



Inquiry into Canberra's Night-Time Economy

Answer to question taken on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for the Night-Time Economy

Redirected to: Minister for Planning and Sustainable Development

In relation to: Public Space and building limits

Hearing: 13 May 2026

Uncorrected Proof Transcript p 113

Transcript provided: 21 May 2026

Answer Due: 29 May 2026

Mr Sam Engele took on notice the following question(s):

MS CARRICK: So the cafe can just move with the sun as a little strip of it just moves through?

Mr Engele: I think it is more intended to limit the width of the building heights. But we can take on notice and come back to you with the specific sections—

MS CARRICK: No other town—public space in a town centre has building heights like that. And I just know—

Mr Engele: I am happy to take that on notice and come back to you with that specific question. There is also, I guess, the active frontages. But what we have seen across town centres, is there is a limit to how many active frontages you can put into any public space and actually have them filled with commercial activity. So, I think there is always going to be these decisions about where do we want to put active frontages? Are they commercially viable? Because what we do in the city is obviously long-term vacancies in those, because in many ways that also detracts from areas.

MR CHRIS STEEL MLA: The answer to the Member's question is as follows:

It is noted upon review of the Committee transcript that the question posed by Ms Carrick is interpreted here as relating to the relationship of solar access and building height provisions in the Territory Plan, as they apply to public spaces (e.g. Woden Town Square).

The Territory Plan incorporates provisions guiding heights and potential impacts to solar access within the Woden Town Centre, through the Woden District Policy and associated Technical Specifications.

These include Assessment Requirement 50 of the Woden District Policy that specifies development proposals to demonstrate no additional overshadowing to Woden Town Square between 10am and 2pm on 21 June. While a future development proposal may seek to develop up to the permissible maximum heights under Assessment Requirement 43, any such proposition will also have to respond to Assessment Requirement 50 which may in certain circumstances limit the maximum height achievable.

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The Technical Specification also articulates upper-level setback guidance for development proposals that address the Town Square, providing further built form relief to the Square.

In relation to maximum heights, while applying direct comparison of town centres is of limited value owing to their varying characteristics (i.e. direct comparison is somewhat confounded by the varying topography, historical development patterns and unique built form), it is noted that Belconnen Town Centre heights are generally similar to those of Woden Town Centre (i.e. a general upper maximum of 25 storeys for Belconnen, compared to Woden's general upper maximum of 24 storeys).

Approved for circulation to the Standing Committee on Economics, Industry and Recreation

Signature:



Date:

29/5/26

By the Minister for Planning and Sustainable Development, Chris Steel MLA