

DISTRICT SPECIFICATION DS4: INNER SOUTH

District specifications contains provisions that support compliance with requirements for undertaking development. These provisions assist proponents to prepare their development proposals with respect to some of the required outcomes. District specifications can provide possible solutions for identified aspects of a development proposal or certainty for that proposal. District specifications may also be used as a reference or benchmark for technical matters in the preparation and assessment of development proposals.

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.

The district specifications for Inner South District comprises specifications for specific localities; the specifications are structured according to the localities.

Each provision comprises a *control* and a *specification*.

- **Control** refers to the general issue that the specification deals with.
- **Specification** suggests a possible solution that supports compliance with the particular issue or provision.

The following district specifications could be referred to when demonstrating compliance with the Territory Plan.

These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., *Part D4: Inner South District Policy*.

1.1 Barton

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

There are no specific development and site controls for this locality. **Some portions of this locality are “designated land” under the National Capital Plan.**

1.2 Capital Hill

There are no specific development and site controls for this locality. **This locality is “designated land” under the National Capital Plan.**

1.3 Deakin

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

There are no specific development and site controls for this locality. **Some portions of this locality are “designated land” under the National Capital Plan.**

1.4 Forrest

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

Some portions of this locality are “designated land” under the National Capital Plan.

Control: Demonstration housing (Block 5 Section 44 Forrest)

Specification:

1. Multi-unit housing development for 3 dwellings can only be undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website.
2. The maximum number of dwellings is 3.
3. The maximum plot ratio is 50%.
4. Subdivision under the *Unit Titles Act 2001* is permitted.
5. A maximum of 3 dwellings can be unit titled.
6. All dwellings must achieve the Livable Housing Design (Gold Level) accreditation, first published by Livable Housing Australia.
7. Only one driveway verge crossings permitted for the block.
8. A minimum of 6 car parking spaces are to be provided on the block.

1.5 Fyshwick

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

Some portions of this locality are “designated land” under the National Capital Plan.

Control: Dairy Road mixed-use area: Noise attenuation

Specification:

9. Noise attenuation for noise from external sources:

- a) For residential development all dwellings are constructed to comply with the relevant sections of *AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors* (the relevant satisfactory recommended interior design sound level).
- b) Compliance with this specification is demonstrated by an acoustic assessment and noise management plan, prepared by a member of the Australian Acoustical Society with experience in the assessment of rail traffic noise, and endorsed by the ACT Government entity responsible for transport planning.
- c) Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).

Note: The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the *Environment Protection Regulation 2005*, based on the estimated noise levels when the facility is in use.

Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.

1.6 Griffith

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

Some portions of this locality are “designated land” under the National Capital Plan.

Control: Demonstration housing – Manor House (Block 6 Section 31 Griffith)

Specification:

10. A Manor house for the purposes of Demonstration Housing on Block 6 Section 31 is defined as a building containing three or four dwellings, where:
 - a) each dwelling is attached to another dwelling by a common wall or floor
 - b) at least one dwelling is partially or wholly located above another dwelling
 - c) the building contains no more than 2 storeys excluding the basement.
11. A building is not an apartment if it meets the definition of manor house.
12. Manor house development can only be undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website.
13. The maximum plot ratio is 50%.
14. The maximum number of dwellings is 4.
15. Basement is permitted below any 2-storey element. Ramp accessing basement car parking is behind the building line and located on Blaxland Crescent.
16. Subdivision under the *Unit Titles Act 2001* to provide separate title to each dwelling is permitted.

Note: Refer to assessment outcomes for Griffith for additional considerations

1.7 Kingston

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

There are no specific development and site controls for this locality. **Some portions of this locality are “designated land” under the National Capital Plan.**

1.8 Narrabundah

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

There are no specific development and site controls for this locality. **Some portions of this locality are “designated land” under the National Capital Plan.**

1.9 Parkes

There are no specific development and site controls for this locality. **This locality is “designated land” under the National Capital Plan.**

1.10 Red Hill

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

There are no specific development and site controls for this locality. **Some portions of this locality are “designated land” under the National Capital Plan.**

1.11 Yarralumla

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

There are no specific development and site controls for this locality. **Some portions of this locality are “designated land” under the National Capital Plan.**