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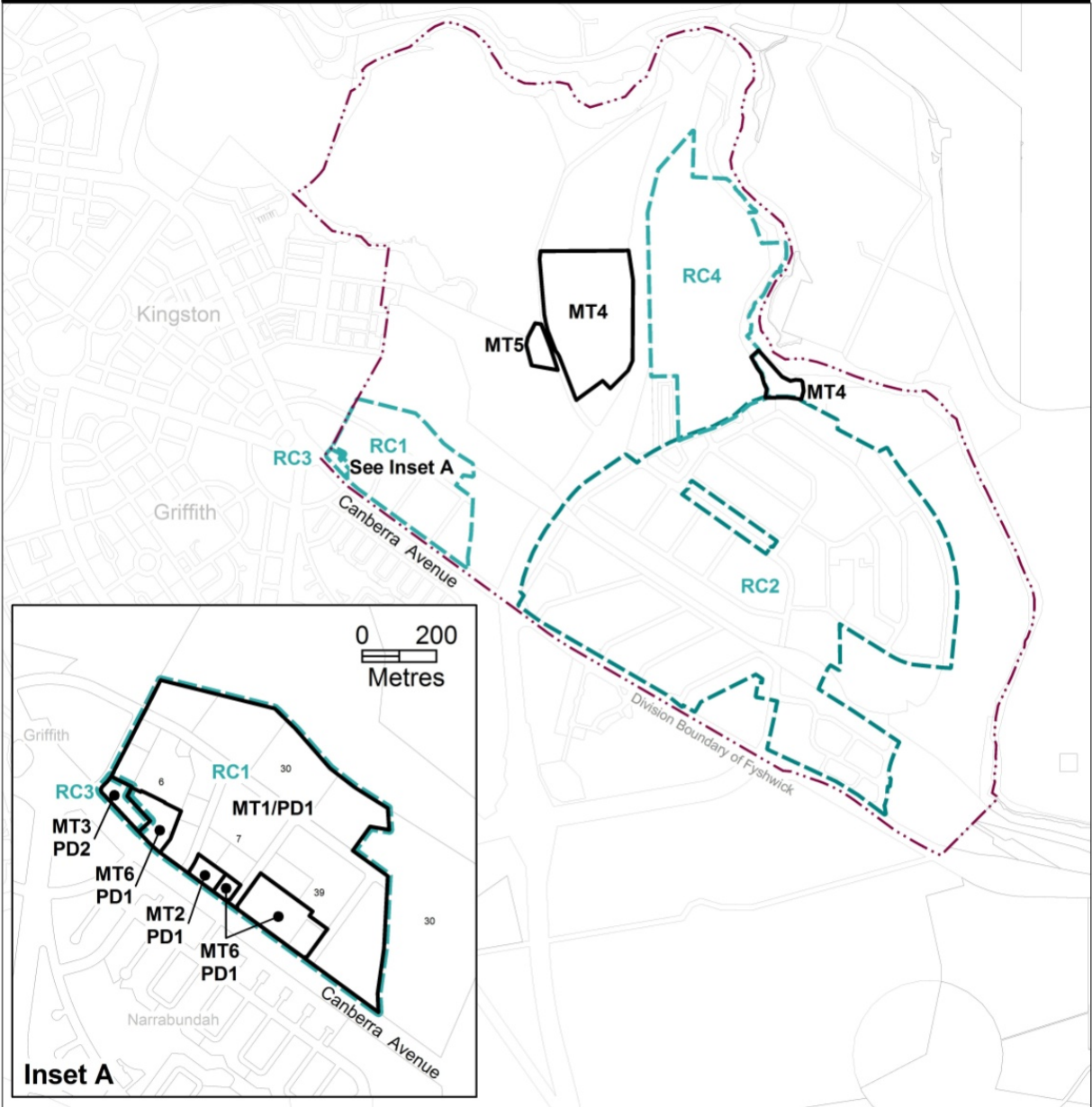
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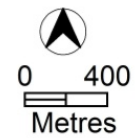
Fyshwick Precinct Map and Code

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Fyshwick Precinct Map

Inset A

PDn — Additional prohibited development applies see Table 1

MTn — Additional merit track development applies see Table 2

RCn — Additional rules and criteria apply see Fyshwick Precinct Code

Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Fyshwick 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 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	**Zone**	**Development**
PD1	IZ2	*bulk landscape supplies* *bulky goods retailing* *business agency* *club* *financial establishment* *funeral parlour* *general industry* *industrial trades* *liquid fuel depot* *MAJOR UTILITY INSTALLATION* *public agency* *recycling facility* *scientific research establishment* *service station* *store* *vehicle sales* *veterinary hospital* *waste transfer facility*
PD2	CZ2	*drink establishment* *indoor entertainment facility* *tourist facility* *tourist resort*

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	**Zone**	**Development**
MT1	IZ2	*produce market*
MT2	IZ2	*office, service station*
MT3	CZ2	*scientific research establishment*
MT4	NUZ4	*treatment plant*
MT5	NUZ4	*educational establishment*
MT6	IZ2	*office, produce market*

Fyshwick Precinct Code

Contents

Introduction

Name

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

Application

The code applies to the Division of Fyshwick.

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 Fyshwick Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – West Fyshwick industrial area

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

Element 1:   Use

Rules	Criteria
1.1 SHOP – floor area limit	
R1 The maximum *gross floor area* of *SHOP* complies with all of the following: a) on Fyshwick section 30 block 18, for display and sale of alcohol beverages – 1200 m^2 b) in all other locations – 200 m^2	This is a mandatory requirement. There is no applicable criterion.

RC2 – Industrial mixed use zone

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

Element 2:   Use

Rules	Criteria
2.1 SHOP – floor area limit	
R2 The maximum *gross floor area* per shop complies with all of the following: a) *SHOP* selling food or supermarket, except produce market – 200m^2 b) *SHOP,* except *bulky goods retailing* – 3000m^2	This is a mandatory requirement. There is no applicable criterion.

RC3 – Canberra Avenue Corridor Site

This part applies to the corridor site RC3 on the Fyshwick precinct map.

RC3 includes the Canberra Avenue corridor site.

Element 3:   Use

Rules	Criteria
3.1 Restaurant and shop	
R3 One or more of the following uses are permitted where it is ancillary to other uses: a) *restaurant* b) *SHOP*	This is a mandatory requirement. There is no applicable criterion.

Element 4:   Buildings

Rules	Criteria
4.1 Number of storeys	
R4 The maximum number of *storey* is 4.	C4 The number of *storeys* comply with all of the following: a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale d) are no higher than the established tree canopy along main avenues with primarily landscaped frontage
4.2 Setback	
R5 The minimum front setback to Canberra Avenue is 10m.	C5 Building frontages to Canberra Avenue achieve all of the following: a) consistent with established building lines b) a landscaped setting.

Rules	Criteria
4.3 Materials and finishes	
R6 Building colours are off-white to light buff/grey.	C6 Any alternative colours used achieve all of the following: a) Relate to clearly defined elements of the building b) are predominantly earthy toned c) minor elements in the building facade may be accented d) subsidiary to the main off-white to light buff/grey materials.

RC4 – Agricultural area

This part applies to blocks and parcels identified in area RC4 shown on the Fyshwick Precinct Map.

Element 5:   Use

Rules	Criteria
5.1 Agriculture	
There is no applicable rule.	C7 Development is consistent with an intensive agricultural landscape character.