

Keep the sunlight in Curtin Square

Curtin Residents Association

Good solar access for the central courtyard of the Curtin Group Centre (Curtin Square) was a major issue for the Curtin community during the master planning process for the Centre and consideration of the development to the west of the Square. The result was that protection of solar access for the square was incorporated into the Territory Plan in 2018.

The proposed new Territory Plan wants to significantly reduce this protection. Its proposed assessment criteria for developments would result in a substantial increase in overshadowing compared to the existing Territory Plan.

If this is a concern for you, then consider including the points below in comments or a submission to the ACT Government.

Submissions are due by Friday 3 March. They may be made through the YourSay website: <http://yoursayconversations.act.gov.au/act-planning-review/provide-feedback>

Ideas for a submission

The central courtyard of the Curtin Group Centre is highly valued by people of all ages and backgrounds. One critical factor in the amenity it provides to the community is that it is sunlight throughout the day with a high level of solar access throughout the year. Consequently, the protections of solar access that were in the Territory Plan must be included in the Woden District Policy section of the new Territory Plan:

- The maximum height of buildings to the north, east and west of the central courtyard is one storey with a total height not more than 5 metres.
- Buildings close to the central courtyard do not overshadow the courtyard beyond the shadow cast by a notional 5 metre high fence measured at the boundary adjoining the central courtyard at winter solstice between 9:00am and 2:30pm.

Additional material and points for a longer submission

1. Building heights in the Curtin Group Centre

Assessment requirement

4. Maximum height of buildings in Area 'a' in Figure 2 is 6m.

This must be amended to

4. The maximum *height of building* is one *storey* with a total height not more than 5 metres above *datum ground level* in Area 'a' in Figure 2.

The Assessment requirement in the Woden District Policy must reflect the result of this consultation and keep the existing 5 metre rule in the Territory plan. The current requirement of 5 metres was the result of extensive consultation with the community. In the Curtin Precinct Map and Code (DVD363), the building heights to the north, east and west of the central courtyard of the Curtin Group Centre (also labelled area 'a' in Figure 2 on page 12 of the Woden District Policy) were set at "maximum *height of building* is one *storey* with a total height not more than 5 metres above *datum ground level*" to ensure good solar access to the central courtyard.

2. Overshadowing of the central courtyard of the Curtin Group Centre

Overshadowing of the central courtyard of the Curtin Group Centre was addressed in Curtin Precinct Map and Code (DVD363) through a notional 5 metre high 'solar fence':

Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence measured from the *datum ground level* at the boundary adjoining the central courtyard shown in figure 2 at winter solstice between 9:00am and 2:30pm

This rule applied to development in areas 'a' and 'b' shown in Figure 2 on page 12 of the Woden District Policy.

Additional assessment requirement

Buildings in areas 'a' and 'b' shown in Figure 2 do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence measured from the *datum ground level* at the boundary adjoining the central courtyard shown in figure 2 at winter solstice between 9:00am and 2:30pm.

The current requirement was the result of extensive consultation with the community. It is missing from the assessment requirements in the Woden District Policy. These requirements must be changed to include a requirement that reflects the result of this consultation as in the Territory plan.