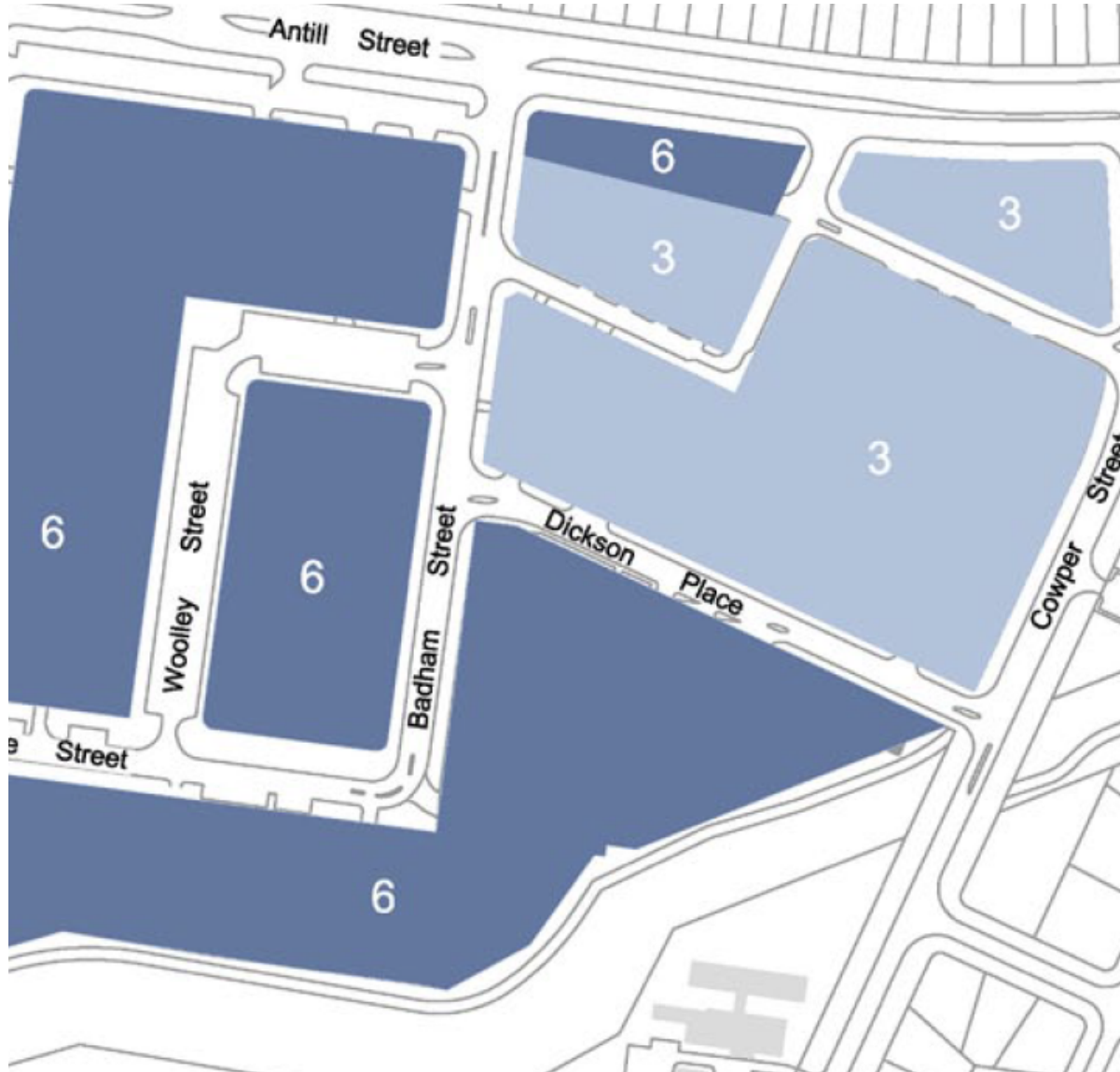


Building heights – part 2

Three Concerns

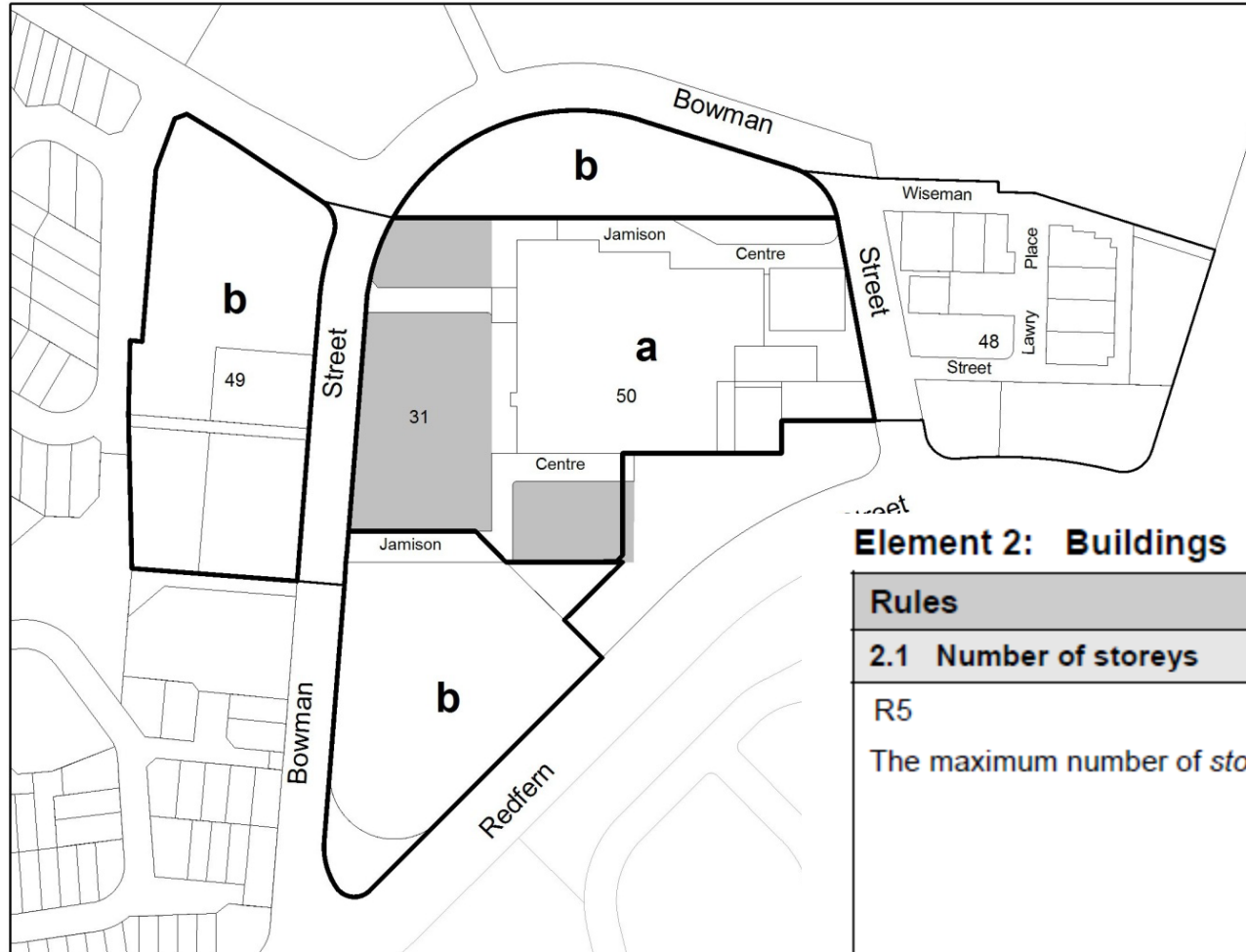
- Maximum height in core area.
 - Is five storeys around the central courtyard consistent with the current draft MP?
 - Would five storey's preserve the “urban village” character?
 - There is a sound case for less than five storeys around the courtyard (codes for other group centres also support this case).
- Merit criteria for more than two storeys (in area b)
 - Desired character critical
 - Community standing in visual impact assessment important
- Setbacks.
 - Ambiguities need to be resolved.
 - A design principle requiring no building above the first storey to be **less than three metres from the boundaries of the central courtyard and access lanes** would be consistent with desired character.

Other Group Centres - Dickson



The proposed precinct code will allow only three storeys in the retail core precinct to ensure the character of the area is maintained.

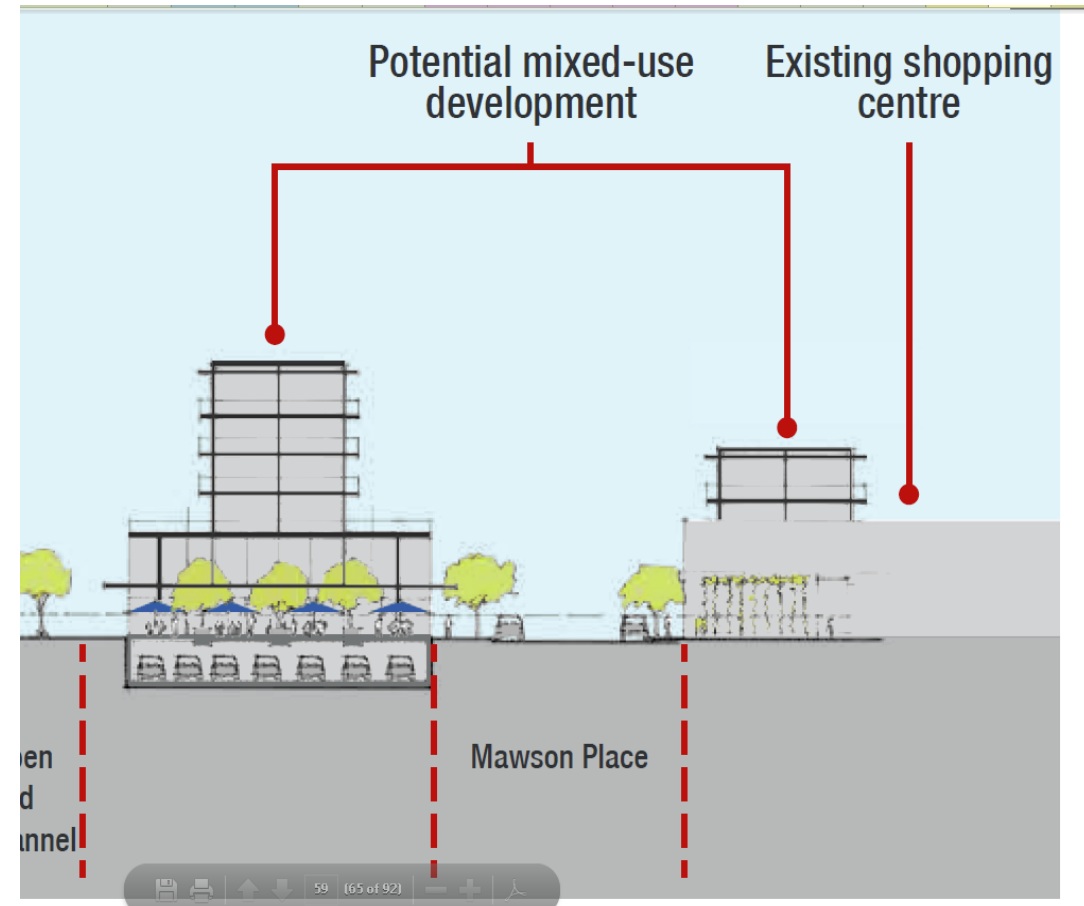
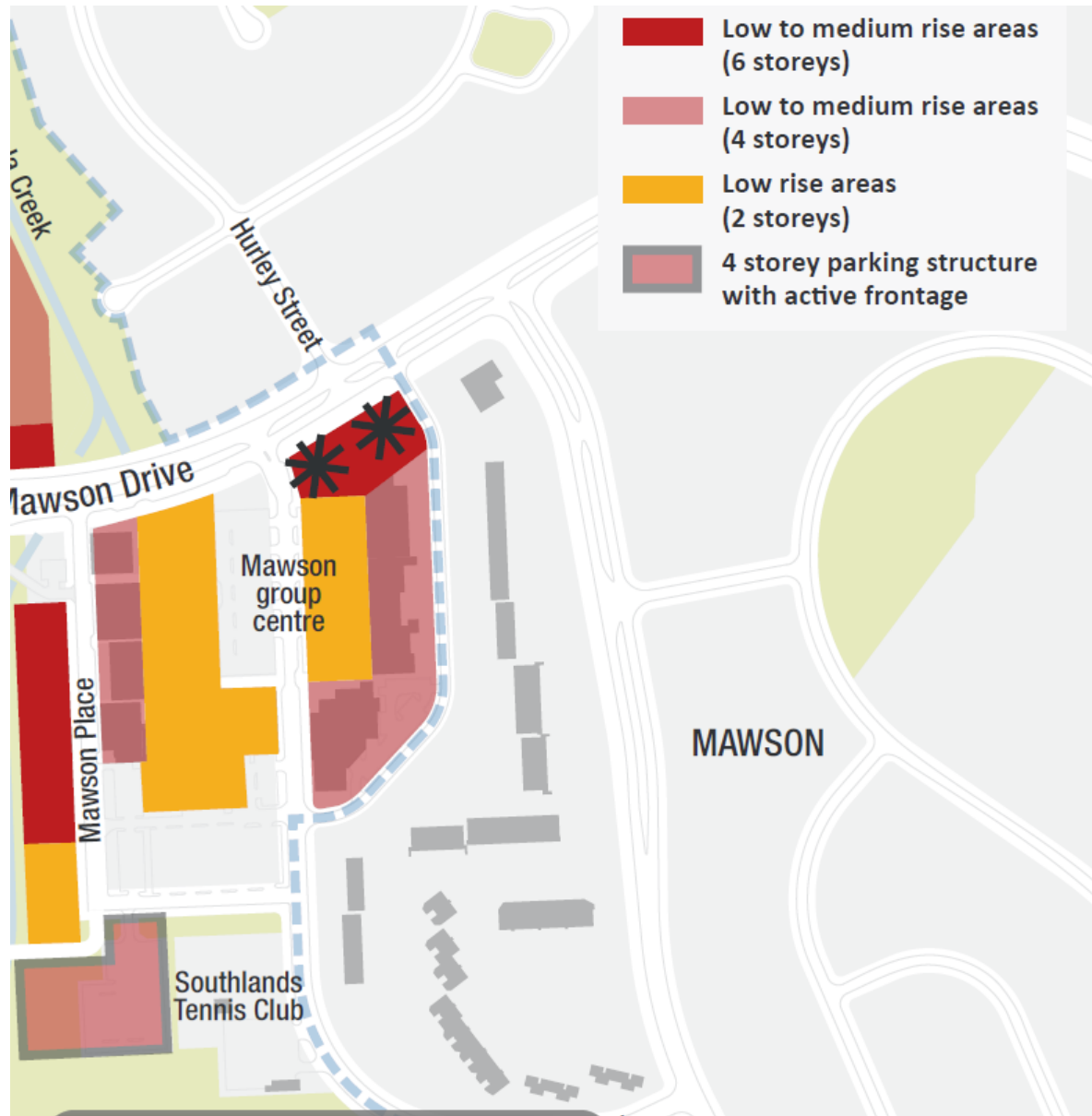
Other Group Centres - Jamison



Element 2: Buildings

Rules	Criteria
2.1 Number of storeys	
R5 The maximum number of <i>storeys</i> is 2.	C5 Buildings achieve all of the following: <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> The maximum number of <i>storeys</i> is 4 or the maximum <i>height of building</i> is 15m.

Other Group Centres - Mawson



Other Group Centres – Western Creek



Uses of buildings also influence heights

5.6.1 Reinforce the vibrant, urban village character and social identity of the centre core precinct

Recommendation:

Residential development is to be limited to commercial accommodation use in the centre core precinct. This will ensure the centre core precinct can more easily adapt to changes in the commercial market over the longer-term. [Draft Master Plan]

Commercial accommodation unit means a room or suite of rooms that is made available on a commercial basis for short-term accommodation. A commercial accommodation unit may comprise a *dwelling* but not a room or suite of rooms within a *dwelling*. It does not include any associated facility such as a *restaurant*, bar or functions room, which may be used by the occupants of the premises but, which is also available for use by non occupant members of the public.

ACT Gov Definitions

Discussion

Desired Character – Central Concept

Desired character means the form of development in terms of siting, building bulk and scale, and the nature of the resulting *streetscape* that is consistent with the relevant zone objectives, and any statement of desired character in a relevant precinct code.