

DISTRICT SPECIFICATION DS6: WESTON CREEK

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 Weston Creek 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 D6: Weston Creek District Policy*.

1.1 Chapman

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

There are no specific development and site controls for this locality.

1.2 Duffy

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

There are no specific development and site controls for this locality.

1.3 Fisher

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

There are no specific development and site controls for this locality.

1.4 Holder

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

There are no specific development and site controls for this locality.

1.5 Rivett

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

There are no specific development and site controls for this locality.

1.6 Stirling

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

There are no specific development and site controls for this locality.

1.7 Waramanga

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

There are no specific development and site controls for this locality.

1.8 Weston

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

Control: Demonstration housing (Block 2 Section 50 Weston)

Specification:

1. Multi-unit housing development for 3 dwellings is only 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. Buildings appear as though it is a dual occupancy and achieve reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.
 4. Subdivision under the *Unit Titles Act 2001* to provide separate title to each dwelling is permitted.
 5. A maximum of 3 dwellings are unit titled.
 6. The development demonstrates extensive use of one or more of the following innovative approaches to providing green infrastructure, permeability and urban heat reduction as an alternative to meeting the planting area, tree planting and tree canopy cover requirements of the Residential Zones Policy and the technical specifications for residential development:
 - a) green roof
 - b) green wall or vertical garden
 - c) permeable paving
 - d) cool roof
 7. Two (2) dwellings achieve the Liveable Housing Design (gold level), first published by Liveable Housing Australia.
 8. One (1) dwelling achieves Liveable Housing Design (silver level), first published by Liveable Housing Australia.
 9. The number of driveway verge crossings for the block does not exceed one.
 10. A minimum of four (4) car spaces in total are to be provided on site.
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