



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), TARA CHAYNE MLA
NICOLE LAWDER MLA, JAMES MILLIGAN MLA



Inquiry into referred 2016–17 Annual and Financial Reports
QUESTION ON NOTICE 05

Ms CAROLINE LE COUTEUR MLA: To ask the Minister for Environment.

Environment, Planning and Sustainable Development Directorate, Strategic Planning, output 1.2

In relation to overshadowing:

- 1) Please advise:
 - a) How the Planning and Land Authority assesses overshadowing of proposed developments in commercial centres;
 - b) What factors are considered in the assessment? Does the assessment consider the impact on public space? Does the assessment consider impact on existing dwellings such as apartments?
 - c) Which commercial centres have specific Territory Plan controls addressing overshadowing and which do not?

MICK GENTLEMAN: The answer to the Member's question is as follows:–

1 (a) The Planning and Land Authority carefully considers the impact of development proposals within commercial centres, including overshadowing. The provision of suitable and accurate overshadowing analysis is a key requirement of documentation supporting development applications, particularly where the development is adjacent to key areas of public open space or residential development. Overshadowing is also tested by the Planning and Land Authority by utilising the Canberra 3D model, which can accurately indicate overshadowing impacts of proposed development on existing buildings and spaces.

Within commercial centres, overshadowing of residential apartments is generally assessed against the solar access provisions in the Territory Plan which generally requires three hours of solar access for main daytime living areas during the winter solstice for 70% of apartments.

1(b) Factors considered include the extent and length of time the area or building is shaded, the use of buildings and the location and orientation of the development. Yes. Yes.

1(c) The following commercial centres have one or more specific Territory Plan controls addressing overshadowing:

- Belconnen town centre
- Braddon commercial area
- City
- Dickson group centre

- Greenway (Tuggeranong) town centre
- Griffith (Manuka) group centre
- Gungahlin town centre
- Kambah group centre
- Kingston group centre
- Macquarie (Jamison) group centre
- Phillip (Woden) town centre

The following commercial centres do not have specific Territory Plan controls addressing overshadowing:

- Suburban local centres
- Amaroo group centre
- Calwell group centre
- Casey group centre
- Charnwood group centre
- Chisholm group centre
- Conder group centre
- Curtin group centre
- Erindale group centre
- Hawker group centre
- Kaleen group centre
- Kippax group centre
- Mawson group centre
- Wanniasa group centre
- Weston group centre

As outlined in the response to question 1(a) the Planning and Land Authority carefully considers the impact of development proposals within commercial centres, including overshadowing. Where a proposal is for multiple stories the possible overshadowing impact of the development on open areas is considered, even if there isn't a specific overshadowing control. The Local Centres Development Code, for example, includes criteria to minimise overshadowing and excessive scale.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature:



Date: 19/1/18

By Mick Gentleman MLA, Minister for Planning and Land Management