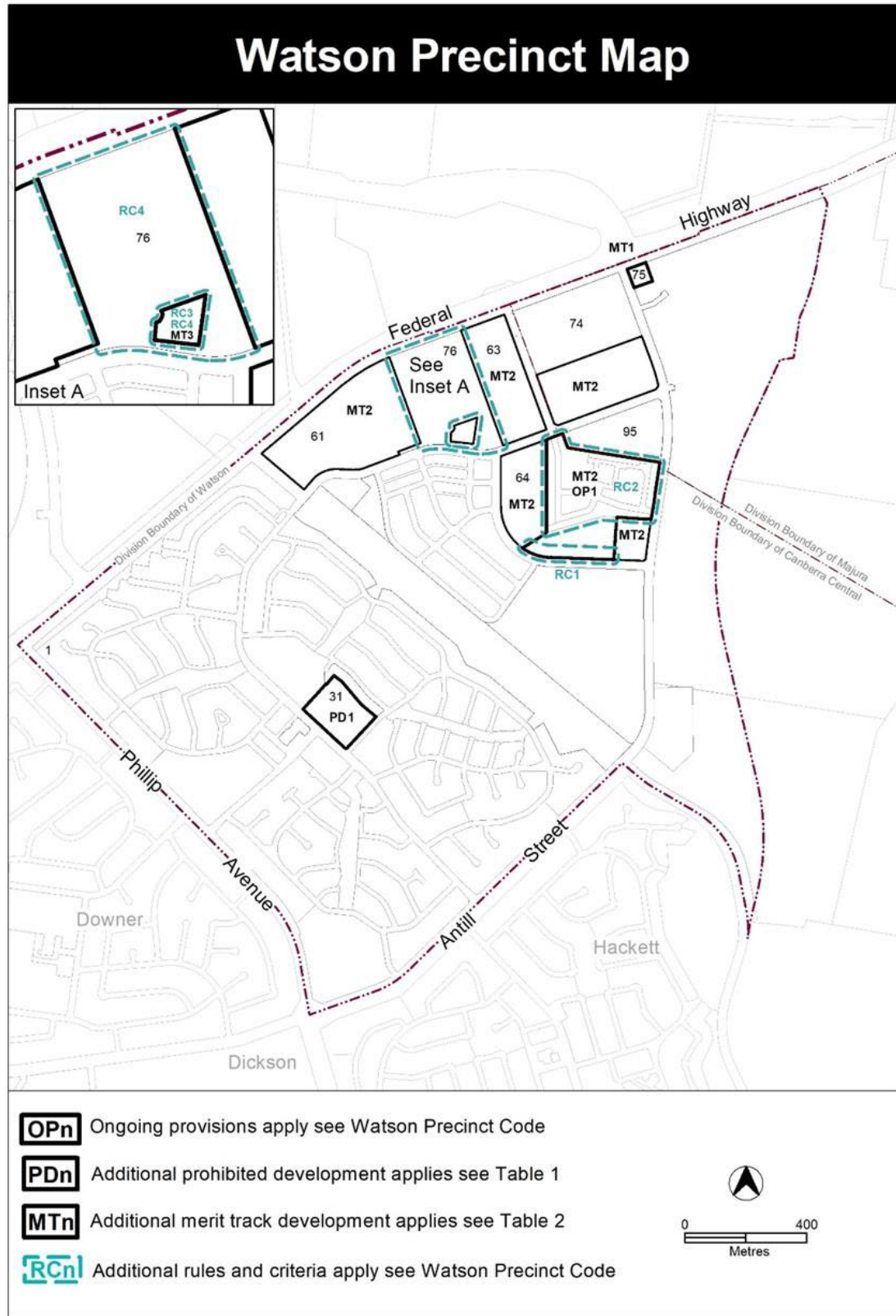
Note: Figure to be updated to reflect new terminology

Figure 28 (Turner additional assessable and prohibited development)



Note: Figure to be updated to reflect new terminology

Figure 29 (Watson additional assessable and prohibited development)



Note: Figure to be updated to reflect new terminology