



ACT

Government

Environment and
Sustainable Development

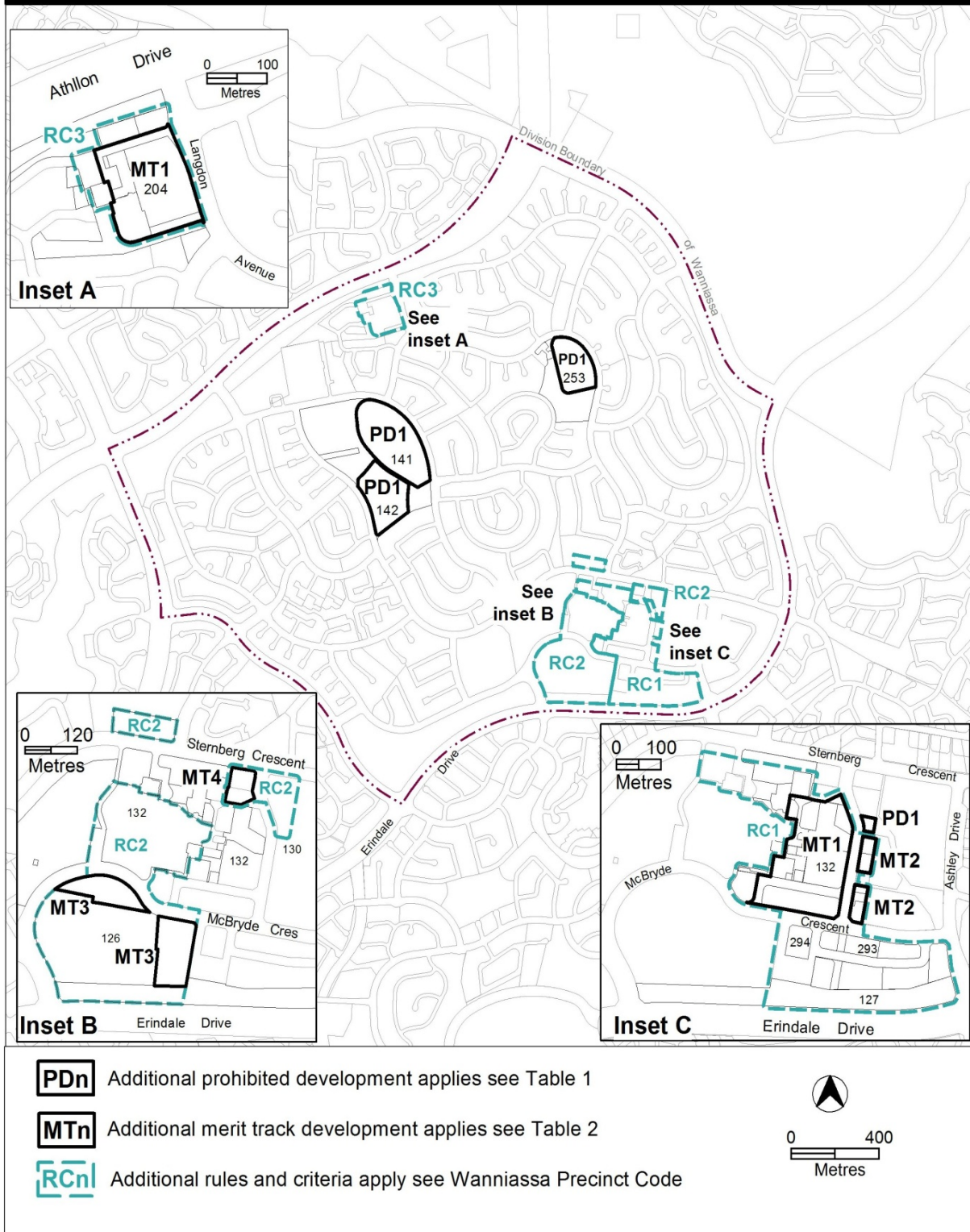
Wanniassa Precinct Map and Code

includes

Erindale and Wanniassa Group Centres

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Wanniassa Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Wanniassa 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	CFZ	<i>retirement village</i> <i>supportive housing</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ1	<i>industrial trades</i> <i>municipal depot</i> <i>store</i>
MT2	CZ2	<i>funeral parlour</i> <i>light industry</i> <i>service station</i> <i>veterinary hospital</i>
MT3	PRZ2, CZ6	<i>NON RETAIL COMMERCIAL</i>
MT4	CFZ	<i>business agency</i> <i>office</i> <i>public agency</i>

Wanniassa Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Wanniassa.

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

RC1 – Erindale Group Centre

This part applies to blocks and parcels identified in area RC1 shown on the Wanniasa Precinct Map. RC1 includes the Erindale Group Centre.

Desired character

- A high quality landscaped pedestrian spine linking Erindale Drive to Sternberg Crescent, flanked by active building frontage
- development providing a convenient mix of community facilities, services, commercial, recreational facilities and transport opportunities
- a vibrant group centre with high quality open spaces designed with a focus on visibility, safety and accessibility
- a retail core with a central public open space area integrated with public transport and connecting the northern and southern areas
- Development provides interest and activity to the public realm through articulated facades to public spaces, avoiding solid, featureless walls of development

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites with primary active frontages shown in figure 1.</p> <p>Only the following uses are permitted at 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>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to sites with secondary active frontages shown in figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>

Rules	Criteria
1.2 Residential use	
<p>R3</p> <p>This rule applies in CZ1, CZ2 and CZ3.</p> <p><i>RESIDENTIAL USE</i> is only permitted at area 'A' in figure 1</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

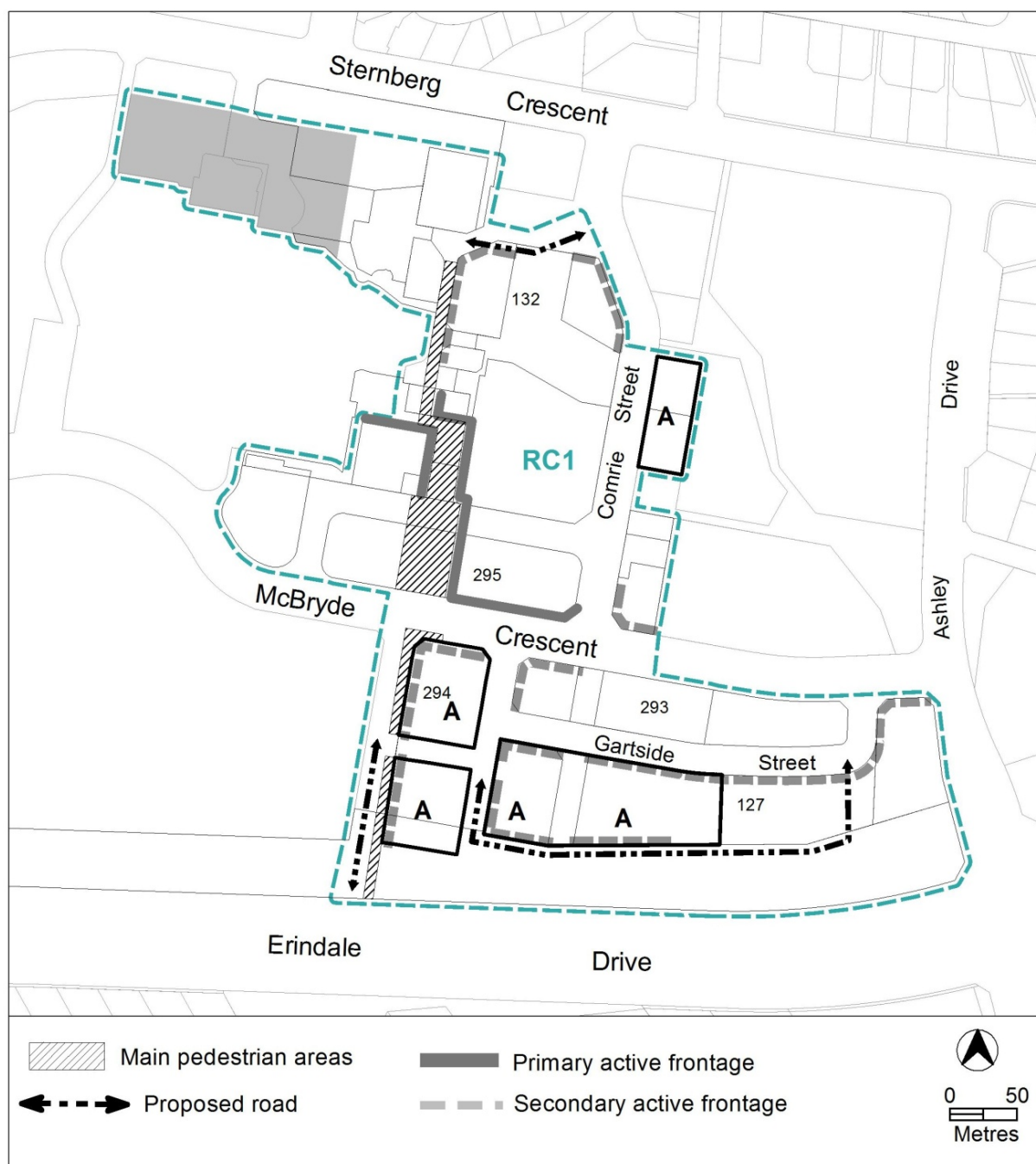


Figure 1: Erindale Group Centre

Rules	Criteria
1.3 Community uses	
<p>R4</p> <p>This rule applies to the areas shaded grey, shown in figure 1.</p> <p>Development provides a minimum of 1,400m² gross floor area for community use.</p>	<p>C4</p> <p>Development application is supported by a report prepared by a suitably qualified person demonstrating that:</p> <ul style="list-style-type: none"> a) suitable replacement community use facility has been provided or is too be provided elsewhere within the centre, and/or b) the land is no longer required for community use.
1.4 Industrial trades, municipal depot and store	
<p>R5</p> <p>This rule applies to the areas shaded grey, shown in figure 2.</p> <p>One or more of the following uses are permitted only in the shaded area and only in association with a structured <i>car park</i>:</p> <ul style="list-style-type: none"> a) <i>industrial trades</i> b) <i>municipal depot</i> c) <i>store</i> 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.5 Development on nominated car parking areas	
<p>R6</p> <p>This rule applies to the areas shaded grey, shown in figure 2.</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>C6</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 publicly accessible parking supply for the group centre

Element 2: Buildings

Rules	Criteria
2.1 Building heights	
<p>R7</p> <p>This rule applies in CZ1, CZ2 and CZ3.</p> <p>The maximum <i>height of building</i> is 10m, except for the following areas described in figure 2:</p> <ul style="list-style-type: none"> a) area 'a' is the lesser of 12m or 3 <i>storeys</i> b) area 'b' is the lesser of 16m or 4 <i>storeys</i> c) area 'c' is the lesser of 20m or 5 <i>storeys</i> <p>Building height measurement 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>The minimum setback of these excluded items from the building facade of the floor immediately below is 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Building design	
<p>R8</p> <p>This rule applies in CZ1, CZ2 and CZ3.</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p>	<p>C8</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p>
<p>There is no applicable rule.</p>	<p>C9</p> <p>Building design achieves all of the following:</p> <ul style="list-style-type: none"> a) corner buildings at the intersection of two roads contain focal points providing architectural interest and variety to the building design b) entrances to common areas for residential use provide strong visual connection to the street and ensure a high level of surveillance c) driveways and pedestrian entrances to the site are visible from the block boundary d) west-facing facades incorporate sun shading into building designs e) consistency with the <i>desired character</i>

Rules	Criteria
<p>R10</p> <p>Development of 2 storeys or more complies with nominated building setbacks as follows:</p> <p>a) development adjoining:</p> <ul style="list-style-type: none"> i) McBryde Crescent ii) extension to Ricardo Street West iii) Gartside Street <p>is built to the boundary adjoining the existing or proposed road reserve</p> <p>b) development adjoining the proposed road between Gartside Street and Erindale Drive is setback a minimum of 2 metres from the boundary adjoining the proposed road reserve</p>	<p>C10</p> <p>Minor departures from the indicated setbacks in building alignment may be permitted to provide small spaces for active uses along main pedestrian areas and routes, or where alternate setbacks are established by existing adjacent development, in which case setbacks are consistent with the <i>desired character</i>.</p>
2.3 Plot ratio	
There is no applicable rule.	<p>C11</p> <p><i>Plot ratio</i> achieves consistency with the <i>desired character</i>.</p>
2.4 Main pedestrian areas and routes	
<p>R12</p> <p>This rule applies to main pedestrian areas shown in figure 1.</p> <p>Development ensures pedestrian areas remain unenclosed and publicly accessible at all times</p> <p><i>Note: A condition of approval may be imposed regarding the tenure of pedestrian routes.</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.5 Proposed roads	
There is no applicable rule.	<p>C13</p> <p>Subdivision of the blocks is generally consistent with the pattern of proposed roads shown in figure 1.</p>
<p>R14</p> <p>Development in the area shaded grey in figure 1 provides a vehicular access road connecting Wynne Street to the intersection of Sternberg Crescent and Langdon Avenue.</p>	<p>C14</p> <p>Development in the area shaded grey in figure 1 does not preclude the future provision of an access road connecting Wynne Street to the intersection of Sternberg Crescent and Langdon Avenue.</p>

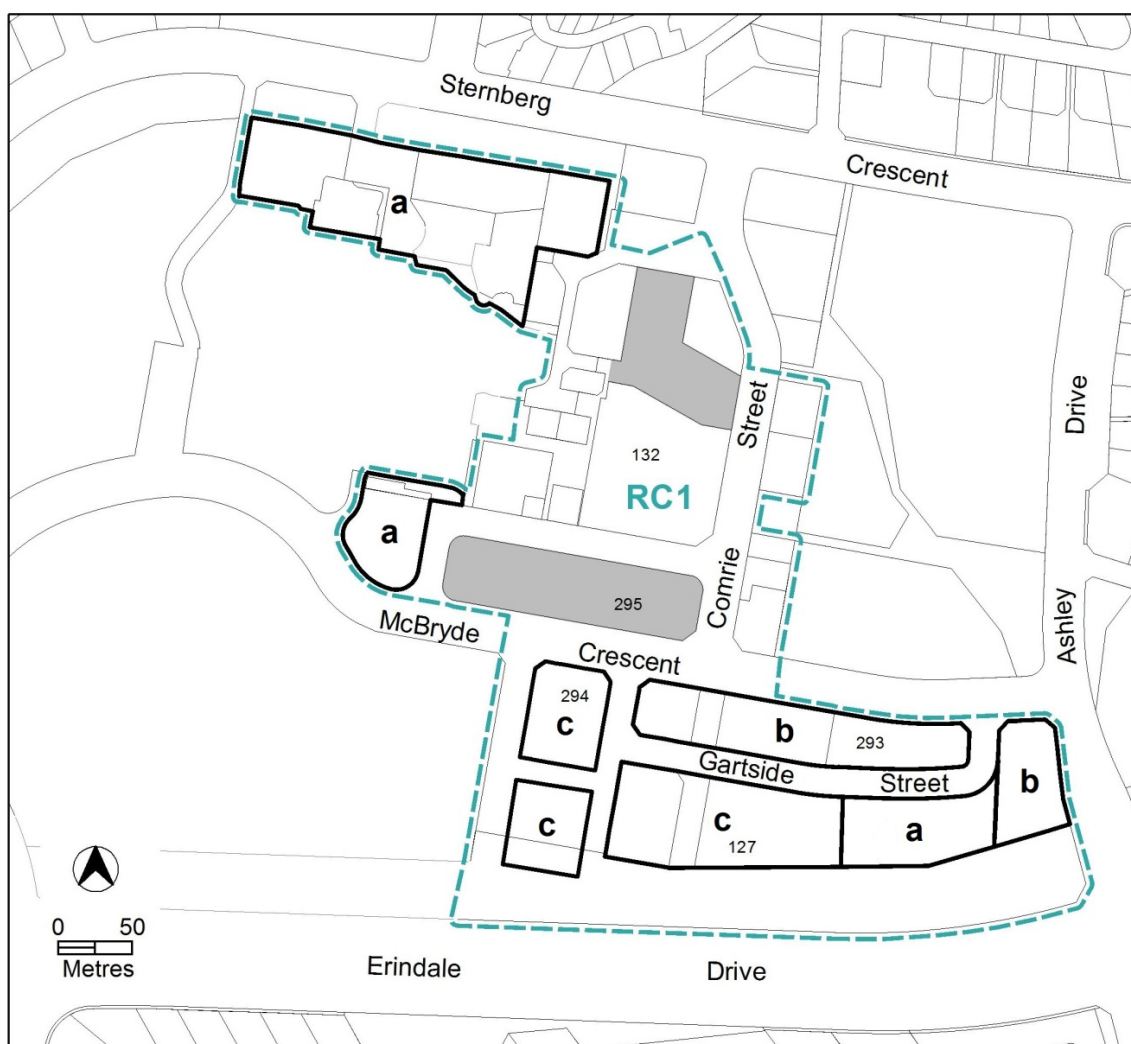


Figure 2: Building heights and nominated parking areas

Rules	Criteria
2.6 Active frontages	
<p>R15</p> <p>For buildings located along primary active frontage areas shown in figure 1, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and/or shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) tenancies at ground floor level that occupy more than a total of 20m of the street frontage present as more than one tenancy 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
d) any areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy.	
<p>R16</p> <p>For buildings located along secondary active frontage areas shown in figure 1, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shopfronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities 	<p>C16</p> <p>Development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for shops b) direct pedestrian access at street level c) provide opportunities for views into and out of the building
<p>R17</p> <p>Blank facades, open structured car parks, loading docks, substations and other service infrastructure are not located along primary active frontages shown in figure 1.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C18</p> <p>Extensive lengths of blank facades, open structured car parks, loading docks, substations and other service infrastructure do not dominate secondary active frontage areas shown in figure 1.</p>

RC2 – Erindale Community and Recreation Facilities

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

Element 3: Use

Rules	Criteria
3.1 Business agency, office, public agency	
<p>R19</p> <p>This rule applies to any of the following located in area 'A' shown in figure 3:</p> <p>The maximum <i>gross floor area</i> of all of the following uses does not exceed 2000m² per block:</p> <ul style="list-style-type: none"> a) <i>public agency</i> b) <i>office</i> c) <i>business agency</i> 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 NON RETAIL COMMERCIAL	
<p>R20</p> <p>This rule applies to area 'B' and area 'C' shown in figure 3.</p> <p>A maximum of 2,000m² gross floor area for <i>NON RETAIL COMMERCIAL</i> is permitted within each area.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C21</p> <p>Development for <i>non retail commercial</i> uses is assessed against the requirements of Part A of the Commercial Zones Development Code.</p>
3.3 SHOP – CZ6	
<p>There is no applicable rule.</p>	<p>C22</p> <p>Shops are appropriate to the primary function of the zone for tourist, recreation and leisure purposes.</p>
3.4 Development fronting playing fields	
<p>There is no applicable rule.</p>	<p>C23</p> <p>This criterion applies to area 'B' shown in figure 3.</p> <p>Development on the ground floor fronting the playing fields is compatible with the primary function of the <i>outdoor recreation facility</i>.</p>

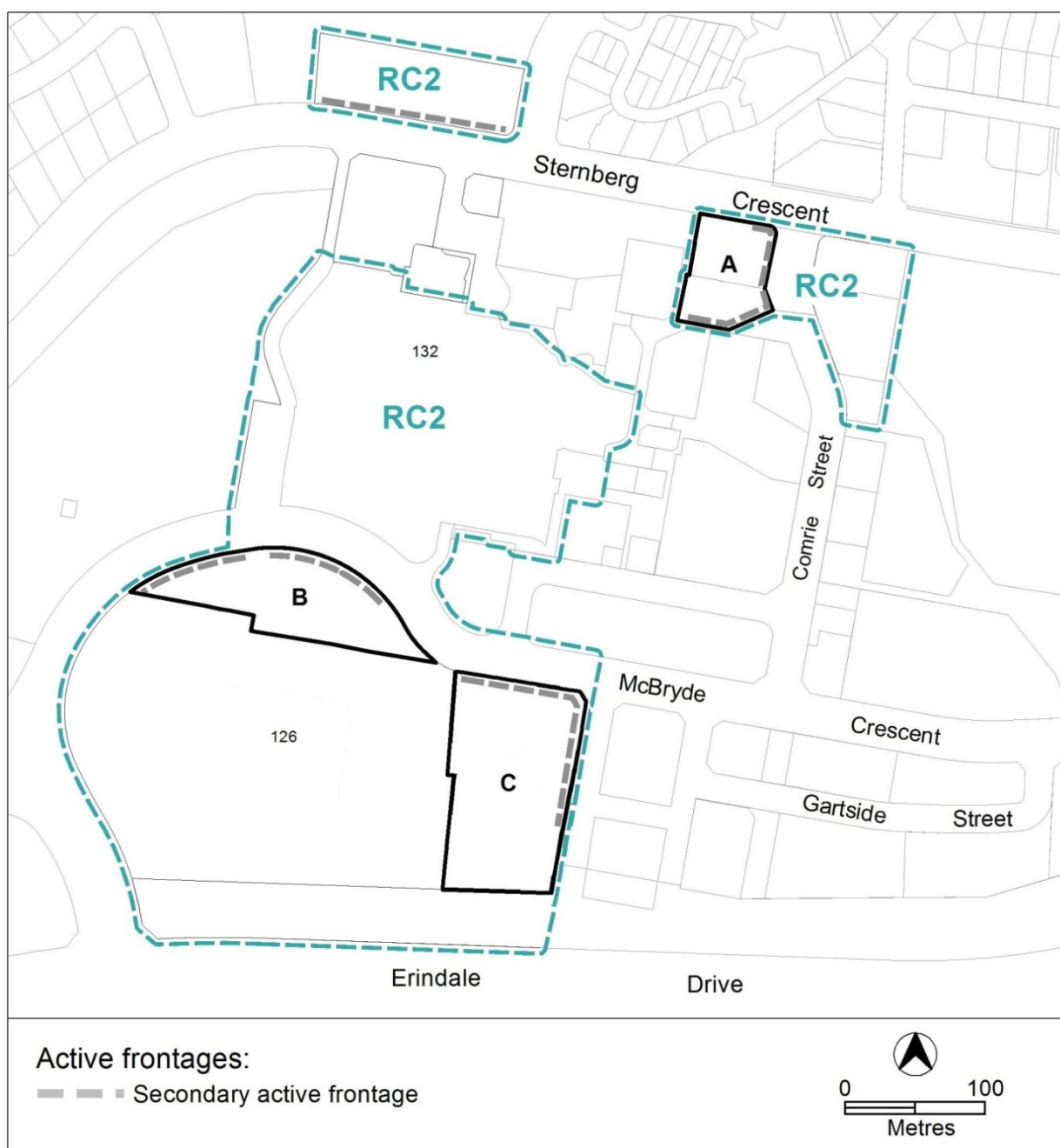


Figure 3: Additional uses and active frontages

Element 4: Building

Rules	Criteria
4.1 Active frontages	
There is no applicable rule.	<p>C24</p> <p>For buildings located along secondary active frontages shown in figure 3, development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> a) direct pedestrian access at street level b) views into and out of the building c) minimise the extent of blank facades
4.2 Building heights	
<p>R25</p> <p>The maximum <i>height of building</i> for the following areas shown in figure 4:</p> <ul style="list-style-type: none"> a) area 'a' is the lesser of 12m or 3 <i>storeys</i> b) area 'b' is the lesser of 16m or 4 <i>storeys</i> c) area 'c' is the lesser of 20m or 5 <i>storeys</i> <p>Building height measurement 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>The minimum setback of these excluded items from the building facade of the floor immediately below is 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

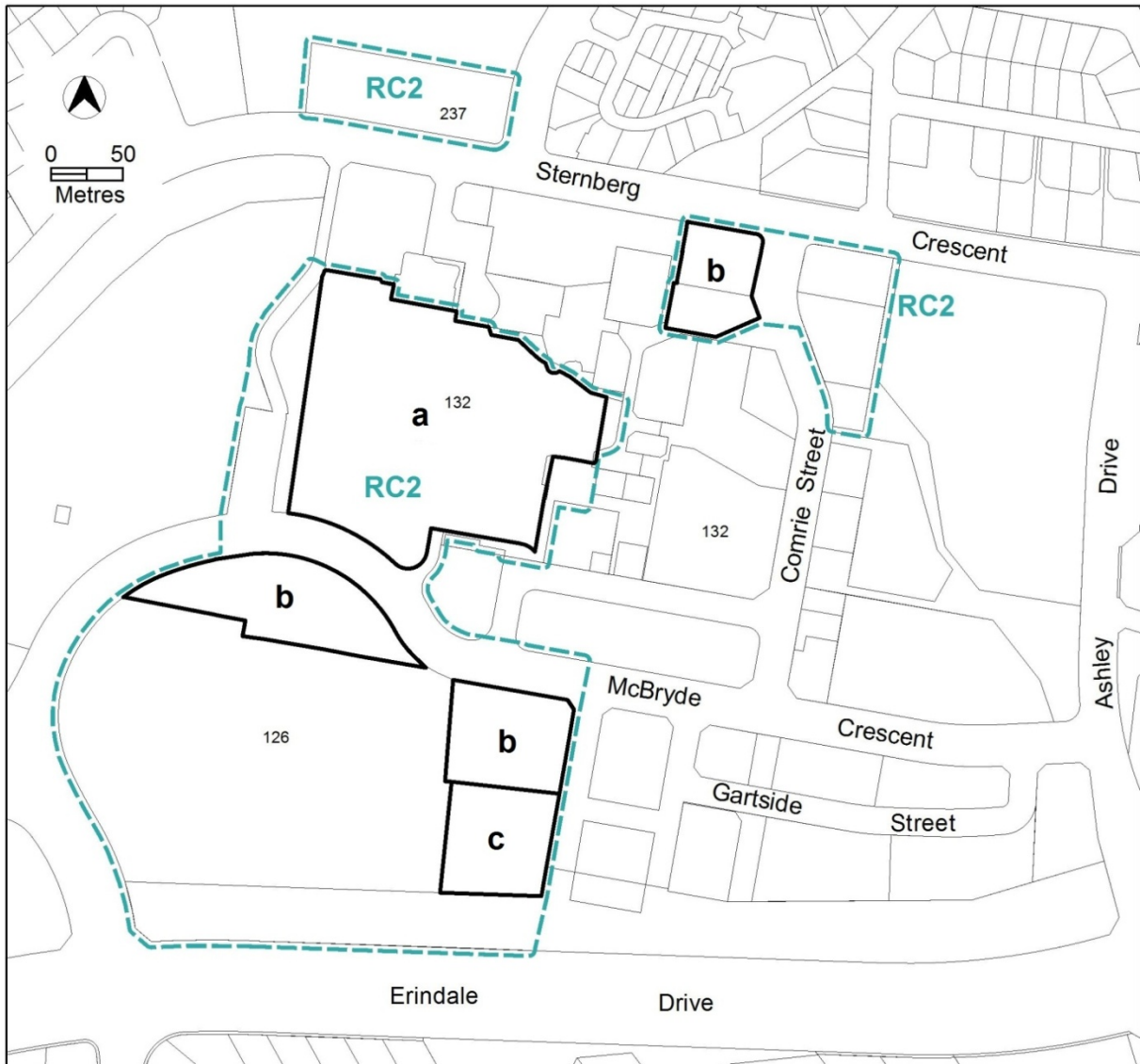


Figure 4: Community and recreation area building heights

RC3 – Wanniassa Group Centre

This part applies to blocks and parcels identified in area RC3 shown on the Wanniassa Precinct Map. RC3 includes the Wanniassa Group Centre.

Element 5: Use

Rules	Criteria
5.1 Ground floor use	
<p>R26</p> <p>This rule applies to area a shown on figure 2.</p> <p>Only the following uses are permitted at 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>C26</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>

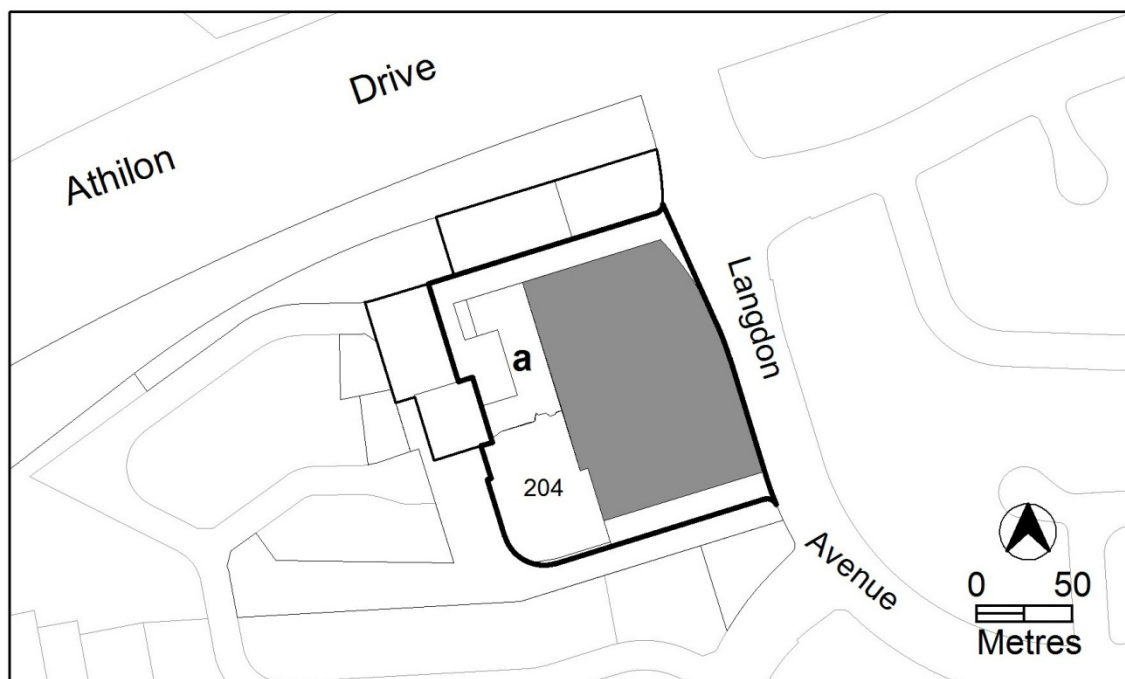


Figure 5:

Rules	Criteria
5.2 Industrial trades, municipal depot and store	
<p>R27</p> <p>This rule applies to the shaded area shown on figure 2.</p> <p>Development involving one or more of the following uses is only permitted in association with a structured <i>car park</i>:</p> <ul style="list-style-type: none"> a) <i>industrial trades</i> b) <i>municipal depot</i> c) <i>store</i> 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
Rules	Criteria
5.3 Development on nominated car parking areas	
<p>R28</p> <p>This rule applies to the shaded area shown on figure 2.</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>C28</p> <p>Development meets all of the following:</p> <ul style="list-style-type: none"> a) in accordance with the Parking and Vehicular Access General Code, there is enough car parking for the needs of the centre as a whole b) the development does not adversely affect the overall function of the centre in terms of economic, social, traffic and parking and urban design impacts.

Element 6: Buildings

Rules	Criteria
6.1 Active frontages	
<p>R29</p> <p>Buildings incorporate display windows and entrances with direct pedestrian access at ground floor level on frontages to main pedestrian areas and routes and public open spaces.</p>	<p>C29</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