



ACT

Government

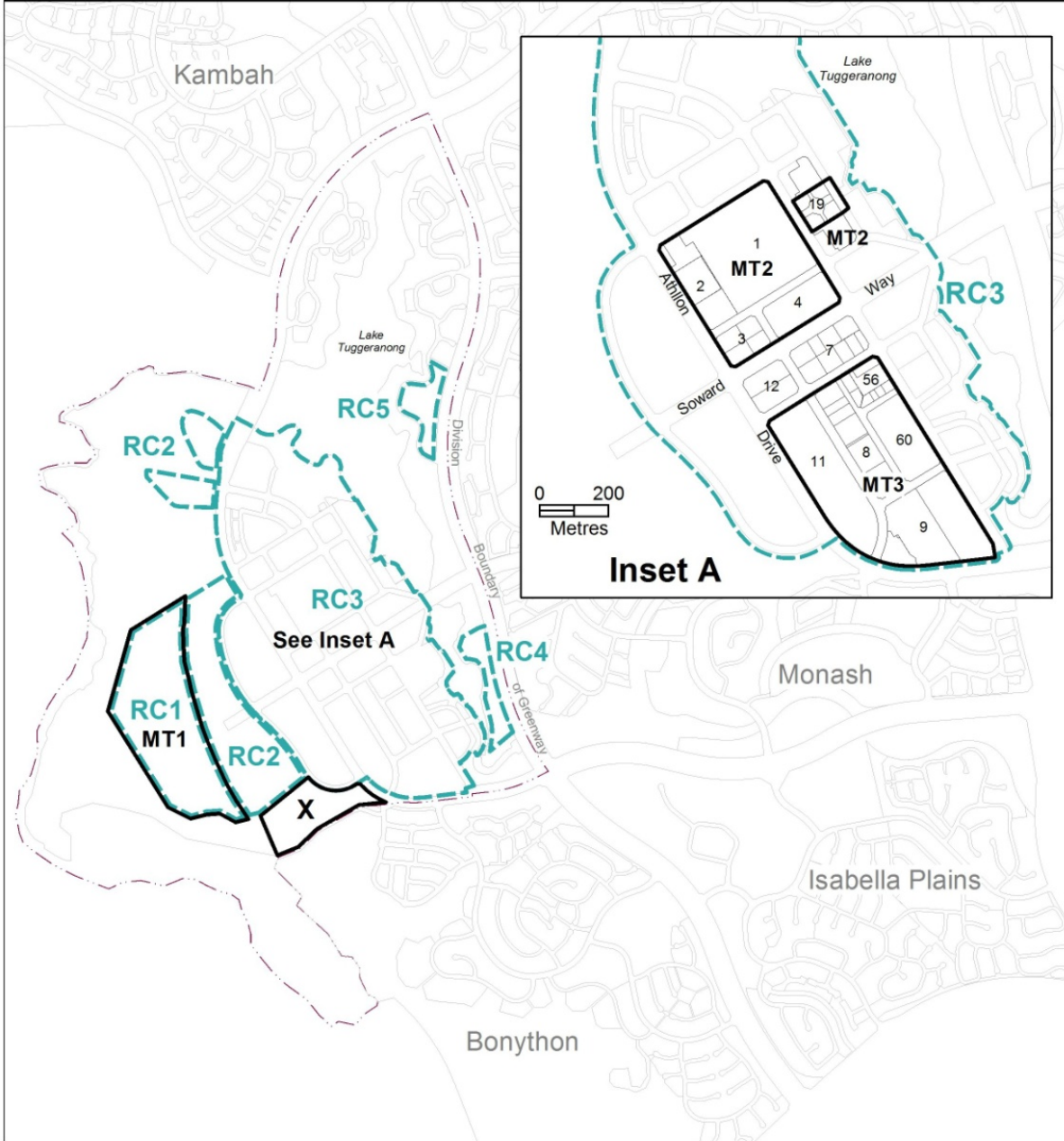
Environment and
Sustainable Development

Greenway Precinct Map and Code

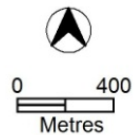
includes
Tuggeranong Town Centre

This page is intentionally blank.

Greenway Precinct Map



- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Greenway Precinct Code
- X** Urban open space - not public land



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Greenway Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	NUZ4	<i>group or organised camp overnight camping area tourist facility</i>
MT2	CZ1	<i>produce market</i>
MT3	CZ3	<i>corrections facility</i>

Greenway Precinct Code

Contents

Introduction.....	5
Additional rules and criteria.....	7
RC1 – Murrumbidgee River corridor	7
Element 1: Use.....	7
1.1 Campsite and tourist facility.....	7
RC2 – Leisure and accommodation area.....	8
Element 2: Buildings and use	8
2.1 Protection of visual character.....	8
Element 3: Environment	8
3.1 Protection of water quality.....	8
RC3 – Tuggeranong Town Centre	9
Element 4: Use.....	10
4.1 Ground floor use	10
4.2 SHOP – CZ2 – floor area limit	10
4.3 Development on nominated car parking areas.....	11
Element 5: Buildings.....	15
5.1 Height of buildings	15
5.2 Active frontages	16
5.3 Setback to main streets and pedestrian areas and routes	16
5.4 Built form.....	16
5.5 Materials and finishes	17
5.6 Gateway buildings.....	17
5.7 Building setbacks	17
5.8 Landscape areas	18
RC4 – Lake side residential.....	20
Element 5: Built form	20
5.1 Height of buildings	20
RC5 – Medium density area.....	22
Element 6: Site.....	22
6.1 Site Access	22
6.2 Pedestrian access.....	22
Element 7: Built form	23
7.1 Height of buildings	23
Element 8: Environment	24
8.1 Trees	24
8.2 Landscape area	24

Figures

Figure 1 – Frontages, car parking, restrictions on use and gateway buildings.	12
Figure 2 – Building heights – Lakefront Development Area	13

Figure 3 – building heights.....	14
Figure 4 – setbacks and landscape areas.....	19
Figure 5 – building heights.....	21
Figure 6 – Site, built form and environment	25

Introduction

Name

The name of this code is **Greenway Precinct Code**.

Application

The code applies to the Division of Greenway.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

This part applies to blocks and parcels identified in the Greenway Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Murrumbidgee River corridor

This part applies to blocks and parcels identified in area RC1 shown on the Greenway Precinct Map.

Element 1: Use

Rules	Criteria
1.1 Campsite and tourist facility	
There is no applicable rule.	<p>C1</p> <p>Development achieves all of the following: is of low intensity on large blocks permitting point source retention of stormwater runoff and opportunities for large scale landscaping</p> <p>a) stormwater runoff meets all the following requirements before entering the Murrumbidgee River:</p> <ul style="list-style-type: none"> i) is intercepted by a pond or equivalent designed in accordance with the requirements for ponds or equivalent in the Water Sensitive Urban Design General Code ii) meets the stormwater quality requirements of the commercial zones development code. <p>Note: This provision is in addition to the WSUD requirements of other applicable codes.</p>
There is no applicable rule.	<p>C2</p> <p>Development, including existing uses, incorporates measures to minimise impacts on the ecology and improve the visual character of the locality.</p>

RC2 – Leisure and accommodation area

This part applies to blocks and parcels identified in area RC2 shown on the Greenway Precinct Map.

Element 2: Buildings and use

Rules	Criteria
2.1 Protection of visual character	
There is no applicable rule.	<p>C3</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> a) visual and functional compatibility with the Tuggeranong Town Centre b) visual and functional compatibility with the Murrumbidgee River and Lake Tuggeranong environments c) minimal servicing and structural demands.

Element 3: Environment

Rules	Criteria
3.1 Protection of water quality	
There is no applicable rule.	<p>C4</p> <p>Development achieves one of the following:</p> <ul style="list-style-type: none"> a) stormwater runoff meets all the following requirements before entering the Murrumbidgee River: <ul style="list-style-type: none"> i) is intercepted by a pond or equivalent, designed in accordance with the requirements for ponds or equivalent in the Water Sensitive Urban Design General Code ii) meets the stormwater quality requirements of the commercial zones development code. b) diversion of stormwater runoff to Lake Tuggeranong. <p>Note: Diversion of stormwater runoff to Lake Tuggeranong may be achieved using existing stormwater infrastructure or pump option.</p> <p>Note: Compliance with this criterion is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p> <p>Note: This provision is in addition to the WSUD requirements of other applicable codes.</p>

RC3 – Tuggeranong Town Centre

This part applies to blocks and parcels identified in area RC3 shown on the Greenway Precinct Map. RC3 includes the Tuggeranong Town Centre.

Desired Character

Settlement Pattern

The Tuggeranong town centre has a strong urban edge whilst maintaining extensive physical and visual connections to the surrounding landscape including the mountains, open space, the river corridor and the lake.

The town centre enjoys a high level of connectedness through a fine grain grid pattern network of roads and pedestrian and cycle thoroughfares.

There is a network of high quality open spaces throughout the urban area of the town centre with links to the lake foreshore, community gardens and other public spaces.

Land use

A substantial component of the town centre is given over to residential development, with a focus on a mix of retail, commercial and other activating uses primarily at ground level and on key frontages.

Built form

There is a modern approach to the pitched red roofs and cream buildings, with a variety of roof forms including roof gardens, flat and skillion roofs.

Precincts

The foreshore area including Anketell Street has the following character:

- Development that embraces the lake through physical and visual connections to the foreshore
- Development that provides vibrancy through activity at the street level and finer grain shop fronts along major pedestrian areas
- Development that provides a pedestrian friendly environment
- Built form that steps down toward the foreshore.

The area along Athllon Drive has the following character:

- Taller building elements to match the taller building elements fronting the lake shore.
- Office buildings which address Athllon Drive to create a continuous building line, without excessive blank walls.
- Framing of the views north along Athllon Drive to distant hills
- A mix of residential uses on the western side of Athllon Drive, located to maximize views of the mountains to the west and access to employment and services in the town centre
- Pedestrian links to the town centre.

The Soward Way area has the following character:

- Taller building elements to create a pedestrian friendly boulevard on Soward Way
- Development frames the views to the mountains to the west
- Development provides a mix of uses with retail at ground level.

Element 4: Use

Rules	Criteria
4.1 Ground floor use	
<p>R5</p> <p>This rule applies to buildings in area a fronting the hatched area shown on figure 1.</p> <p>Only the following uses are permitted on the ground floor level:</p> <ul style="list-style-type: none"> a) <i>business agency</i> b) <i>club</i> c) <i>community activity centre</i> d) <i>drink establishment</i> e) <i>financial establishment</i> f) <i>hotel</i> g) <i>indoor entertainment facility</i> h) <i>indoor recreation facility</i> i) <i>public agency</i> j) <i>restaurant</i> k) <i>SHOP.</i> 	<p>C5</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
<p>There is no applicable rule.</p>	<p>C6</p> <p>This criterion applies to buildings in area b fronting the hatched area shown on figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
4.2 SHOP – CZ2 – floor area limit	
<p>R7</p> <p>This rule applies to area b shown on figure 1.</p> <p>The maximum <i>gross floor</i> area of any <i>SHOP</i> is 200m².</p>	<p>C7</p> <p><i>SHOPS</i> are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</p>

Rules	Criteria
4.3 Development on nominated car parking areas	
<p>R8</p> <p>This rule applies to the shaded area shown on figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) the existing number of car parking spaces is retained on the site and made available for public use at all times b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i> in addition to the spaces required by item a) 	<p>C8</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development b) makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory

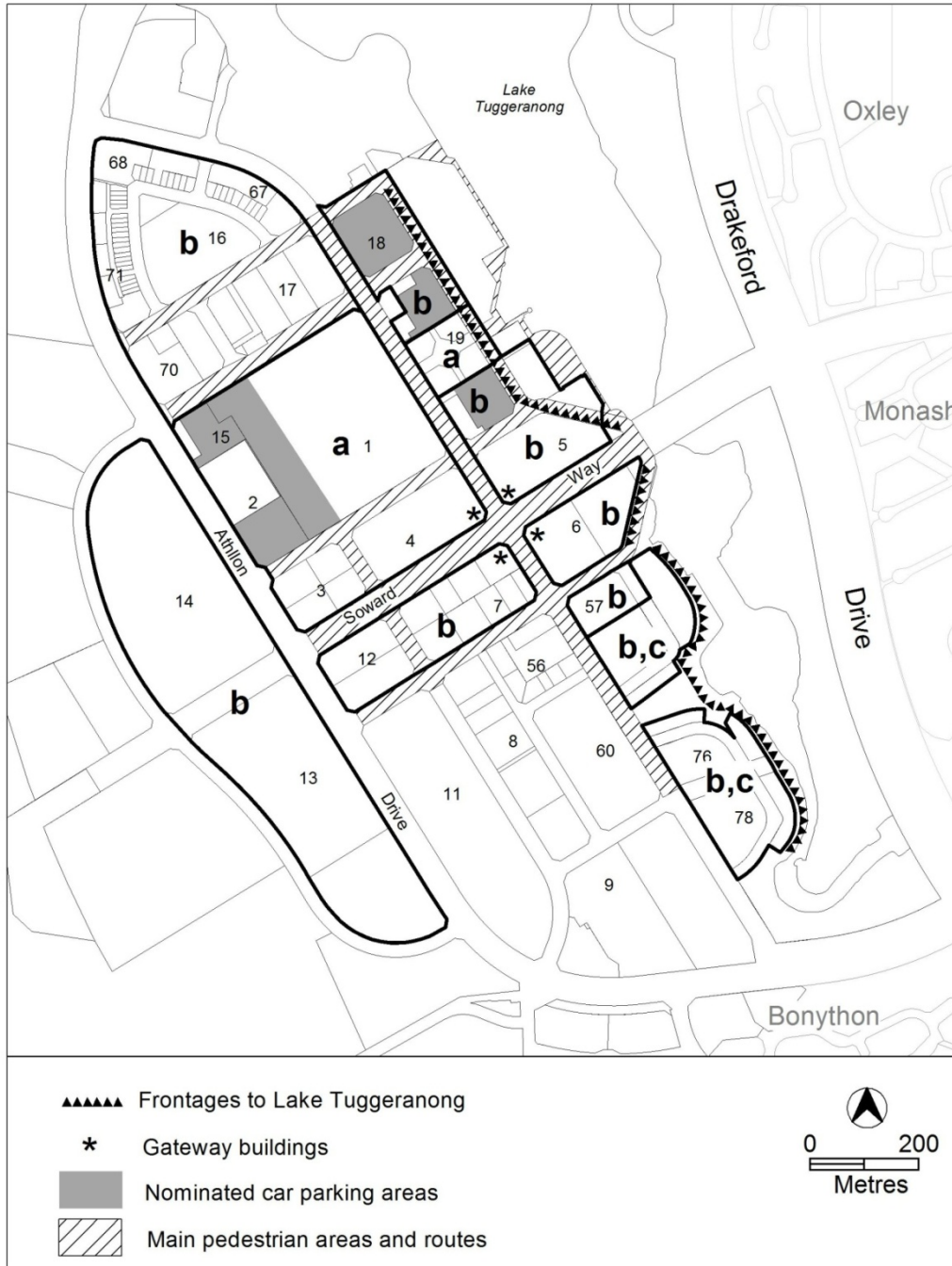


Figure 1 – Frontages, car parking, restrictions on use and gateway buildings.

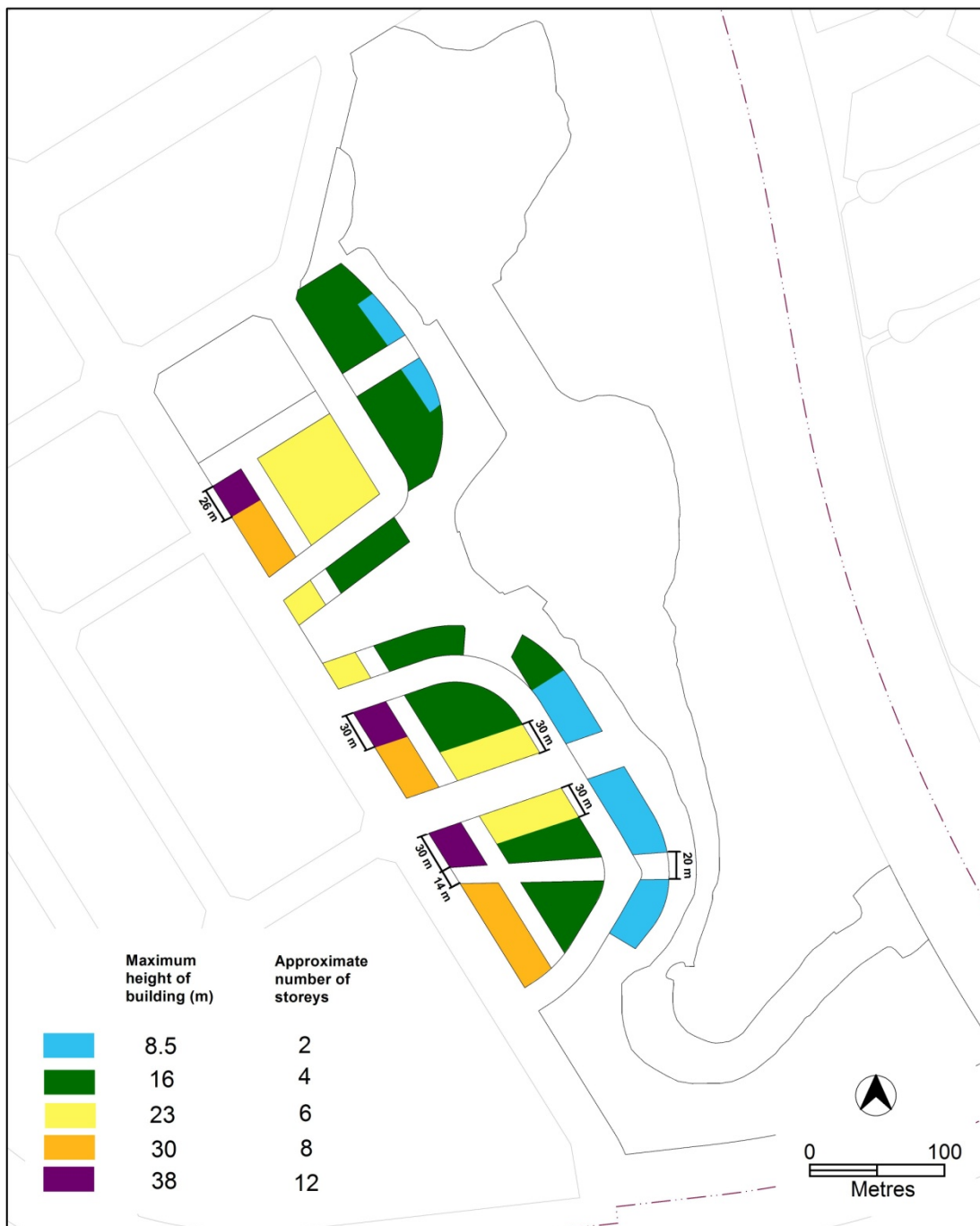


Figure 2 – Building heights – Lakefront Development Area

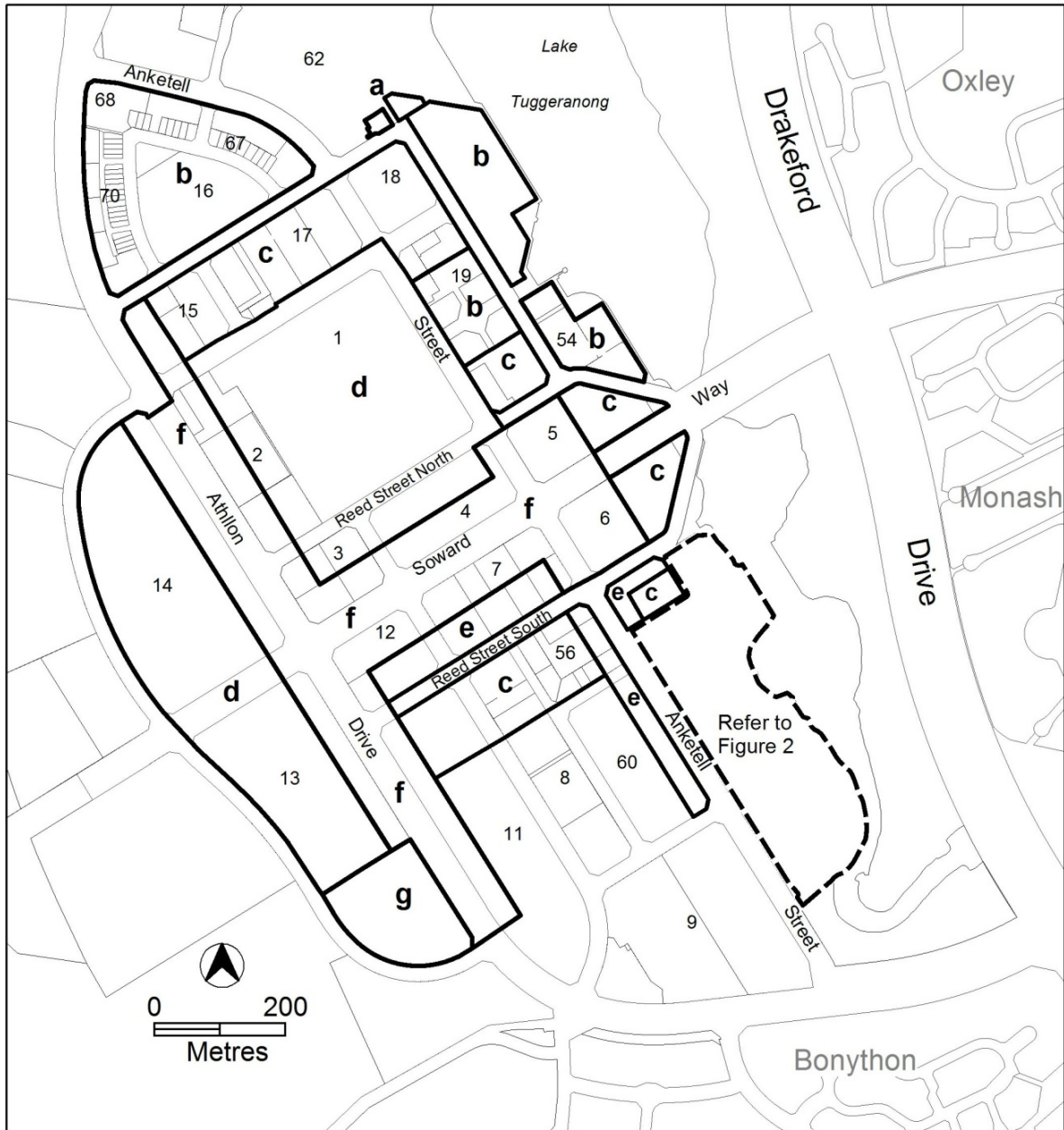


Figure 3 – building heights

Element 5: Buildings

Rules	Criteria
5.1 Height of buildings	
<p>R9</p> <p>This rule applies to areas shown in figure 3.</p> <p>The maximum <i>height of buildings</i> in the areas shown on figure 3 are as follows:</p> <ul style="list-style-type: none"> a) in area 'a' - 9.5 metres b) in area 'b' - 17 metres c) in area 'c' - 20.5 metres d) in area 'd' - 24 metres e) in area 'e' – 24metres. Area 'e' is measured as the area up to a maximum of 30 metres from the front boundary with Anketell Street or Reed Street South f) in area 'f' - 31 metres. Area 'f' is measured as follows: <ul style="list-style-type: none"> i. the area a maximum of 30 metres from the front boundary for blocks adjoining the western side of Ankertell Street ii. the area a maximum of 30 metres from the front boundary of blocks adjoining Soward Way west of Ankertell Street iii. the area a maximum of 30 metres from the front boundary of blocks adjoining the eastern side of Athllon Drive iv. the area a maximum of 40 metres from the front boundary of blocks adjoining the western side of Athllon Drive. g) in area 'g' – 38 metres with a maximum of 12 storeys. <p>For this rule the building height excludes all of the following:</p> <ul style="list-style-type: none"> a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units f) chimneys, flues and vents <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R9A</p> <p>This rule applies to area c shown on figure 1.</p> <p>The maximum height of building is shown on figure 2.</p>	<p>C9A</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) scale appropriate to the function of the use c) minimal detrimental impacts including overshadowing and excessive scale.
5.2 Active frontages	
<p>R10</p> <p>This rule applies to buildings fronting the hatched area shown in figure 1.</p> <p>Buildings incorporate display windows and shop fronts with direct pedestrian access at ground floor level.</p>	<p>C10</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) direct pedestrian access from main pedestrian areas b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like
<p>There is no applicable rule</p>	<p>C11</p> <p>This criterion applies to frontages to Lake Tuggeranong shown on figure 1.</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) an attractive frontage to the waterfront b) pedestrian activity along the waterfront
5.3 Setback to main streets and pedestrian areas and routes	
<p>R12</p> <p>This rule applies to the area shown in figure 1.</p> <p>Buildings maintain a continuous <i>building line</i> along main streets and pedestrian areas and routes.</p>	<p>C12</p> <p>Building alignment may include small spaces for active uses.</p>
5.4 Built form	
<p>R13</p> <p>This rule applies to the area shown in figure 1.</p> <p>Buildings include pitched roofs and awnings consistent with surrounding development.</p>	<p>C13</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) compatibility with existing development b) consistency with the <i>desired character</i>

Rules	Criteria
There is no applicable rule.	C13A Built form in the town centre achieves all of the following: <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) roofs are articulated to reduce the bulk and scale of the building form c) responds to the street hierarchy d) minimizes blank walls e) creates attractive interfaces with the public domain.
R13B This rule applies to area 'l' shown in figure 4. The minimum ground floor level, floor to ceiling height is 3.6m	C13B Building achieve all of the following: <ul style="list-style-type: none"> a) consistency with <i>desired character</i> b) the ground floor level of buildings is adaptable for commercial uses.
5.5 Materials and finishes	
R14 This rule applies to the area shown in figure 1. Buildings incorporate all of the following: <ul style="list-style-type: none"> a) masonry materials of earth tones colours b) roofs are predominantly red c) block paving in pedestrian areas consistent with existing paving 	C14 Building colours, materials and finishes achieve compatibility with adjacent development.
5.6 Gateway buildings	
R15 This criterion applies to gateway buildings in locations shown on figure 1. Buildings address the intersection of Anketell Street and Soward Way.	This is a mandatory provision. There is no applicable criterion.
5.7 Building setbacks	
R16 This rule applies to buildings in area 'a' shown in figure 4 Buildings have a zero setback to Athllon Drive.	C16 Buildings achieve all of the following: <ul style="list-style-type: none"> a) are consistent with the <i>desired character</i> b) maintain a continuous building line along Athllon Drive c) frame the views of hills along Athllon Drive.

Rules	Criteria
<p>R17</p> <p>This rule applies to the front setbacks for buildings (excluding basements) in the areas shown on figure 4.</p> <p>The minimum front setbacks are as follows:</p> <ul style="list-style-type: none"> a) in area 'b' - 12 metres b) in area 'c' - 13 metres c) in area 'd' - 16 metres. 	<p>C17</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) are consistent with the <i>desired character</i> b) protect and enhance the views of hills, distant mountains and/or the Tuggeranong Town Park.
5.8 Landscape areas	
<p>R18</p> <p>This rule applies to landscape areas shown in figure 4</p> <p>Landscape areas are provided with the following minimum dimensions:</p> <ul style="list-style-type: none"> a) in area 'e' 26 metres wide and 40 metres deep b) in area 'f' 30 metres wide and 40 metres deep c) in area 'g' 52 metres deep from the north western apex of the block. d) In area 'h' 25 metres wide and 30 metres deep. 	<p>C18</p> <p>Landscaped areas achieve the following:</p> <ul style="list-style-type: none"> a) are consistent with <i>desired character</i> b) protect and enhance views of hills, distant mountains and key open spaces c) have no buildings or structures located within the area (excluding basements) d) are publicly accessible e) are landscaped f) receive reasonable solar access g) present a soft landscaped interface to the street.

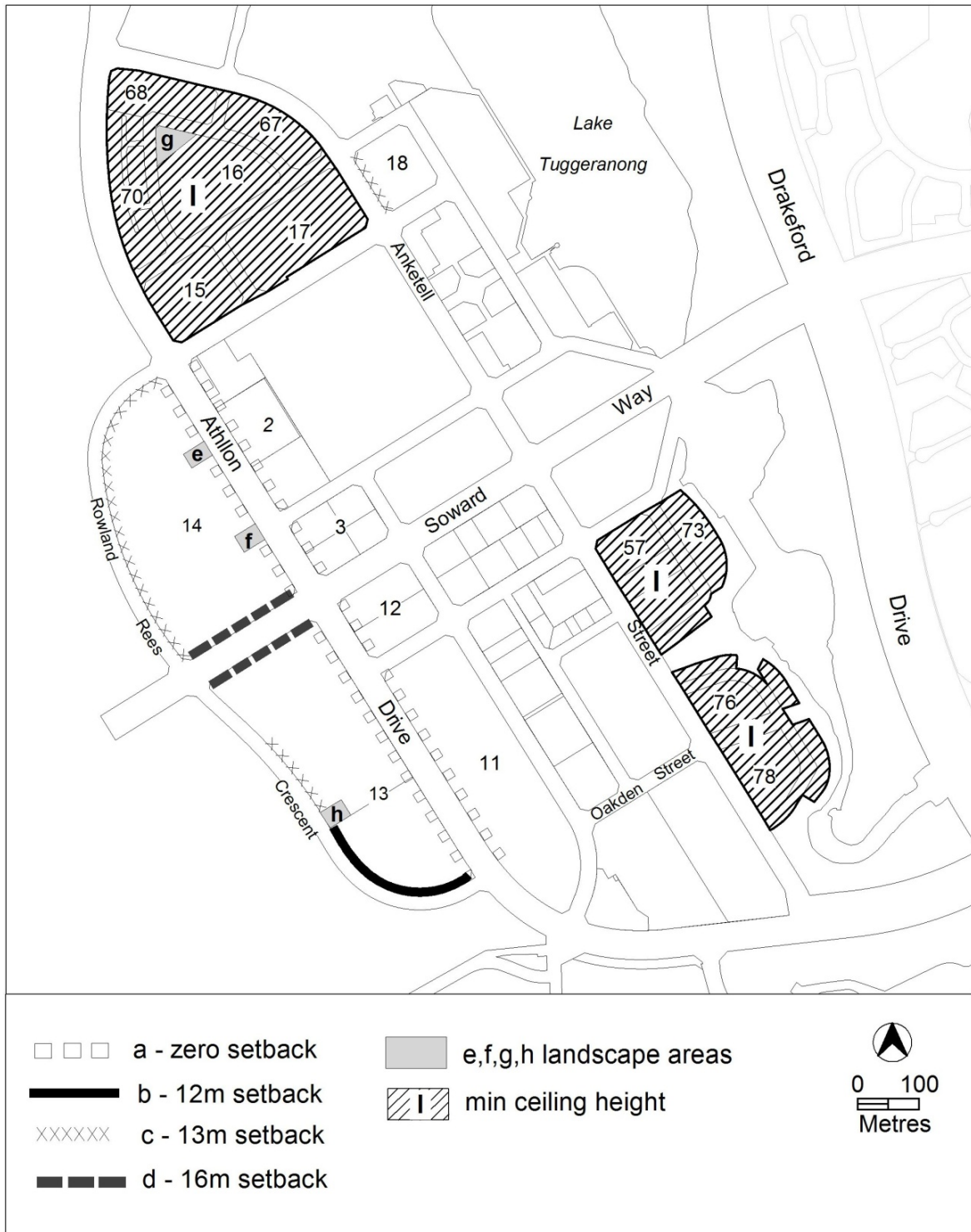


Figure 4 – setbacks and landscape areas

RC4 – Lake side residential

This part applies to blocks and parcels identified in area RC4 shown on the Greenway Precinct Map. RC4 includes the lake side residential land.

Element 5: Built form

Rules	Criteria
5.1 Height of buildings	
<p>R19</p> <p>This rule applies to areas shown in figure 5.</p> <p>The maximum <i>height of buildings</i> in the areas shown on figure 5 are as follows:</p> <ul style="list-style-type: none"> a) in area 'a' - 9.5 metres b) in area 'b' - 13 metres. Area 'b' is measured as a maximum depth of 20 metres. <p>For this rule the building height excludes all of the following:</p> <ul style="list-style-type: none"> a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units f) chimneys, flues and vents <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

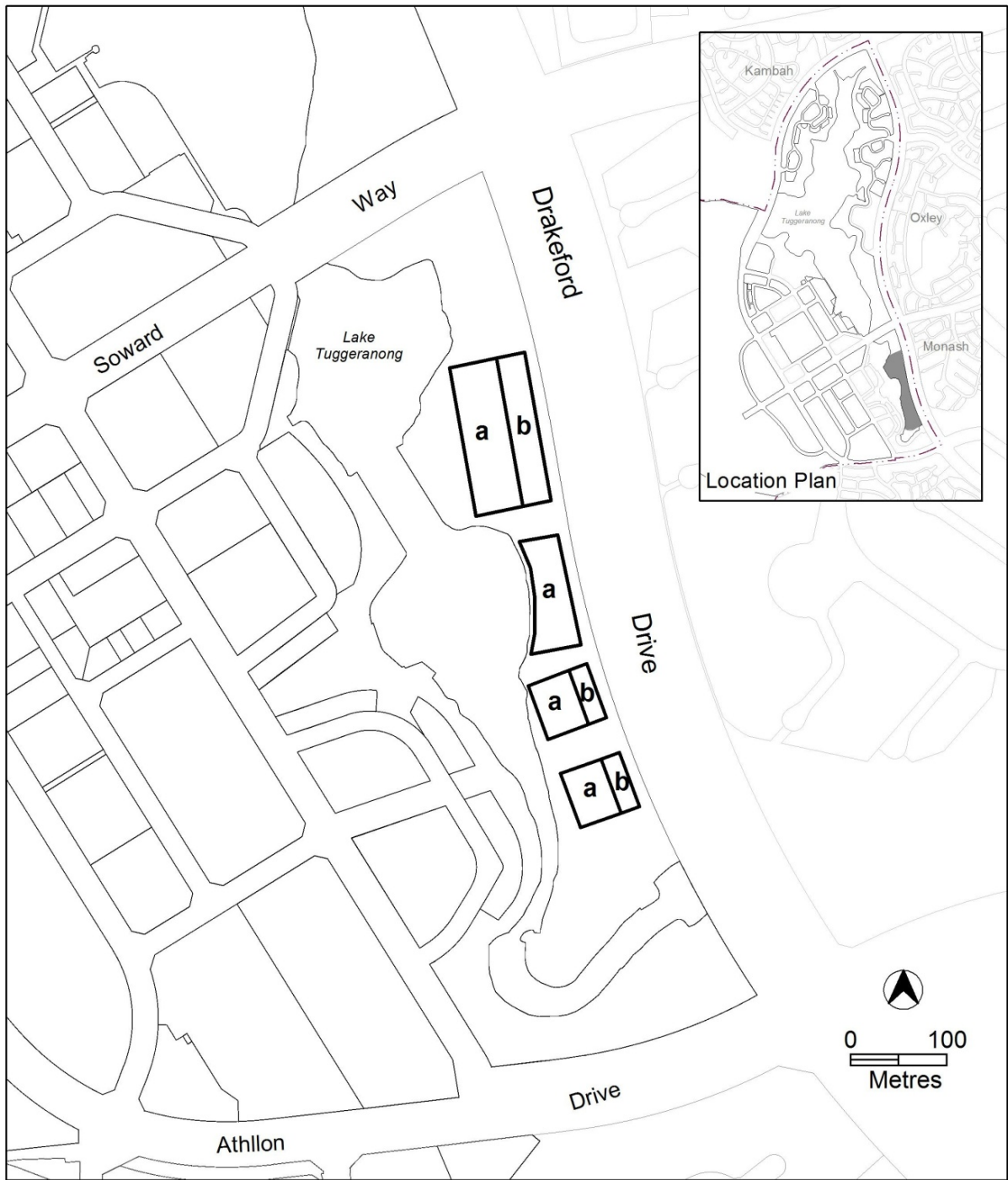


Figure 5 – building heights

RC5 – Medium density area

This part applies to blocks and parcels identified in area RC5 shown on the Greenway precinct map. RC5 includes the medium density area.

Element 6: Site

Rules	Criteria
6.1 Site Access	
<p>R20</p> <p>Vehicular access or egress to the site from Drakeford Drive is not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
6.2 Pedestrian access	
<p>R21</p> <p>This rule applies to the area identified in figure 6. A public pedestrian footpath is provided and complies with all of the following:</p> <ul style="list-style-type: none"> a) is 5metres wide b) links the Drakeford Drive pedestrian underpass to the Lake Tuggeranong urban open space. 	<p>C21</p> <p>Public pedestrian access between the Drakeford Drive pedestrian underpass and the Lake foreshore is retained.</p>

Element 7: Built form

Rules	Criteria
7.1 Height of buildings	
<p>R22</p> <p>This rule applies to areas shown in figure 6</p> <p>The maximum <i>height of buildings</i> in the areas shown on figure 6 are as follows:</p> <ul style="list-style-type: none">a) in area 'a' – 9.5metresb) in area 'b' – 13metres. Area 'b' is measured as a maximum depth of 27metres from the edge of the tree drip zone identified in figure 6. <p>For this rule the building height excludes all of the following:</p> <ul style="list-style-type: none">a) roof top plantb) lift overrunsc) antennasd) photovoltaic panelse) air conditioning unitsf) chimneys, flues and vents <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 8: Environment

Rules	Criteria
8.1 Trees	
<p>R23</p> <p>This rule applies to the drip zone area identified in figure 6.</p> <p>Building and construction works do not encroach on land within the drip zone plus 2.0m of the existing trees on the eastern edge of Block 2 adjacent to Drakeford Drive. This includes any basements.</p>	<p>C23</p> <p>The health of existing trees on the eastern edge of Block 2 adjacent to Drakeford Drive is maintained.</p> <p>Compliance with this criterion is achieved by a report that has been prepared by a suitably qualified arborist and endorsed by the Conservator of Flora and Fauna.</p>
8.2 Landscape area	
<p>R24</p> <p>This rule applies to the landscape area identified in figure 6.</p> <p>No buildings or structures are located within the landscape area. This includes any basements.</p>	<p>C24</p> <p>The site is screened from the car park on Lewis Mortimer Drive through retention of existing vegetation and creation of a landscape area.</p>

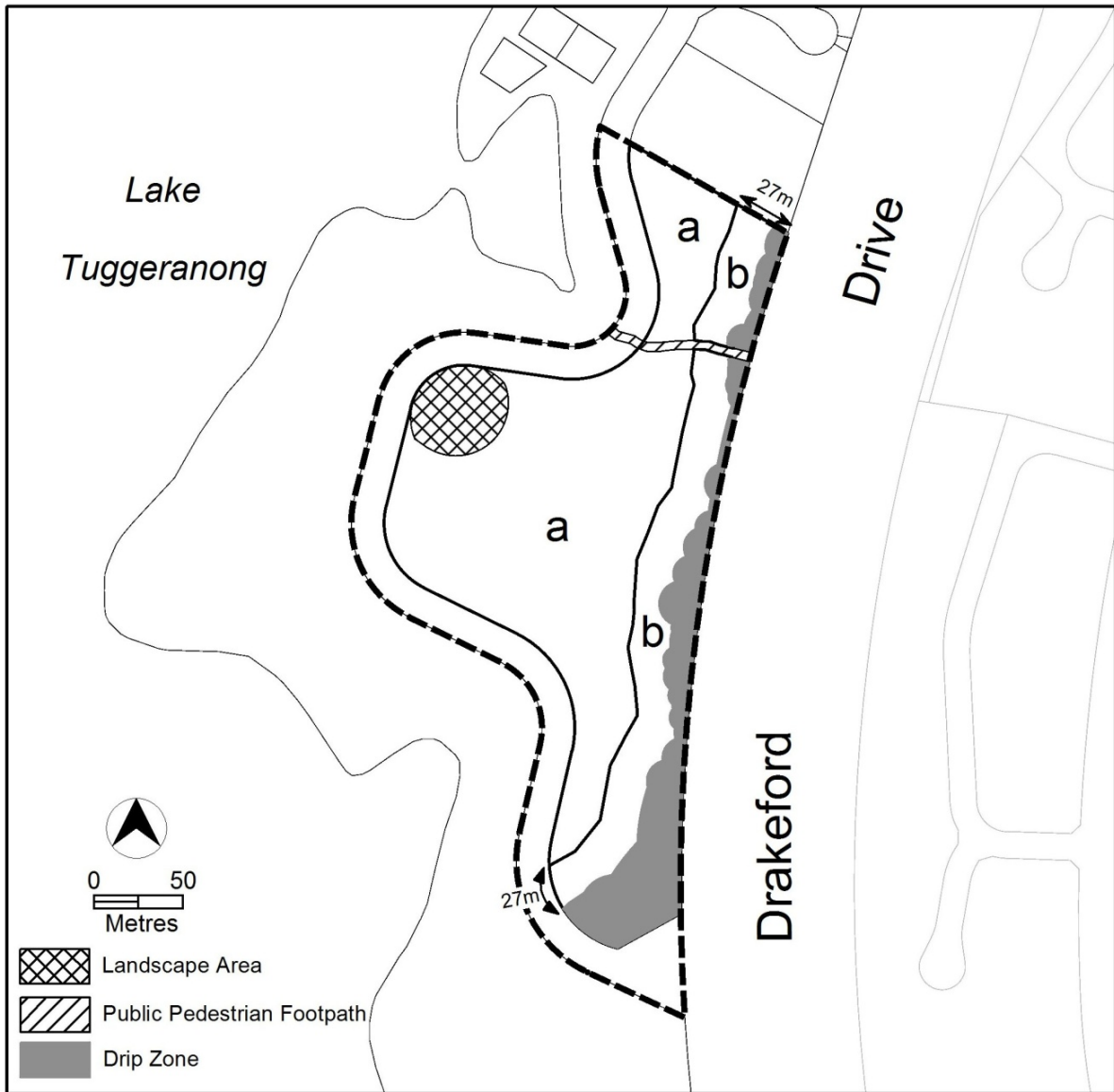


Figure 6 – Site, built form and environment