

# Draft North Curtin Residential Area

Detailed Conditions of Planning, Design and Development



**Australian Government**  

---

**National Capital Authority**



# Contents

---

The North Curtin Residential Area 4

---

Objectives 6

---

Status of Document 7

## 01:

---

Urban design elements 9

Urban structure

Structure Plan

Indicative Estate Layout

Indicative Rendered Plan

### Contact

National Capital Authority

Number: (02) 6271 2888

Email: [info@nca.gov.au](mailto:info@nca.gov.au)

## 02:

---

Detailed conditions of planning, design and development 16

Public domain and open space

Water ecology park

Landscape and deep soil

Lighting and safety

Streetscapes

Street type 01A: Park Terrace East

Street type 01B: Park Terrace West

Street type 02: Entrance Avenue

Street type 03: East-West Connector

Street type 04: North-South Local

Street type 05: Neighbourhood Park Edge

Access, movement and connections

Street network and parking

Setbacks/interfaces/addresses

Active and public transport

Development and built form

Built form

Land use and amenity

Design and materials

Communal and private open space

### Disclaimer

All diagrams used throughout this document are for reference, to indicate potential outcomes of the conditions. They do not represent the final form of the estate.

# The North Curtin Residential Area

## Background

**Amendment 95 to the National Capital Plan (NCP) changed the land use policy of Block 4 Section 106 and part Block 5 Section 121 Curtin to facilitate the development of a new diplomatic estate, and to create a new urban/residential area adjacent to the estate.**

The amendment was proposed in response to the need to find suitable land to accommodate the long-term growth in diplomatic missions in Australia's national capital. The unique role and function of Canberra was at the forefront of the decision to propose an amendment to the Plan to facilitate the use of the North Curtin Horse Paddocks for diplomatic use.

Demand continues for sites within the diplomatic estates. It is expected that growth in the diplomatic community will occur in both dedicated estates and in purchased and/or rented premises. The identification of this site enables the government to meet requirements in the future.

Amendment 95 also considered efficient use of the land to support meeting the future growth of Canberra and particularly

in locations with proximity to amenities and transport. The land identified for residential development is well-located in relation to future light rail and transit corridors and with proximity to existing neighbourhoods of Curtin, Deakin and Yarralumla.

The whole site is a designated area under the NCP. The NCP identifies broad land uses and expectations for the whole site. Since the Amendment in October 2020, the NCA and the ACT Government have undertaken further work to develop more detailed planning and provisions for the site, particularly in relation to the residential area. The ACT Government undertook public consultation in 2024 on potential development of the residential area. It explored how it could integrate with the surrounding context, including potential future light rail connections.



Feedback from that consultation and further consideration of opportunities and constraints for the whole site have informed the development of this document.

While this document is focused on the residential area it also addresses requirements for adjacent areas such as open space, that will be delivered in conjunction with the residential area and to enable delivery of the diplomatic estate.

The provisions in this document apply specifically to the area identified in Figure 1 which includes the residential area and open space area. This document also includes reference to site works that will facilitate delineation of the diplomatic estate as an unencumbered site for future development.



Figure 1: DCPDD boundary





# Objectives

The planning for the North Curtin Residential Area is underpinned by objectives that have emerged through further analysis, community consultation, government policies and delivering good urban outcomes.

These objectives include:

---

To facilitate an unencumbered site for diplomatic mission use

---

To respond to and enhance the significant location on a main approach route and with proximity to national buildings

---

To deliver high quality planning and development reflecting the character of the setting

---

To plan, design and develop a precinct that integrates well with its surrounding environment, communities and movement networks

---

To plan, design and develop a place that has diverse built form and housing typologies and services to support the community

---

To deliver housing that supports the national housing agenda and urban policy

---



---

To connect with and enhance the adjacent Yarralumla Creek

---

To deliver a high-quality, connected public realm that contributes to the urban canopy and cooling, encourages active travel and incorporates water sensitive urban design

---

To deliver a movement network that maximises proximity to the transit corridor and potential light rail

---

To design and deliver a built form and density that responds to topography, access to transport, and delivers diverse and high-quality buildings

---

To design and deliver infrastructure to support the proposed development

---



Early concept visualization of neighbourhood park and adjacent active streets

The NCP requires that detailed conditions of planning, design and development (DCPDD) be prepared to guide the planning and design of the North Curtin Residential Area and any subsequent works, including buildings, public realm works, and infrastructure.

The Detailed Conditions of Planning, Design and Development (DCPDD) for the North Curtin Residential Area establish a comprehensive set of site-specific planning and design provisions that supplement the National Capital Plan (NCP). The purpose of the DCPDD is to set out requirements to support delivery of high-quality, sustainable, accessible development outcomes. This provides an indication of expectations for community, proponents and authorities.

This document defines mandatory development requirements and measurable standards. These provisions set expectations for built form, landscape character, environmental performance, and integration with future infrastructure such as Light Rail Stage 2B.

## How to use this document

**For developers:** the DCPDD provides requirements that must be met and demonstrated in works approval proposals submitted to the National Capital Authority.

**For assessment authorities:** it offers a clear basis for evaluating proposals against agreed benchmarks for design quality, sustainability, and integration.

**For the community:** it explains the provisions that will shape the delivery of a new precinct, from housing and streetscapes to open space and ecological restoration.

# 01



# Detailed Conditions of Planning Design and Development – Urban Structure



Early concept visualisation  
of estate

# Urban structure

The urban structure for the North Curtin Residential Area establishes the spatial framework that informs development across the site.

It integrates four interdependent systems - public domain, land use and built form, movement, and infrastructure - to deliver a well-connected, sustainable and high-quality residential precinct within the Southern Gateway Corridor.

## Public domain

---

A connected open space network anchored by the water ecology park along Yarralumla Creek, with neighbourhood parks within walking distance of all dwellings

---

Tree-lined streets, planted verges and bio-swales delivering urban cooling, canopy coverage and water-sensitive urban design elements

---

Generous public realm with high quality materials to create welcoming, high-amenity streetscapes and parkland

---

## Land use / built form

---

A diverse mix of housing types - from townhouses to mid-rise apartments - responding to topography, transport proximity and interface conditions

---

Building heights graduated across the site, with greater height overlooking open space and the future light rail corridor, and lower-rise forms at the diplomatic estate interface

---

Ground-floor non-residential at key intersections and park edges to support daily needs of residents and street-level activation

---

## Movement

---

A permeable, walkable street grid, designed for a slow speed environment that prioritises pedestrians and cyclists

---

Access from Cotter Road and McCulloch Street, capable of accommodating bus services

---

Comprehensive active travel connections linking to surrounding suburbs, regional routes and future Light Rail Stage 2B

---

## Infrastructure / delivery

---

Delivery sequenced to enable delineation of an unencumbered diplomatic estate site

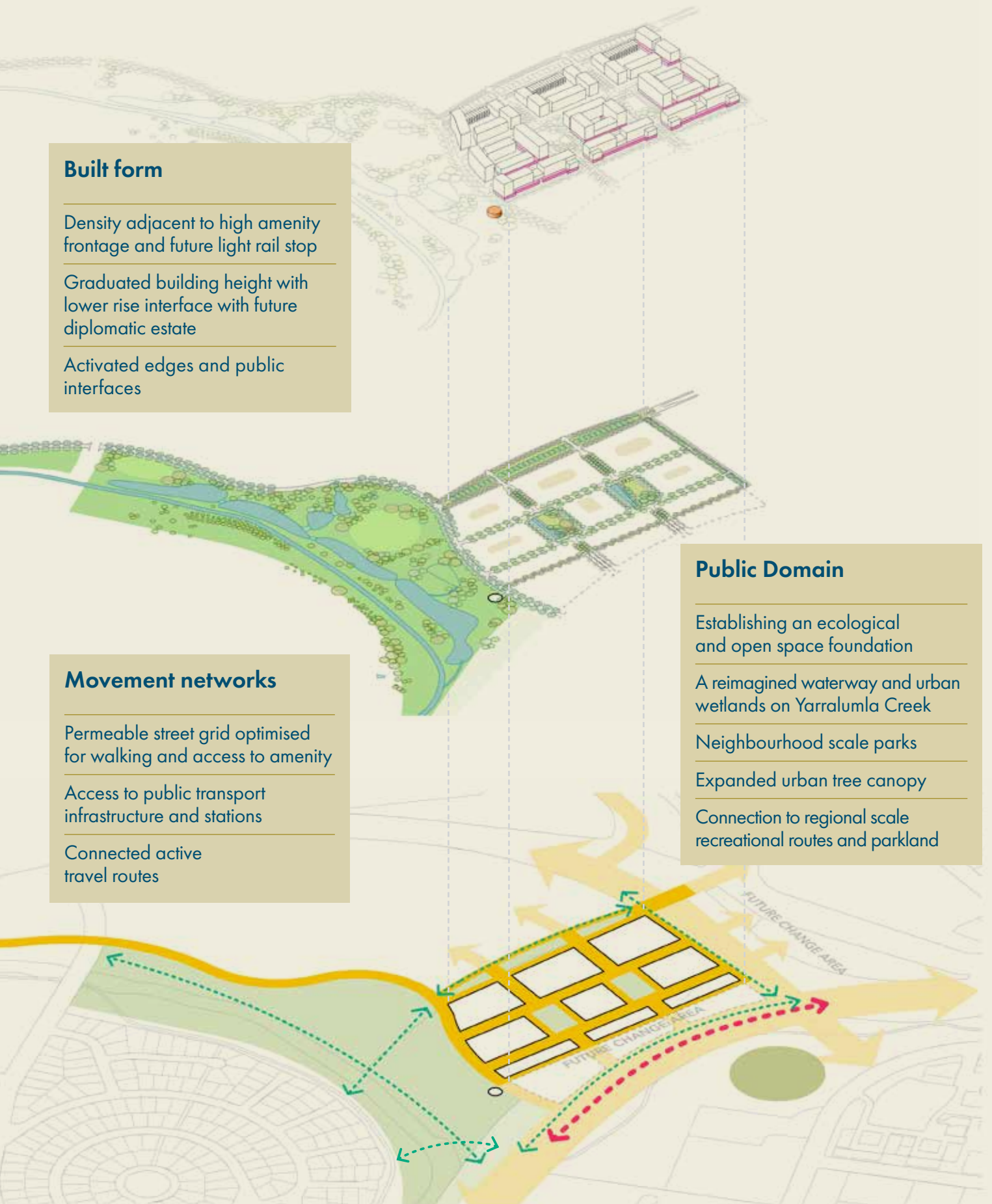
---

Staged civil infrastructure delivery coordinated with development parcel release, ensuring essential services are available ahead of building construction

---

A precinct-wide water-sensitive urban design strategy capturing and treating stormwater runoff through the water ecology park, neighbourhood parks and street-based systems

Figure 2: Indicative diagram - showing the superimposition of built form, the blue-green network and the movement networks planned for the North Curtin Residential Area.



## Built form

Density adjacent to high amenity frontage and future light rail stop

Graduated building height with lower rise interface with future diplomatic estate

Activated edges and public interfaces

## Movement networks

Permeable street grid optimised for walking and access to amenity

Access to public transport infrastructure and stations

Connected active travel routes

## Public Domain

Establishing an ecological and open space foundation

A reimagined waterway and urban wetlands on Yarralumla Creek

Neighbourhood scale parks

Expanded urban tree canopy

Connection to regional scale recreational routes and parkland

# Structure plan

The structure plan provides the overarching framework to guide the planning and staged development of the site, which extends across approximately 29 hectares.

It sets out the spatial arrangement of land uses, movement networks, open spaces, and infrastructure to ensure the delivery of a coordinated and sustainable new residential precinct.

**Legend**

- Existing block boundaries
- Existing road edges
- .... Existing active travel (relevant to development)
- Existing water bodies / creek alignment
- DCPDD boundary

**Proposed structure plan**

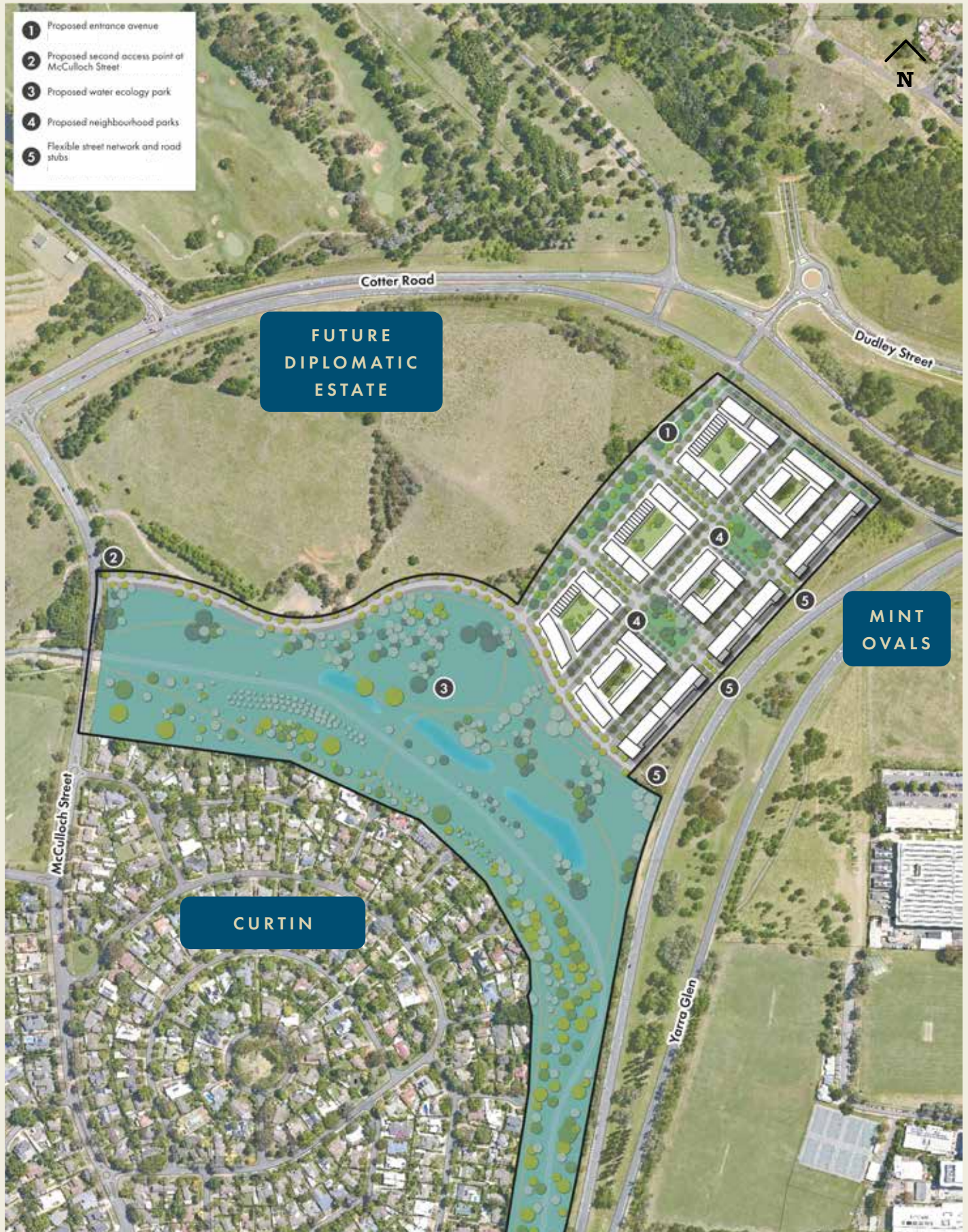
- Proposed block structure
- ▨ Future change areas (as per District Strategies)
- Proposed public open space
- Proposed water ecology park
- Proposed primary street network
- Proposed primary active travel network
- Proposed park / reserve path network
- ↔ Future possible light rail 2B and Cotter Road upgrades
- ↔ Future possible vehicle and active travel connections
- Proposed primary access points into development
- Proposed active travel / recreation points
- ✿ Future possible connections

Figure 3: plan of proposed development presenting core structure and access relationships



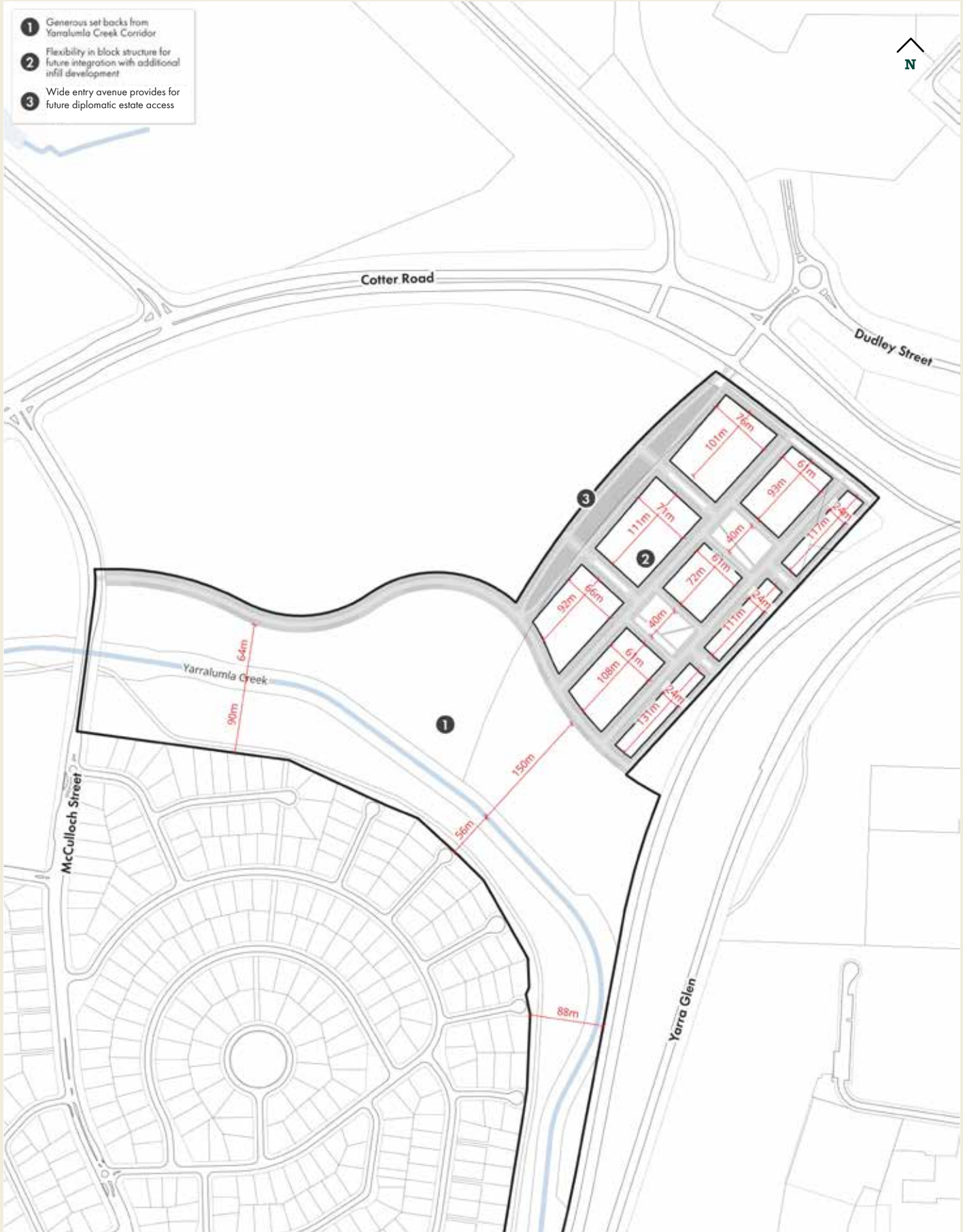
# Indicative rendered plan

Figure 4: Indicative rendered plan of proposed development



# Indicative Estate Layout

Figure 5: Overview of key block dimensions and describes the scale of the proposed water ecology park



**This page is  
intentionally  
blank.**

# 02



# Detailed conditions of planning, design and development



Early concept visualisation of entry avenue

# Public domain and open space



Highett Common Development,  
Victoria ([highettcommon.com.au](https://highettcommon.com.au), 2025)

# Open space

## Objectives

Create a diverse network of public spaces that serve recreational, ecological and social functions

Establish a district scale parkland with thematic emphasis on water management, urban cooling, amenity and ecological improvement.

Provide equitable access to quality open space close to all dwellings

Support biodiversity through native plantings and habitat creation

## Development conditions

*proposals must*

### Open space:

- Provide open space as per Figure 7
- Provide the Water ecology park in accordance with Figure 7
- Provide neighbourhood parks (minimum 0.24 hectares)

### Park facilities:

Parks to include:

- Accessible pathways to AS1428.1 (or industry best practice)
- Shade trees achieving 30% coverage at maturity (+15 years)

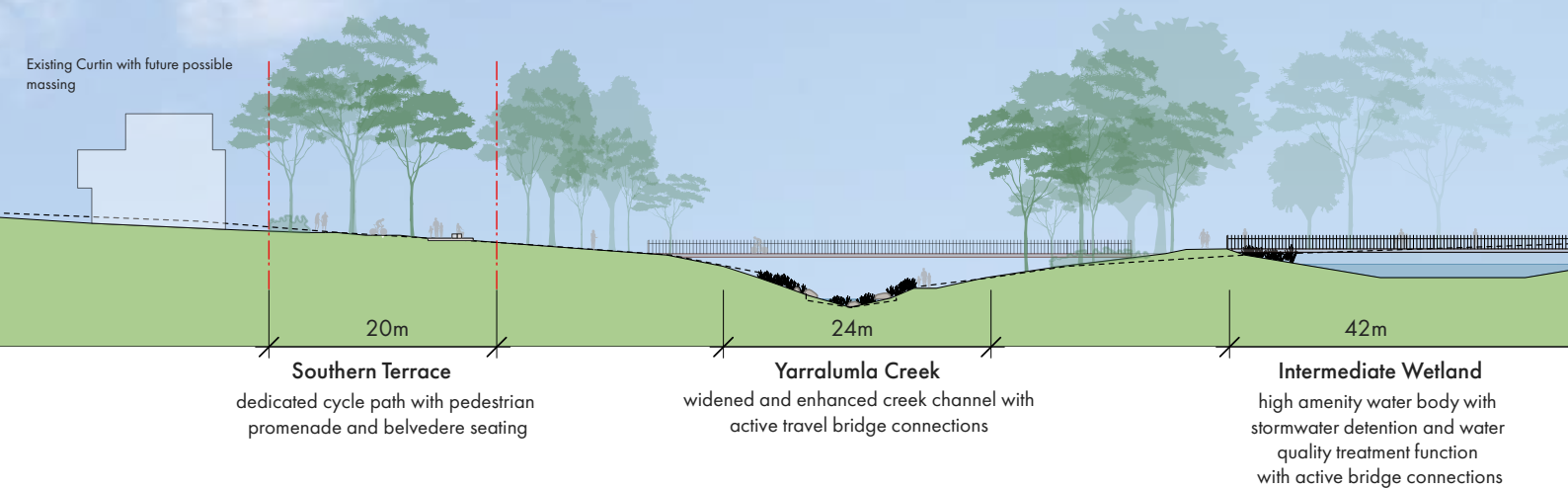
### Landscape character:

- Use predominately native species to promote local flora and fauna where possible
- Provide seasonal interest through species selection

Figure 7: Proposed public open space



Figure 8: Indicative section through the proposed Water ecology park



# Water ecology park

## The proposed water ecology park flanking Yarralumla Creek will service residents of Curtin, Yarralumla and beyond.

The park will be a central organising element of the precinct, integrating essential stormwater management infrastructure within a high-amenity public space. This parkland will treat runoff from the development area through constructed wetlands and bioretention systems whilst providing recreational amenity and ecological habitat.

The design must balance technical performance with public accessibility and safety, creating a distinctive landscape celebrating water management in Canberra’s semi-arid climate through varied water levels, seasonal planting, and interpretive elements.

## Objectives

Reserve land for future water ecology initiatives aligned with ACT Government’s blue-green network goals within the Yarralumla Creek catchment.

Create landscape sympathetic recreational amenity

Integrate Water Sensitive Urban Design throughout North Curtin Residential Area

Establish a landscape framework supporting increased biodiversity

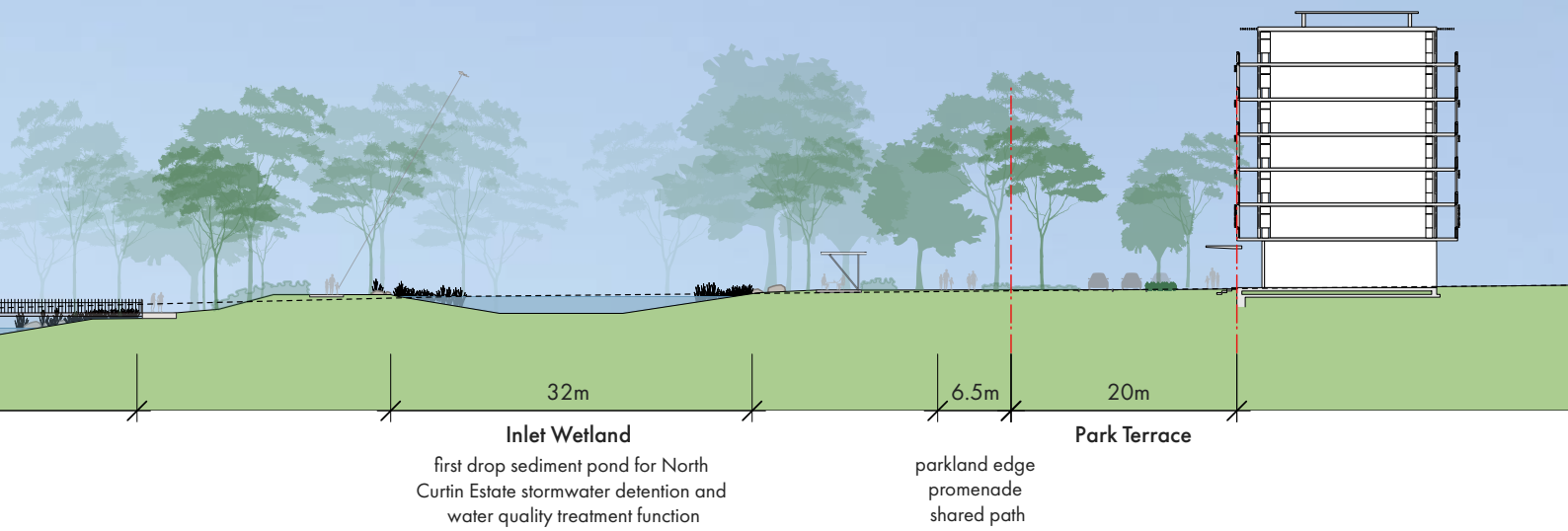
Integrate and enhance existing North Curtin open space south of Yarralumla Creek



Parkland and wetlands (REALM Studio, 2025)



Public amenity with parklands (AILA, 2025)



## Development conditions

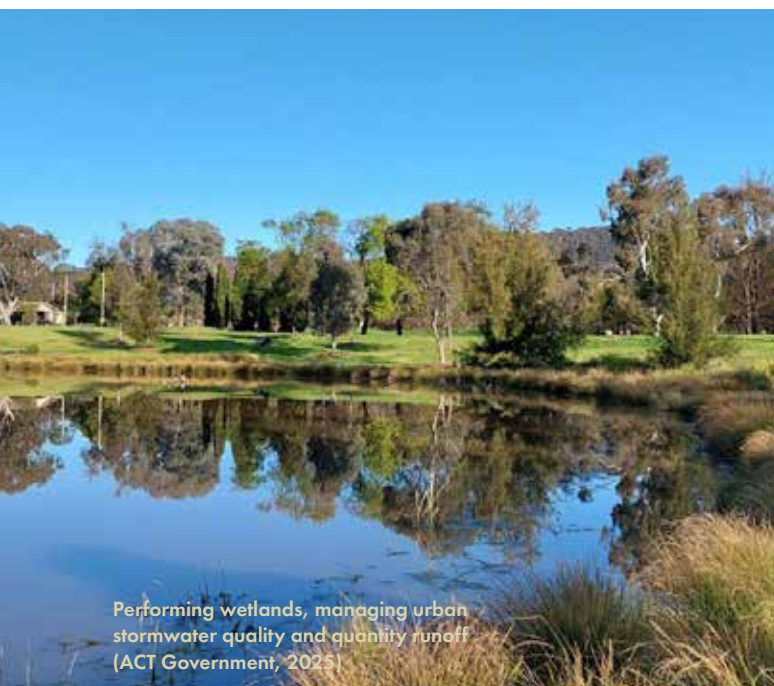
*proposals must*

### Water ecology park

- Preserve creek corridor for future enhancement
- Provide passive recreation areas predominately with native landscaping
- Create shared path connection (3.5m minimum) across creek corridor
- Provide maintenance access tracks of 3.5m width to stormwater infrastructure where required

### Landscape framework

- Establish robust local native plant communities
- Design spaces so they are adaptable to future water levels and creek layout as development is delivered over time
- Enhance recreational opportunities around water bodies
- Activate water edges at key locations with paths and viewing areas
- Provide connection to surrounding ecological corridors
- Achieve minimum tree canopy coverage of 30% of park area at maturity (+15 yrs)



# Landscape and deep soil

## Objectives

Achieve urban forest outcomes through optimal canopy coverage

Ensure soil volumes support healthy mature trees

Create biodiverse landscapes supporting local ecology

Reinforce the hierarchy of streets and movement networks

Provide optimally shaded streets and networks

## Development conditions

*proposals must*

### Canopy coverage targets:

By 15 years post-planting, achieve

Streets	30% canopy
Public open space	50% canopy
Development lots	15% canopy

### Deep soil requirements

- Achieve minimum 25% of site area as deep soil zones
- Consolidate in large, connected areas where possible
- Achieve minimum 3m depth for tree planting
- Connect to adjacent deep soil zones where practicable

### Biodiversity enhancement

- Prioritise local native species
- Select climate-resilient species for future conditions
- Mix evergreen and deciduous tree species for seasonal variation
- Support local fauna through habitat planting
- Preserve high-value existing trees where feasible

Figure 9: Proposed landscape and deep soil in Communal Open Space



# Lighting and safety



Night time activation (NSWDPIE, 2025)



Night time activation (SLA, 2025)

## Lighting:

- Provide lighting to [AS1158.3.1](#) (or industry best practice) within estate roads
- Provide pedestrian-scale lighting along all active travel routes, park edges and through-site links, with luminaire selection that minimises light spill into residential and ecological areas

## Safety:

- Apply Crime Prevention Through Environmental Design (CPTED) principles to public realm design
- Apply gender/age/cultural inclusivity principles to public realm design
- Ensure clear sightlines and passive surveillance from adjacent buildings to all streets, and pathways outside the water ecology park
- Design park shelters, seating and play spaces to be visible from surrounding streets, avoiding concealed or isolated areas
- Provide well-defined transitions between public, communal and private spaces using landscape and material treatments

## Street activation:

- Provide ground floor activation along streets highlighted in Figure 20
- Consolidate basement entries where possible
- Accommodate outdoor dining zones at active frontages where practicable
- Provide serviced flexible event spaces within neighbourhood parks for flexible community use

# Streetscapes

## Objectives

Create streets as places that prioritise pedestrians and cyclists

Establish optimal tree canopy for urban cooling and amenity

Integrate Water Sensitive Urban Design (WSUD) into street designs

Ensure streets support intended land uses and activation (as described in *Development and built form*)

## Development conditions

*proposals must*

### Streets:

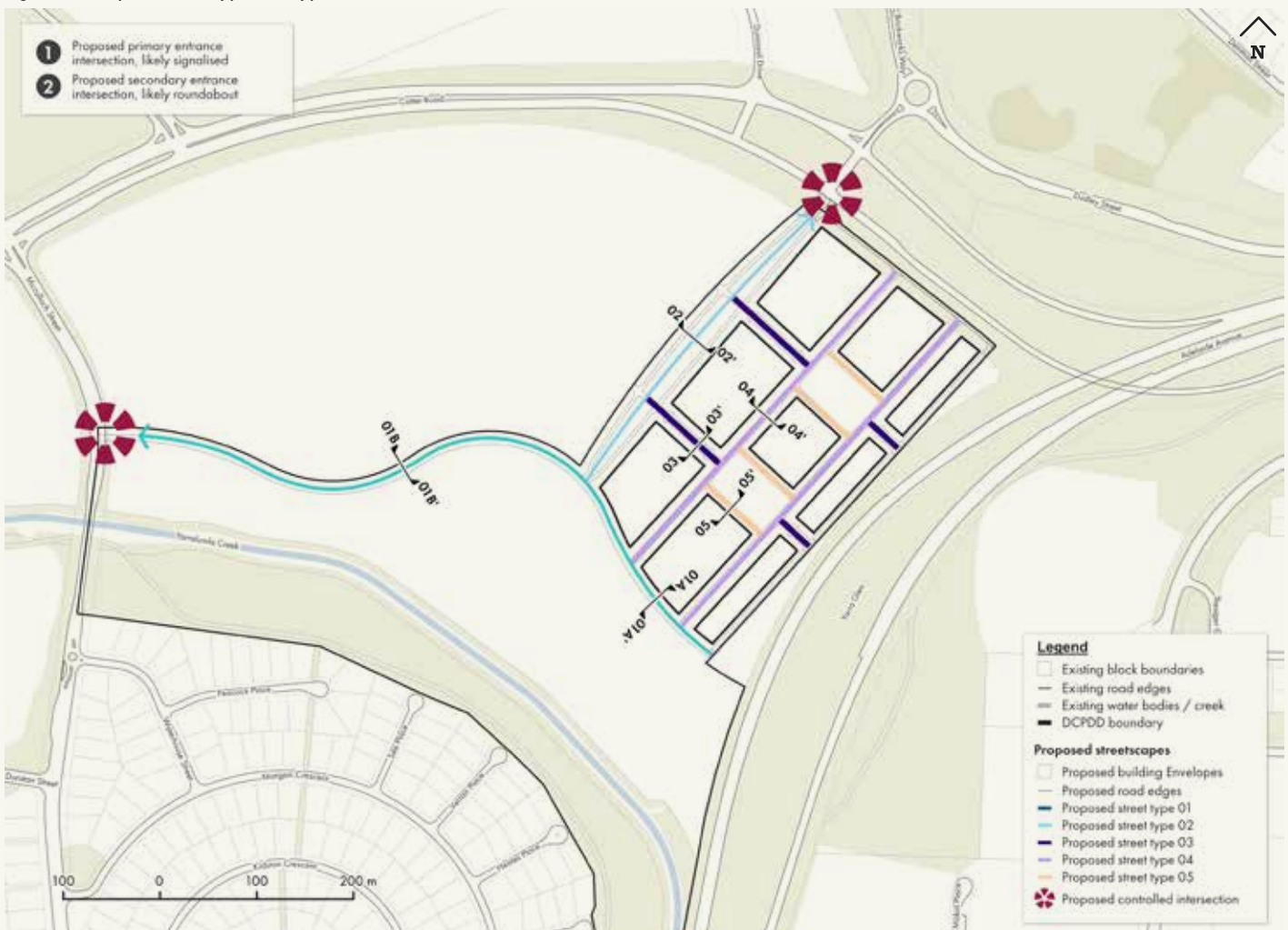
Establish five street types that respond to context and function as shown on pages 24 to 31:

Street type 01A	Park Terrace East
Street type 01B	Park Terrace West
Street type 02	Entrance Avenue
Street type 03	East-West Connector
Street type 04	North-South Local
Street type 05	Neighbourhood Park Edge

### Tree planting:

- Provide continuous canopy with maximum 12m spacing
- Specify minimum 90L stock at planting
- Select tree species that achieves mature height shown in typical sections (Figures 11 - 16)
- Provide minimum soil volume per tree as per ACT Territory Plan
- Provide passive irrigation from adjacent WSUD wherever possible

Figure 10: Proposed street types and typical section locations



### Active transport:

- Provide continuous accessible pedestrian paths on both sides of all streets where possible (minimum 2.5m)
- Ensure clear, accessible routes with public surveillance to building entries
- Install pedestrian priority crossings at key intersections
- Design streets to restrict vehicular speed to ensure safe pedestrian environment.
- Provide fully separated cycleways wherever possible
- Ensure shared paths are a minimum 3.5m wide adjacent to parks

### Water Sensitive Urban Design (WSUD):

- Provide bio-swales and raingardens in parking lanes and medians in accordance with development WSUD Strategy
- Achieve 100% stormwater capture and treatment
- Design permeable paving in parking bays where practicable
- Provide overflow paths for major storm events

### Paths and wayfinding:

- Provide a consistent wayfinding system throughout the precinct, including directional signage at key decision points to public transport, parks and community facilities
- Align pathways with desire lines between key destinations including the water ecology park, neighbourhood parks, commercial areas and the future light rail stop
- Integrate wayfinding elements with landscape and public art to reinforce precinct identity
- Ensure all wayfinding signage and path surfaces comply with AS1428.1 (or equivalent local standard), including tactile ground surface indicators at crossings and changes of direction



Active travel (ACT Government, 2025)

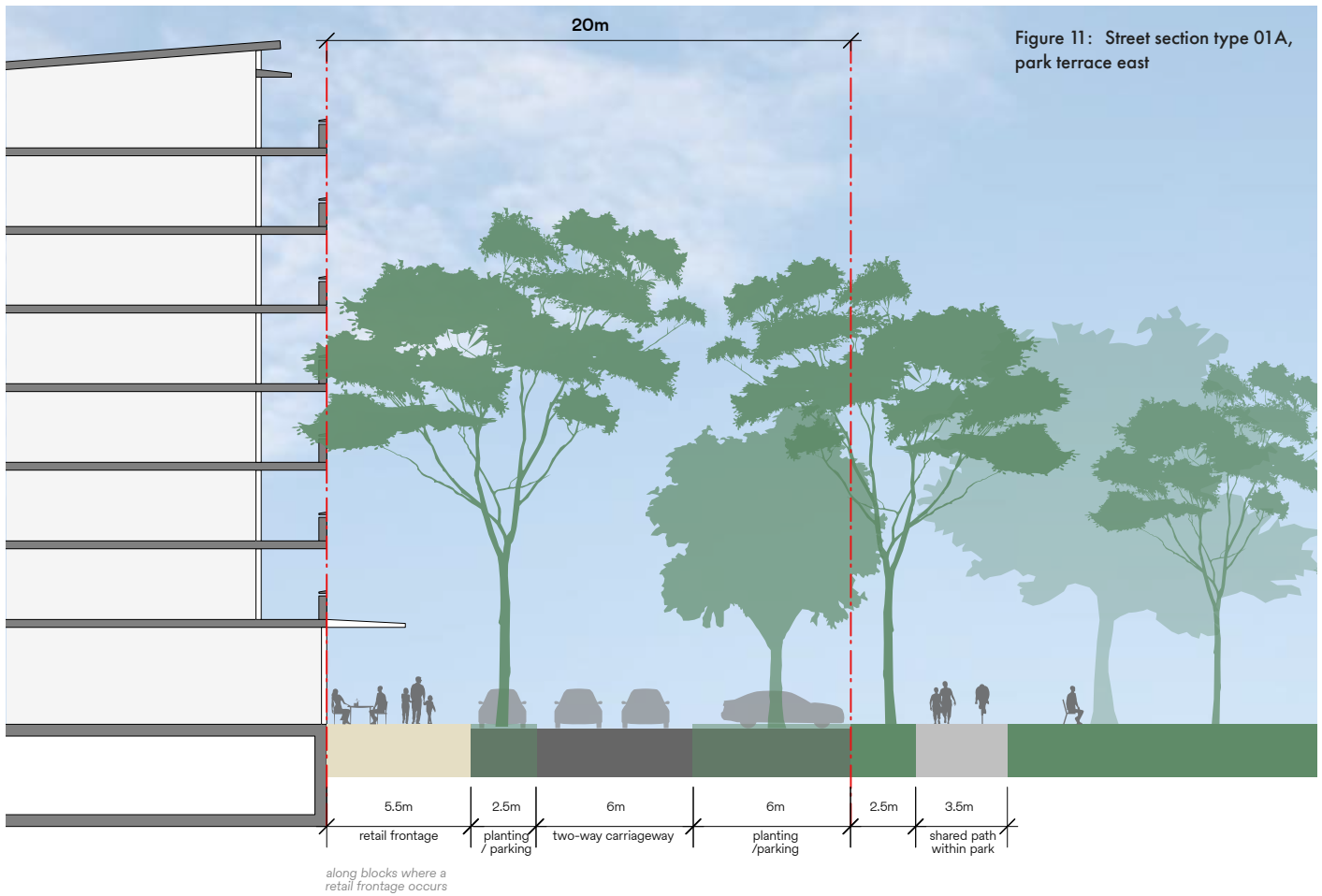


Bio-swale integrated into streetscape (ALIA, 2025)

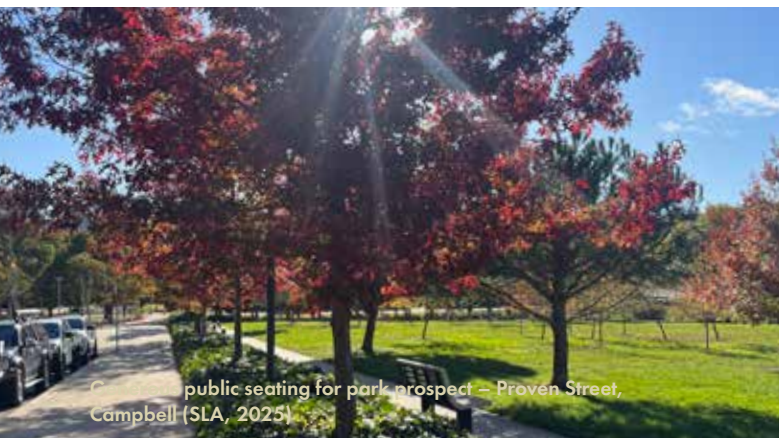
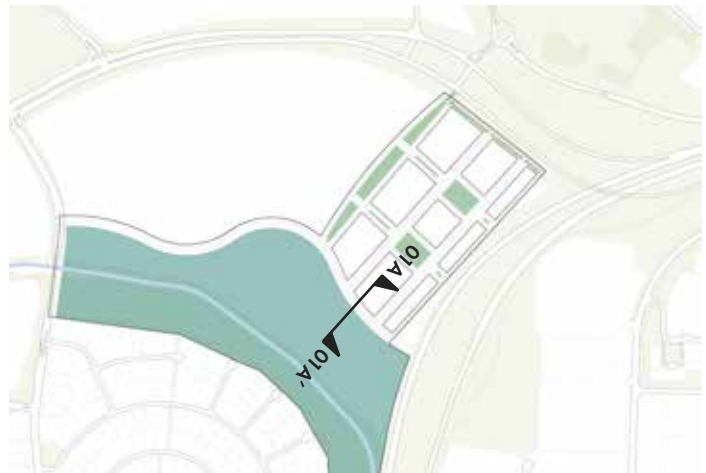


Active frontage (ALIA, 2025)

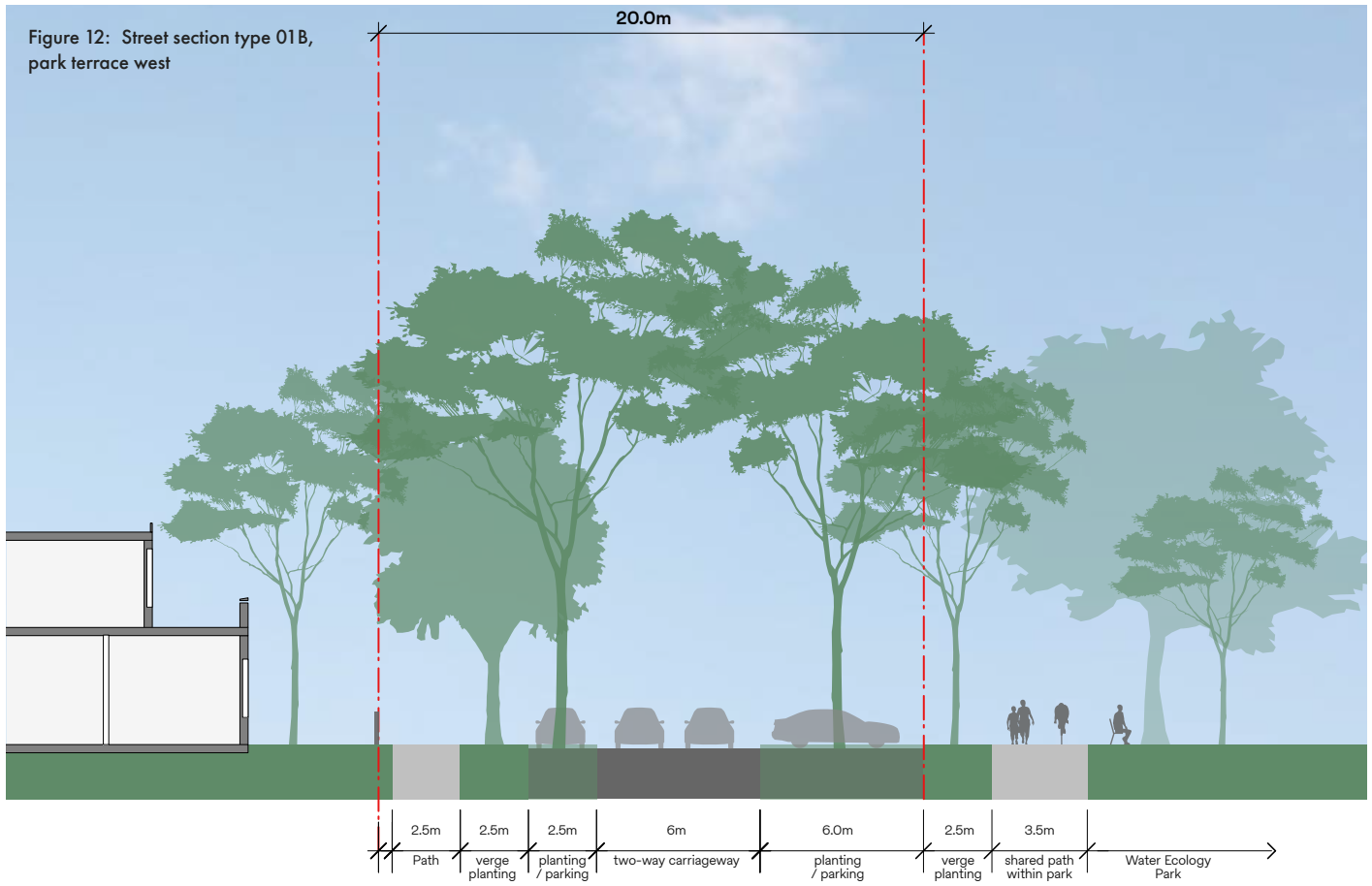
# Street type 01A: Park Terrace East



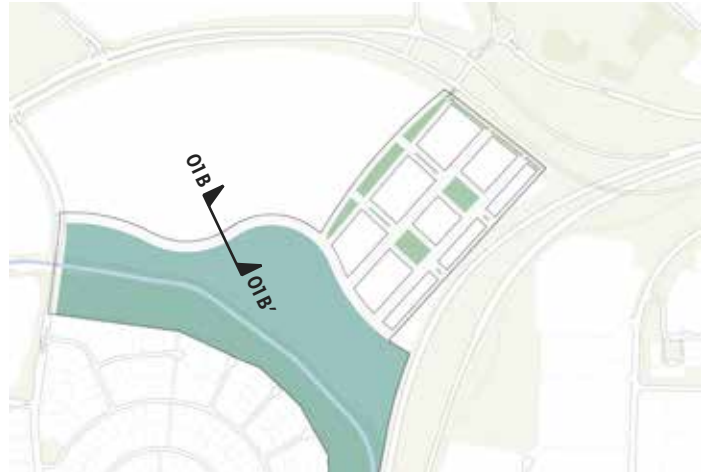
Context:	Water ecology park Interface
Road reserve:	20m
Carriageway:	6m (3m travel lanes)
Parking:	2.5 northern verge, 6m perpendicular parking southern verge (integrated with landscape blisters)
Shared footpath:	min. 5.5m along retailed frontage, 3.5m within park
Landscape planting:	min. 2.5m verge on northern side



# Street type 01B: Park Terrace West



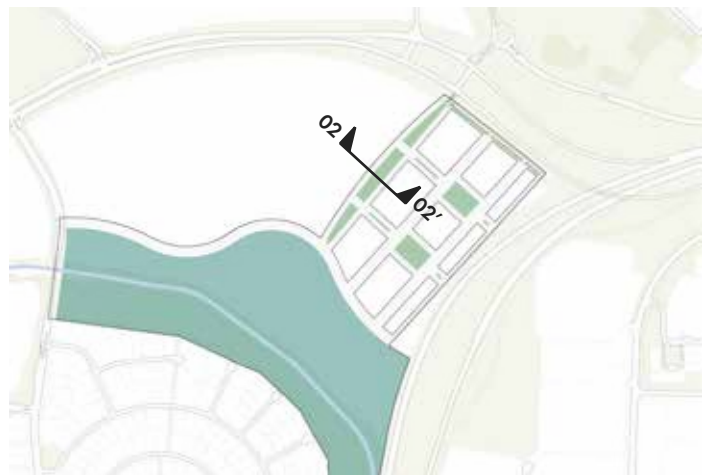
Context:	Interface with diplomatic estate
Road reserve:	20m
Carriageway:	6m (3m travel lanes)
Parking:	2.5 northern verge, 6m perpendicular parking southern verge (integrated with landscape blisters)
Shared footpath:	min. 2.5m, 3.5m within park
Landscape planting:	min. 2.5m landscape blisters on northern verge



# Street type 02: Entrance Avenue

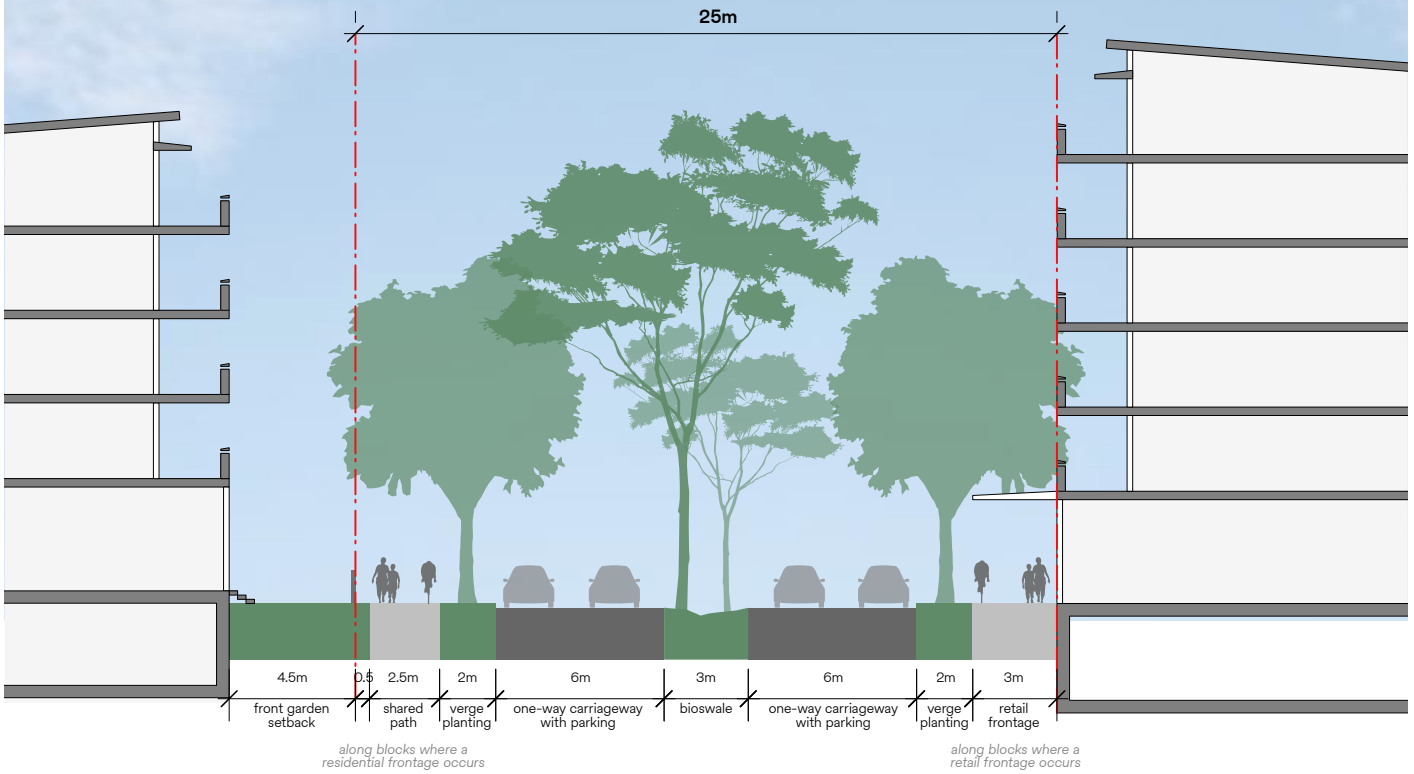


<b>Context:</b>	Entrance road and interface with diplomatic estate
<b>Road reserve:</b>	30–45m
<b>Carriageway:</b>	3.5m travel lanes (with median)
<b>Parking:</b>	min 2.5m (integrated with landscape blisters)
<b>Shared footpath:</b>	min. 2.5m
<b>Landscape planting:</b>	min. 6m bio-swale in 12m median, 2.5m landscape verges either side of street



# Street type 03: East-West Connector

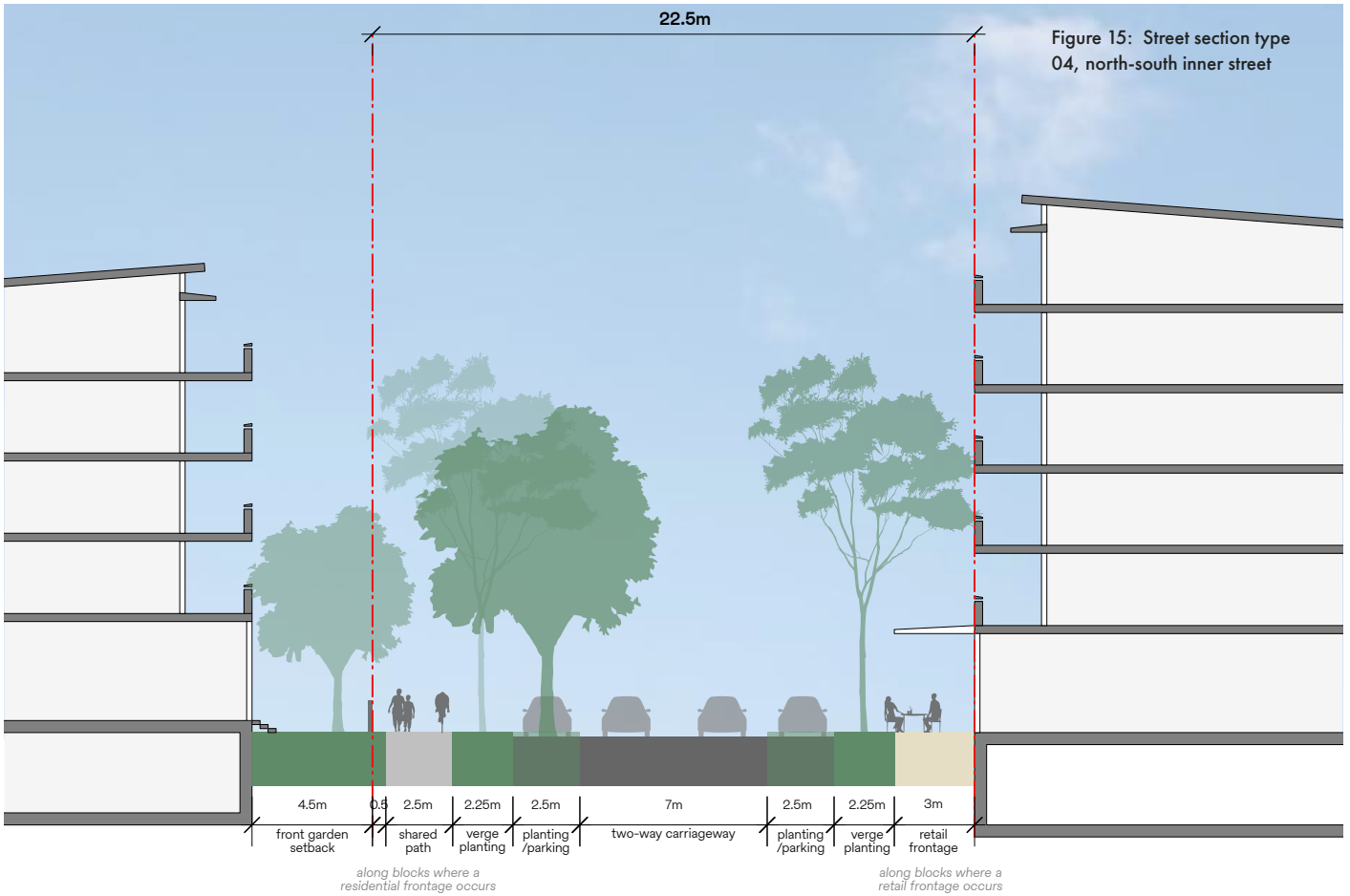
Figure 14: Street section type 03, east-west inner street with bio-swale



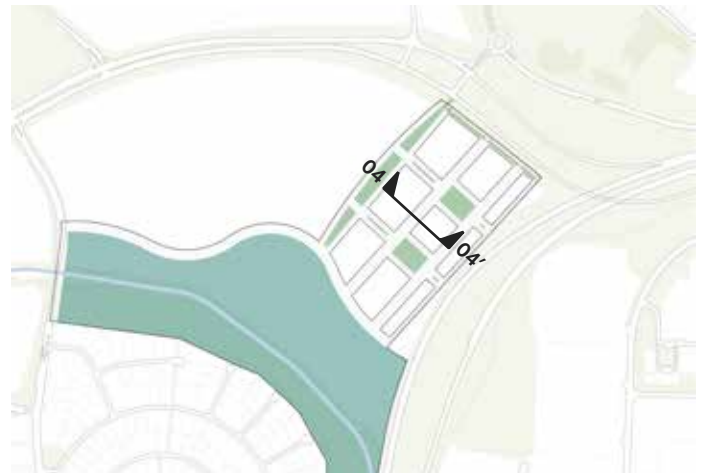
<b>Context:</b>	East-west inner street
<b>Road reserve:</b>	25m
<b>Carriageway:</b>	12m split into 6m either side of bio-swale (3m travel lanes)
<b>Parking:</b>	min 2.5m (integrated in the carriageway)
<b>Shared footpath:</b>	min. 2.5m, 3m at retail frontages
<b>Landscape planting:</b>	min. 2m verges along street edge, min. 3m bio-swale in median



# Street type 04: North-South Local

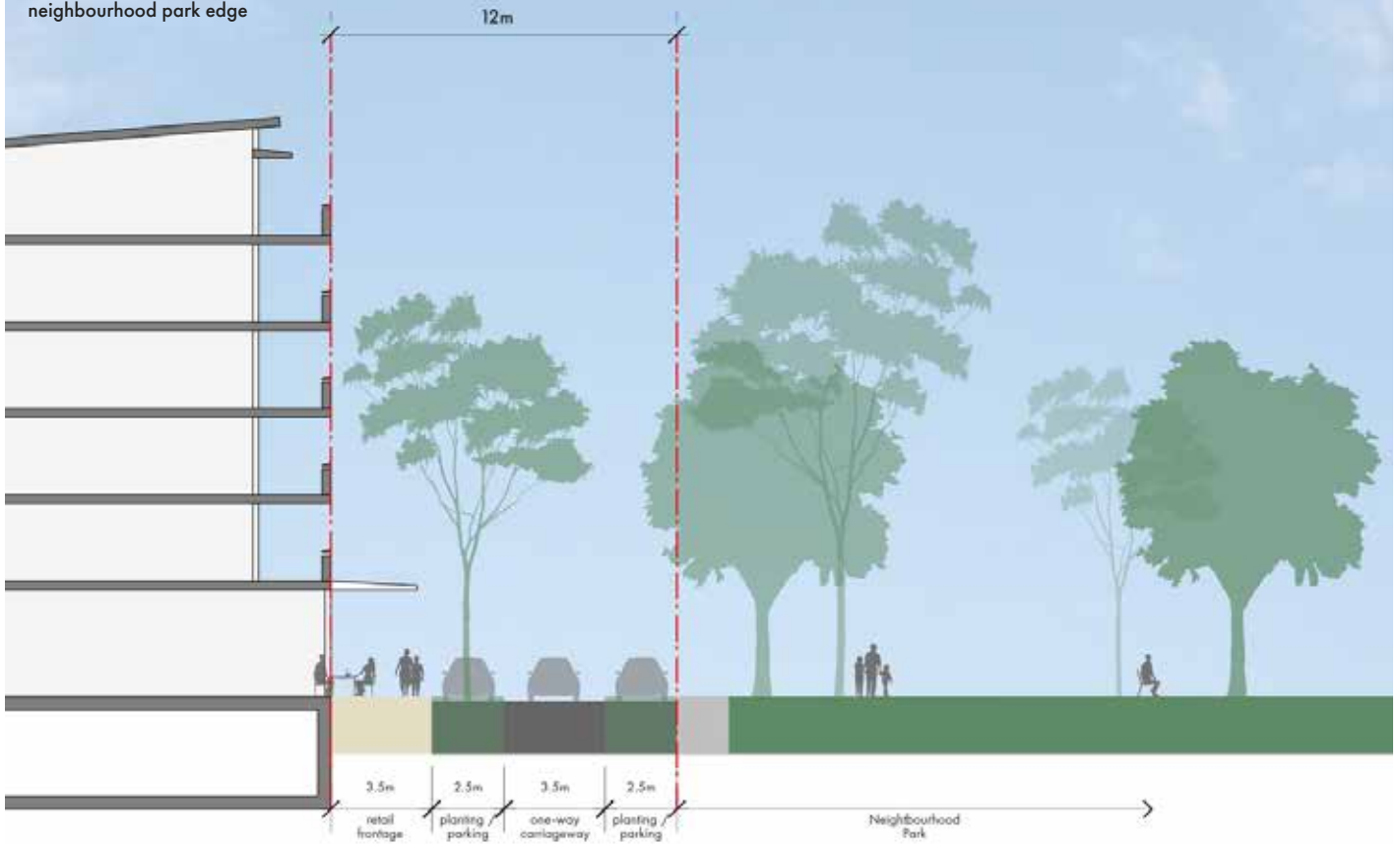


Context:	North-south inner street
Road reserve:	22.5m
Carriageway:	7m (3.5m travel lanes plus parking)
Parking:	min. 2.5m (integrated in the carriageway between trees)
Shared footpath:	min. 2.5m, 3m at retail frontages
Landscape planting:	min. 2.25m verges along street edge

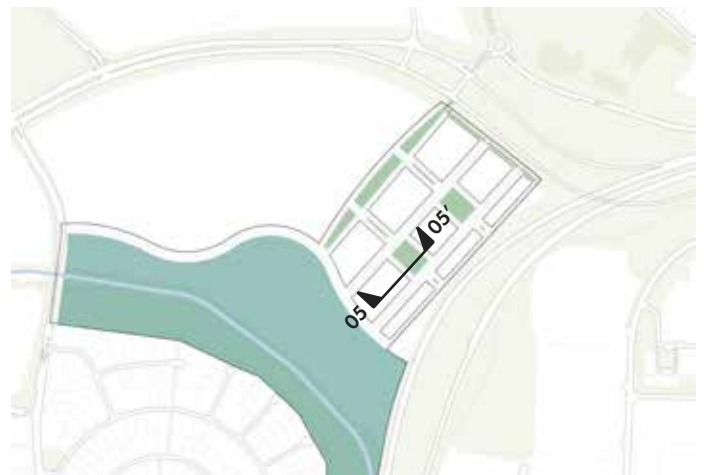


# Street type 05: Neighbourhood Park Edge

Figure 16: Street section type 05, neighbourhood park edge



Context:	Neighbourhood park edge
Road reserve:	12m
Carriageway:	min 2.5m (integrated between tree plantings)
Parking:	2.5 northern verge, 6m perpendicular parking southern verge (integrated with landscape blisters)
Shared footpath:	min. 3.5m at retail frontage, 2.5m with park
Landscape planting:	min. 2.5m landscape blisters



# Access, movement and connections



Campbell 5 Development,  
ACT (Hill Thalys, 2025)

# Street network and parking Objectives

Reduce car-dependency and encourage use of public transport and active transport

Establish interconnected street network prioritising pedestrian and cycle movement

Create streets as places for community life, not solely vehicle corridors

Ensure safe and efficient access for all users including emergency services

Create a car-light precinct with limited through traffic and vehicular speeds

## Development conditions proposals must

### Street network:

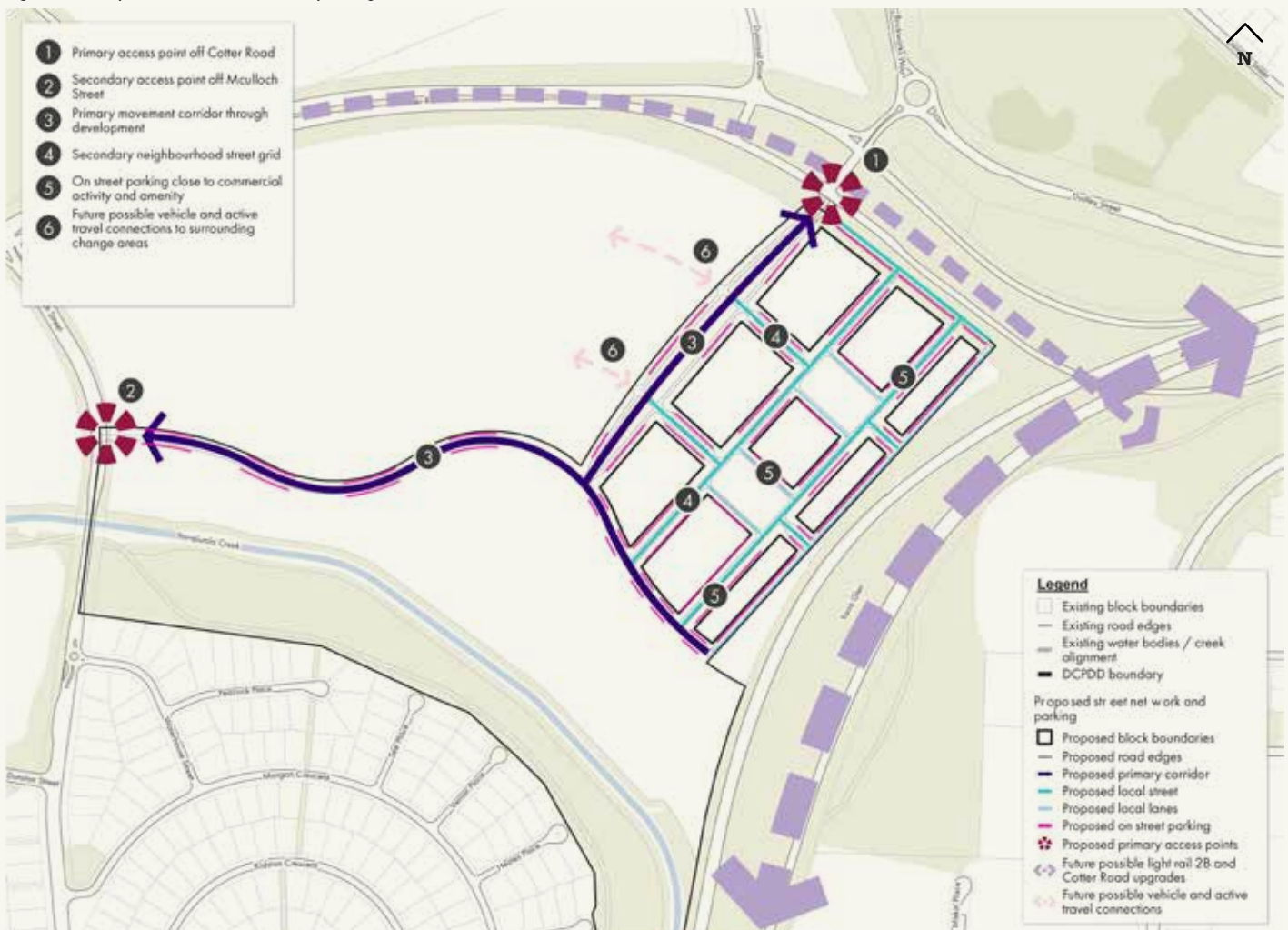
- Achieve a maximum 400m block perimeter for walkability
- Provide a clear, simple network with generous reserves
- Design for a 40km/h precinct-wide speed limit
- Design to accommodate bus routes on primary streets
- Integrate with Light Rail Stage 2B planning with stub roads on eastern edge of development

### Parking provision:

#### Provide

Residential	Maximum 1 space per dwelling + 0.25 per visitor
Commercial	1 space per 100m gross floor area (GFA)
Visitor parking	Distributed on-street
Accessible parking	5% of total provision
Secure bike parking	1 per dwelling plus 1 visitor per 10 dwellings
End-of-trip facilities	Commercial over 1,000m GFA

Figure 17: Proposed street network and parking



# Setbacks / interfaces / addresses

## Objectives

Create appropriate transitions between buildings and public realm

Ensure privacy and amenity while activating street frontages

Respond sensitively to specific interface conditions

Enable landscape integration within setback zones

Ensure all streets and open space have passive surveillance considered in their design

## Development conditions

*proposals must*

### Open space interfaces:

- Provide active frontages to nominated street frontages
- Create attractive landscape transitions between public domain and residential apartments

### Residential townhouses:

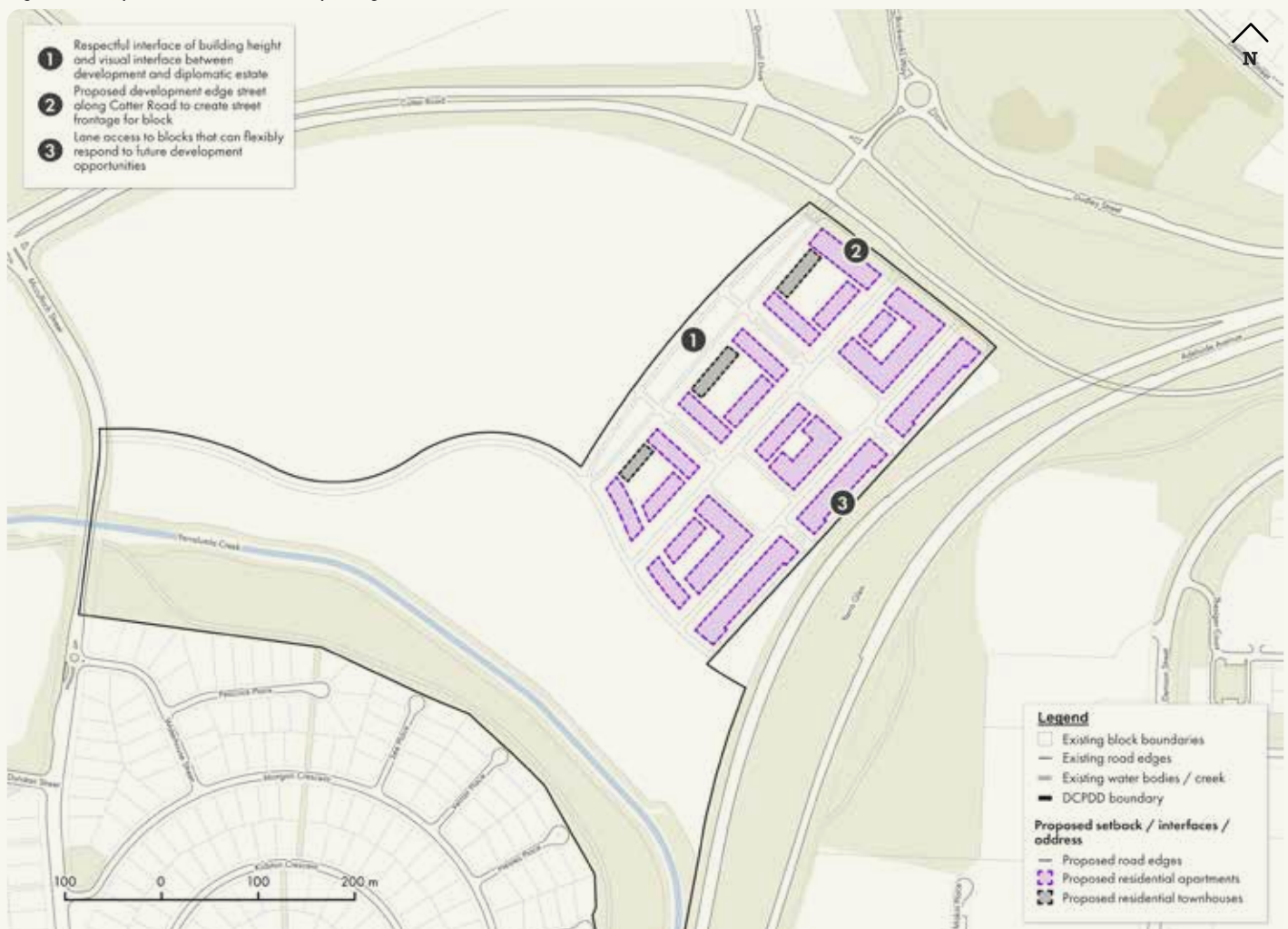
- Provide 4.5m minimum for landscaping and trees
- Allow only transparent low fences and hedges (max 1.2m) for passive surveillance

### Street setbacks:

Residential apartments:

- Provide 3m minimum setback to accommodate front gardens
- Create garden-style interfaces to public realm

Figure 18: Proposed street network and parking



# Active and public transport Objectives

Prioritise pedestrian and cyclist movement throughout

Connect to future Light Rail Stage 2B infrastructure

Provide inclusive access for all abilities

Integrate with citywide active transport networks

Provide alternative travel routes and choices

Ensure safe, accessible connections

## Development conditions

*proposals must*

### Pedestrian network:

- Provide clear, direct paths to public transport and amenities
- Achieve minimum path widths: 2.5m footpaths, 3.5m shared paths preferred
- Install at-grade crossings on street to ensure principle

### Cycling infrastructure:

- Connect to existing cycle network surrounding site.
- Provide cycle paths in accordance with Figure 19
- Install shared paths along creek corridor

### Through-site links:

- Establish north-south links through site connecting to Dudley Street, Yarralumla
- Establish east-west connection along Yarralumla Creek

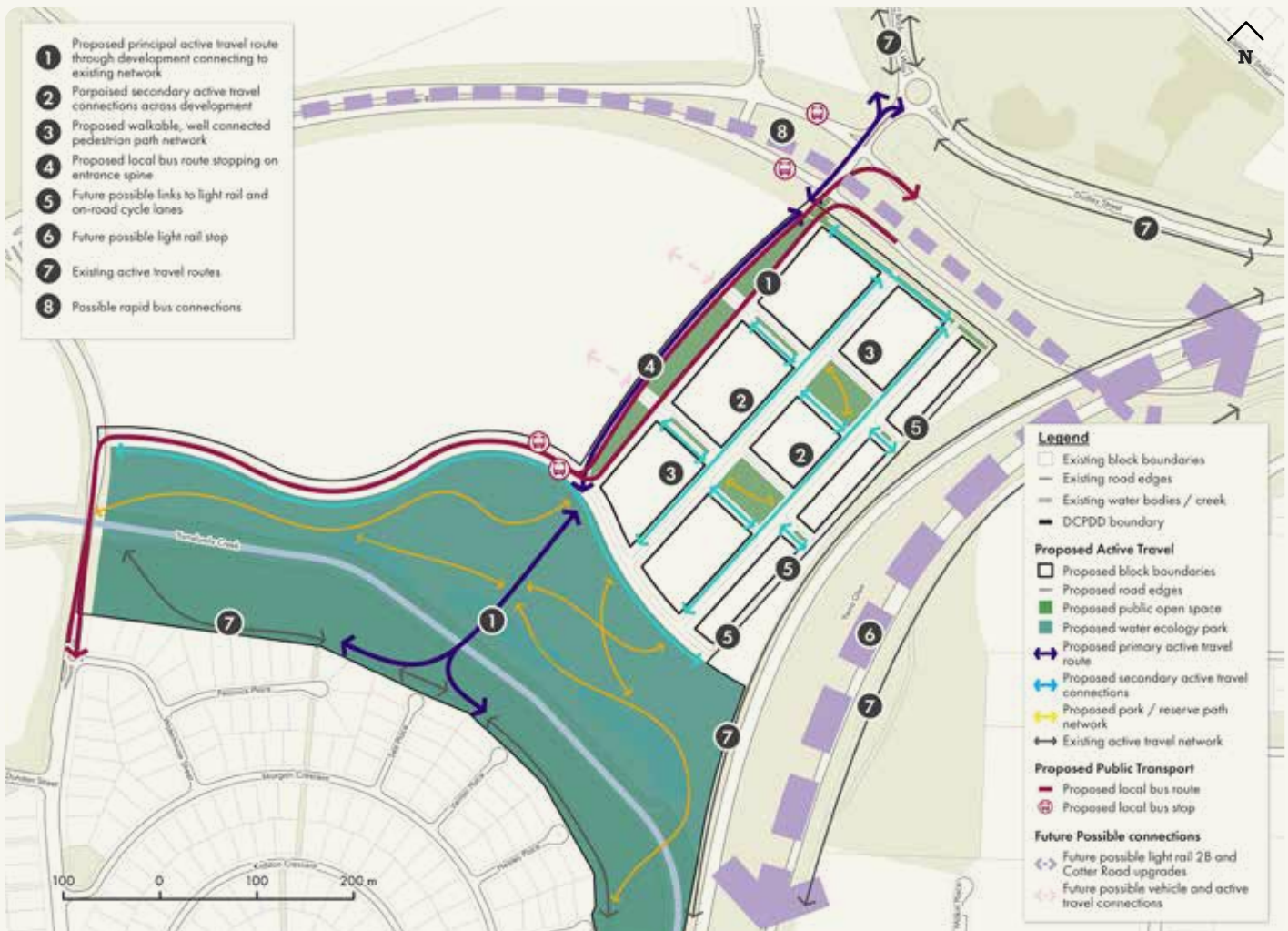
### Public transport:

- Provide direct pedestrian access to future stops
- Design bus-capable road geometry on primary streets

### Universal access:

- Design all paths to AS1428.1 (or industry best practice)

Figure 19: Proposed active and public transport



# Development and built form



Highett Common Development, Victoria ([highettcommon.com.au](http://highettcommon.com.au), 2025)

# Land use and amenity

## Objectives

Provide diverse housing options for varied demographics

Introduce supporting retail and community facilities

Create distinct character areas responding to context

Focus activity at transport nodes and open spaces

## Development conditions

*proposals must*

### Land use mix:

- Deliver primarily residential development with supporting non-residential uses
- Provide ground-floor retail/ commercial at key locations:
  - Deliver transit corridor frontages
  - Provide major park edges
  - Provide key pedestrian routes

### Active uses:

- Concentrate retail near transit and open space
- Achieve minimum 4.5m ground floor heights for flexibility
- Encourage cafes, childcare, medical services
- Provide co-working spaces near future transit

### Housing diversity:

For developments with 40 or more dwellings, a combination of studios or 1-bedroom dwellings, 2-bedroom dwellings and dwellings with 3 or more bedrooms are provided at the following rates:

Studios	Maximum 10%
1-bedroom units	Maximum 40%
2-bedroom units	Maximum 40%
3+ bedroom units	Minimum 10%

Figure 20: Proposed land use and character



# Built form

## Objectives

Create appropriate transitions to surrounding areas

Concentrate height near transit and open space

Ensure high residential amenity and solar access

Respond to topography and view corridors

## Development conditions

*proposals must*

### Maximum building depths:

Ground Floor Commercial Maximum 21m depth

Apartment buildings Maximum 16m depth

### Building separation: *maintain*

Up to 4 storeys 12m between buildings

5-6 storeys 18m between buildings

Above 6 storeys 24m between buildings

### Massing requirements:

- Limit building length to 60m before articulation
- Orient taller buildings north-south where possible
- Provide regular breaks for visual permeability

### Floor heights: *minimum*

Apartment buildings Ground floor residential 4m, upper residential 3.2m

Townhouses 3.3m ground, 2.7m upper

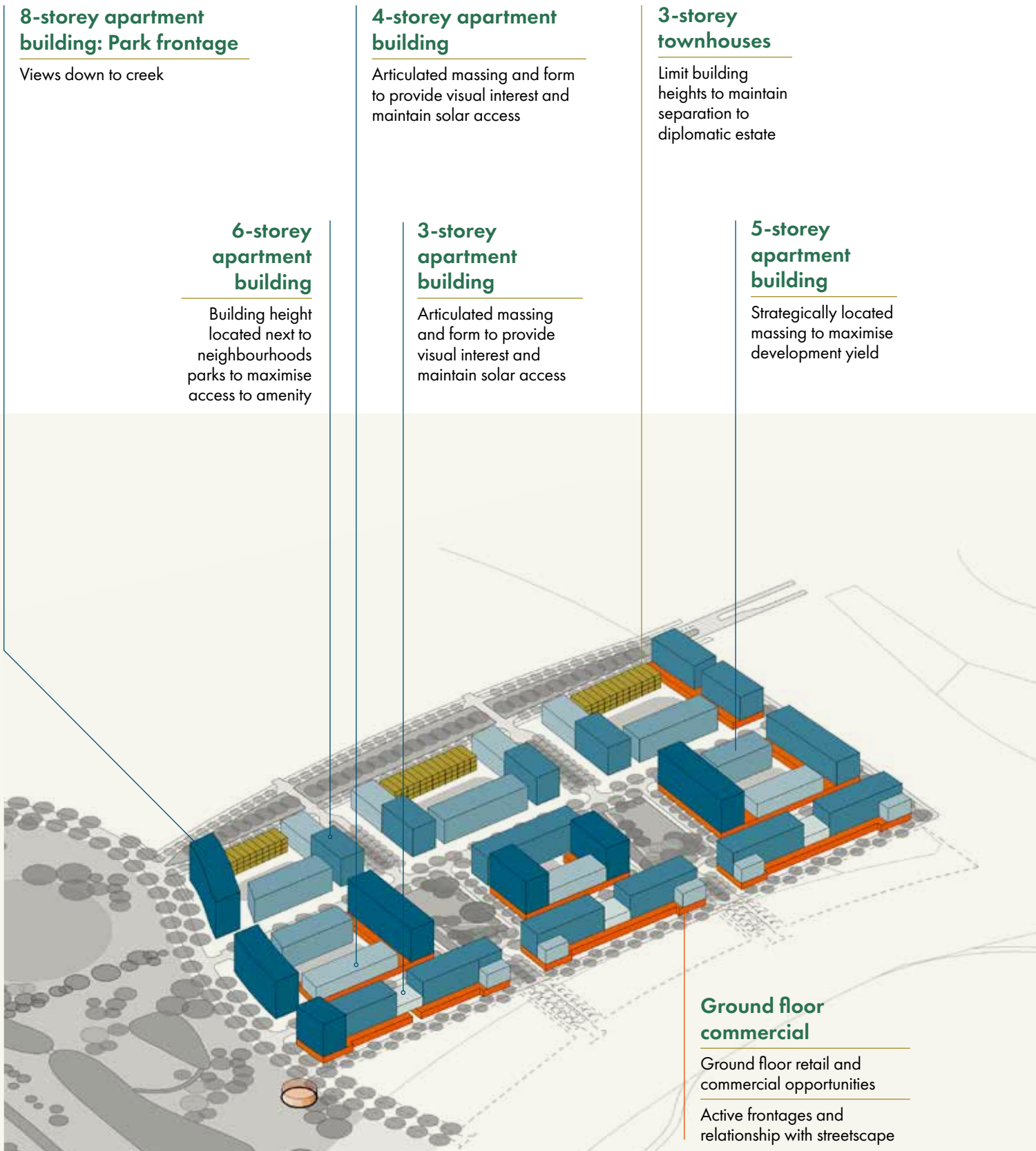
Non-residential ground 5m

Ceiling height Habitable rooms 2.7m, non-habitable rooms 2.4m, attic spaces 1.8m at edge of room with a 20 degree minimum ceiling slope

Figure 21: Proposed building height and massing



Figure 22: Indicative massing axometric plan



# Design and materials

## Objectives

Create active and engaging street interfaces

Ensure high-quality architectural expression

Use durable and sustainable materials

Reference local character and heritage

Ensure developments accommodate residents with diverse accessibility needs

Implement Universal Design principles throughout

## Development conditions

*proposals must*

### Access:

- Locate, integrate and design basement and waste vehicle access to minimise impact on public domain and main pedestrian areas
- Integrate electrical sub-stations and service rooms into building designs and screen where possible
- Prohibit above ground structure parking
- Provide lift access to all floor levels in buildings over 3 storeys
- Ensure emergency egress provisions for mobility-impaired residents
- Provide visual and tactile wayfinding elements throughout with step-free access to outdoor amenity

### Apartment size and layout:

Minimum dwelling floor areas are as follows:

Studio dwellings	40m <sup>2</sup>
One-bedroom dwellings	50m <sup>2</sup>
2-bedroom dwellings	70m <sup>2</sup>
Dwellings with 3 or more bedrooms	95m <sup>2</sup>

For all of the above:

Extra bathroom	Add 5m <sup>2</sup>
Extra bedroom	Add 12m <sup>2</sup>

Note: The minimum dwelling floor area excludes balconies and car parking facilities. Storage within dwellings is included in the area calculations.

Minimum area/widths are as follows:

Studio and 1-bedroom dwellings	3.6m wide
2-bedroom and 3-bedroom dwellings or more	4m wide

### Bedrooms (area excl. wardrobe space)

Master	10m <sup>2</sup>
Other	9m <sup>2</sup>
Bedrooms	3m wide

### Living rooms or combined living/dining rooms

Studio and 1-bedroom	3.6m
2 and 3-bedroom dwellings	4m
Cross-over or cross-through apartments have a minimum internal dimension	4m



Ground floor activation (Ross Caddaye, 2025)



Facade detailing and basement access (Hills Thalis, 2025)



Ground floor amenity (Hills Thalis, 2025)

For environmental performance, habitable rooms for multi-unit housing:

- Every habitable room must have a window in an external wall with a total minimum glass areas of not less than 10% of the floor area of the room.
- Habitable room depths are:
  - Limited to a maximum of 2.5 x the ceiling height; or primary window-head height, whichever is lower; or
  - Where living and dining rooms are combined, limited to a maximum of 3 times the ceiling height or primary window-head height, whichever is lower. This excludes depth occupied by storage space or a kitchen benchtop on the room's farthest wall.

### Solar and daylight access:

- Ensure all internal common areas and corridors are naturally lit and ventilated
- Limit apartments to maximum 6 per core
- Ensure a minimum solar access to multi unit dwelling in an apartment, between the hours of 9am and 3pm on the winter solstice (21 June), is:
  - The floor or internal wall of a daytime living area and private open space of not fewer than 70% of apartments on a site is exposed to not less than 3 hours of direct sunlight.
  - No more than 15% of apartments on a site receive no direct sunlight.



### Natural ventilation:

- Natural cross ventilation for apartments is optimised
- Natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible
- Overall depth of a cross-over or cross-through apartment does not exceed 16m, measured glass line to glass line
- At least 60% of apartments in the first 9 storeys of a building achieve natural cross ventilation

### Common circulation and space:

- For apartments with 4 or more storeys, no more than 6 apartments on each floor are accessible from a shared circulation space
- Minimum glazed area of 10% of the common circulation floor is served by 2 or more sources of natural ventilation and daylight where the floorplate has more than 6 apartments per floorplate

### Storage:

The following minimum storage areas is provided within a dwelling:

Studio dwellings	2m <sup>2</sup>
One-bedroom dwellings	3m <sup>2</sup>
2-bedroom dwellings	4m <sup>2</sup>
Dwellings with 3 or more bedrooms	5m <sup>2</sup>

For dwellings without an associated garage, an enclosed waterproof storage area is provided that is all of the following:

- At least 2.1 m in height and has at least one 0.6m internal dimension.
  - Has an area of at least: 1.5m<sup>2</sup>
- Accessible externally from the dwelling or is adjacent to a dedicated car space.
- Easily and safely accessible, secure and clearly allocated to specific apartments.
- A functional shape and size to suit various needs, suitable for larger and less frequently used items

### Acoustic privacy:

- Dwellings are designed and constructed to comply with the relevant sections of AS 2107:2000 (or industry best practice)
- Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level); and
- A noise management plan, prepared by a suitably qualified person, is endorsed by the EPA

### Facades:

- Design facades with holistic composition of framing, proportions and articulation
- Express street corners through visual prominence
- Use balconies, projections, awnings for shelter and wind amelioration
- Identify building entries through form, material and colour

### Materials:

- Select materials for permanence and durability
- Use solid mass materials, not just surface treatments
- Prohibit colour-bonded sheet products on walls
- Balance transparent and solid elements with high glazing to public realm
- Use clear glass for shop fronts and ground floor commercial premises
- Low levels of reflectivity must be achieved
- Mechanical sun-shade and balconies should be used rather than dark glazing

### Safety and security:

- Apply Crime Prevention Through Environmental Design (CPTED) principles to building design
- Ensure secure building access
- Support emergency access

# Communal and private open space Objectives

Ensure all residents access quality private outdoor space

Provide communal facilities that foster community interaction

Integrate open space with building design for optimal amenity

Support urban cooling through landscape provision

## Development conditions proposals must

### Private open space provide:

Studios/ 1-bedroom	8m <sup>2</sup> with 2m minimum dimension
2-bedroom	10m <sup>2</sup> with 2m minimum dimension
3+ bedroom	12m <sup>2</sup> with 2.4m minimum dimension
Townhouses	40m <sup>2</sup> with 50% at ground level

Note: The minimum balcony depth to be counted as contributing to the balcony area is 1m

### Communal open space:

- Minimum dimension of 2.5m and are directly accessible from common entries and pathways)
- No less than 20% of the total site area allocated to communal open space
- Communal open space has a minimum dimension of 2.5m and is directly accessible from common entries and pathways
- Private open space has a minimum dimension of 3.0m and is associated with dwellings at the ground level
- Ensure 3 hours direct sunlight midwinter to all spaces
- Include seating, BBQ facilities, children's play



Figure 23: Private open space (Hills Thalys, 2025)



Communal open space (Architectus, 2025)



Canopy coverage within communal open space (Hills Thalys, 2025)



**Australian Government**  

---

**National Capital Authority**