



ACT

Government

Environment and
Sustainable Development

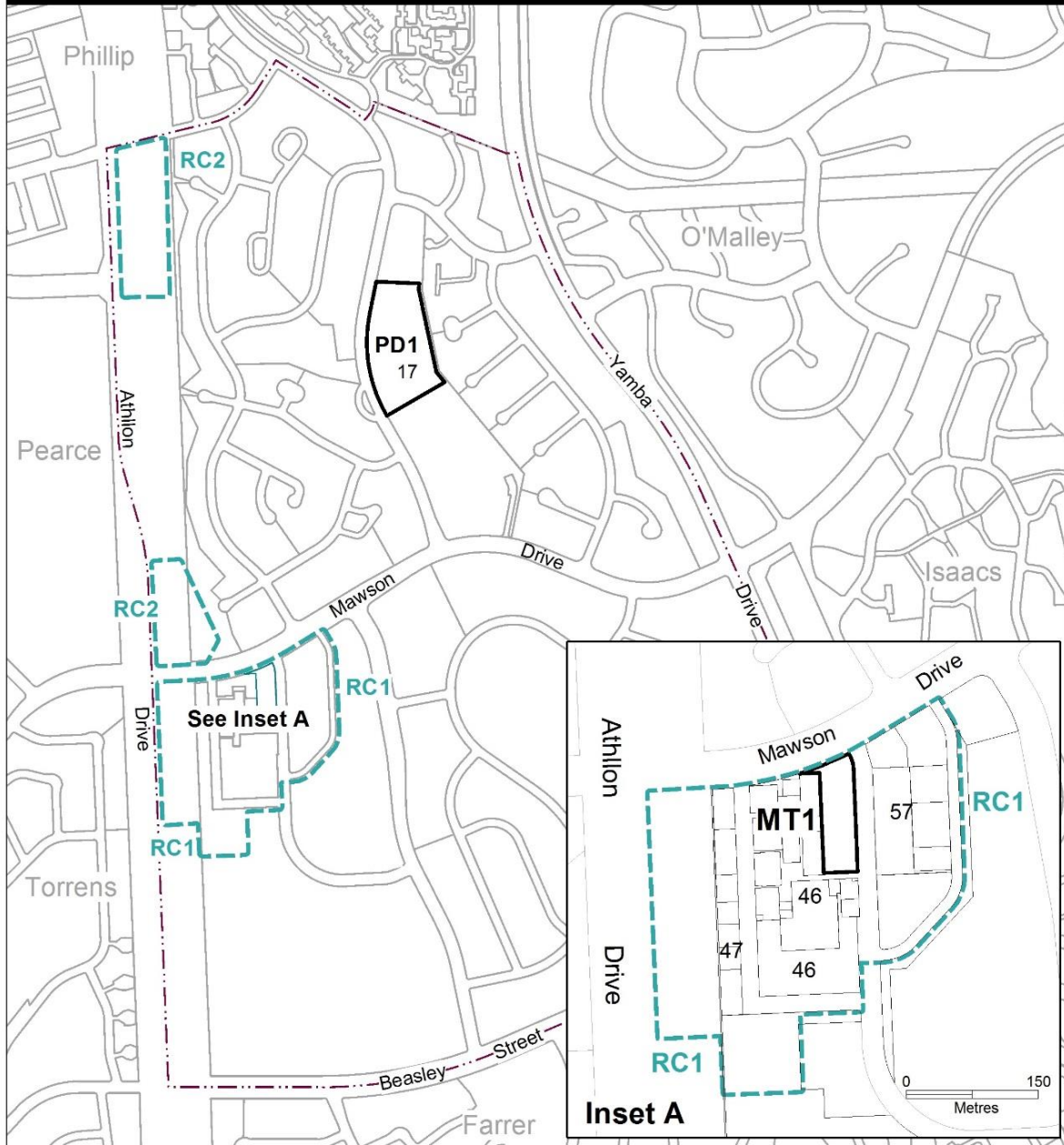
Mawson Precinct Map and Code

includes

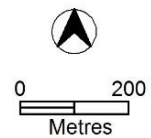
Mawson Group Centre

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Mawson Precinct Map



- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Mawson Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Mawson 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>

Mawson Precinct Code

Contents

Introduction.....	4
Additional rules and criteria	6
RC1 – Mawson Group Centre (Southlands).....	6
Element 1: Element 1: Use	6
1.1 Ground floor use	6
1.2 Industrial trades, municipal depot and store	7
1.3 Development on nominated car parking areas	7
1.4 Residential use	10
Element 2: Buildings	10
2.1 Building heights.....	10
2.2 Built form	10
2.3 Pedestrian routes	12
2.4 Active frontages	13
2.5 Awnings.....	14
2.6 Screening	14
2.7 Separation to playing fields.....	14
RC2 – Athllon Drive Corridor.....	15
Element 3: Built form	15
3.1 Number of storeys.....	15
3.2 Setback	15
3.3 Open space interface	15
3.4 Vehicle access	15
Element 4: Heritage	16
4.1 Potential archaeological deposits	16

Figures

Figure 1.....	8
Figure 2.....	9
Figure 3.....	16

Introduction

Name

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

Application

The code applies to the Division of Mawson.

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

RC1 – Mawson Group Centre (Southlands)

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

Element 1: Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites in CZ1 with boundaries to primary active frontages shown in figure 1.</p> <p>Only the following uses are permitted along the primary active frontage 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 in CZ2 and CZ3 with boundaries to primary active frontage shown in figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the adjoining public space.</p>

Rules	Criteria
1.2 Industrial trades, municipal depot and store	
<p>R3</p> <p>This rule applies to the area shaded grey in figure 1.</p> <p>One or more of the following uses are permitted 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>
1.3 Development on nominated car parking areas	
<p>R4</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>C4</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 at the group centre.
<p>R5</p> <p>This rule applies to the areas shaded grey shown in figure 2.</p> <p>Development provides an unimpeded, permanently open pedestrian path of travel from at least one boundary adjoining a key pedestrian route, shown in figure 1, to the public car parking spaces within the development.</p>	<p>C5</p> <p>Development ensures users of the public car parking have suitable direct and unimpeded pedestrian access to and from the public realm at all times.</p>
<p>R6</p> <p>This rule applies to development on the park and ride facility located at the south eastern corner of the Athllon Drive and Mawson Drive intersection.</p> <p>Development ensures the existing number of car parking spaces is retained on the site and made available for public use at all times as a park and ride facility.</p>	<p>C6</p> <p>Any proposal to relocate the park and ride facility and/or amend the number of publicly available car parking spaces must include written endorsement from Transport Canberra and City Services.</p>

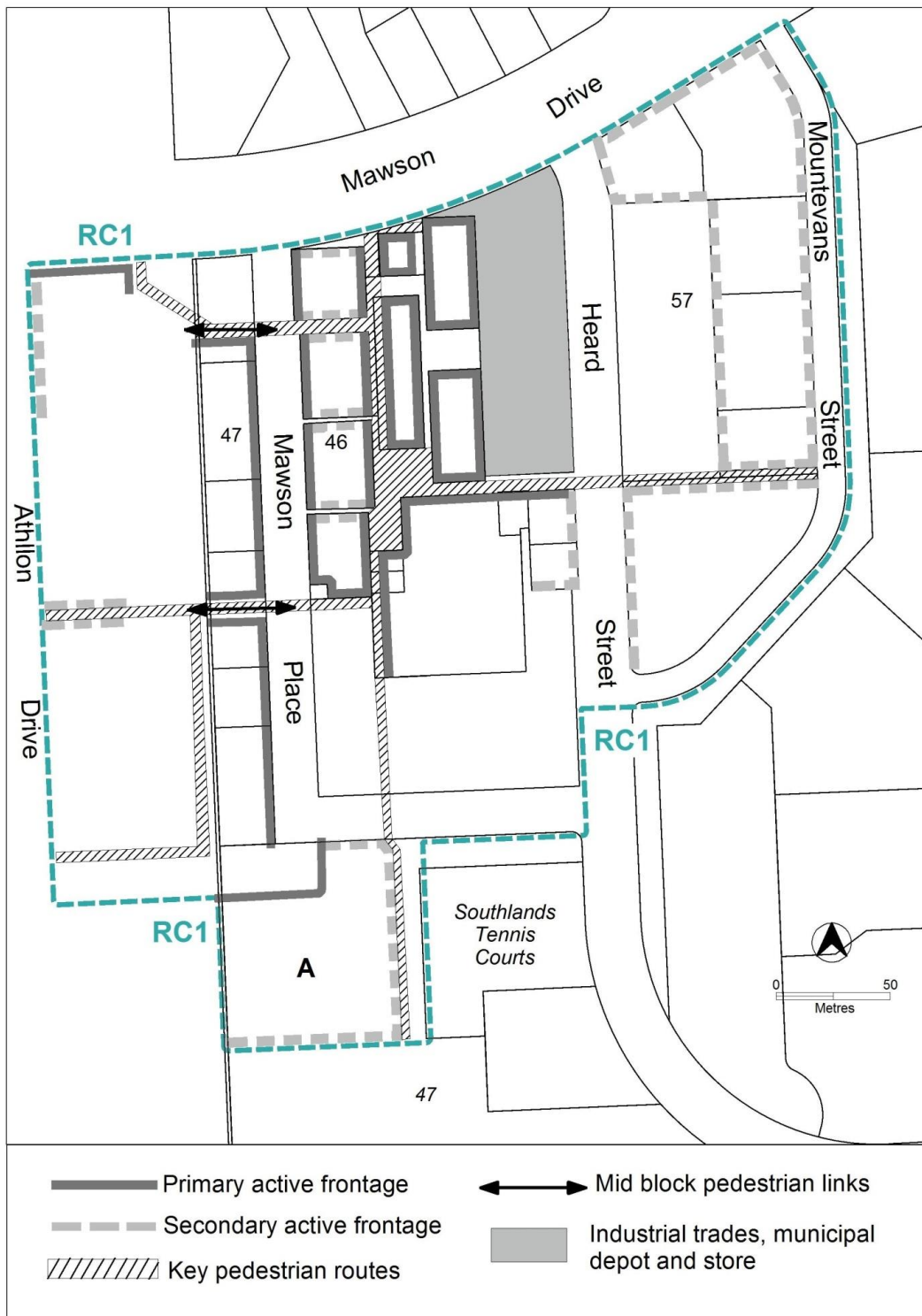


Figure 1

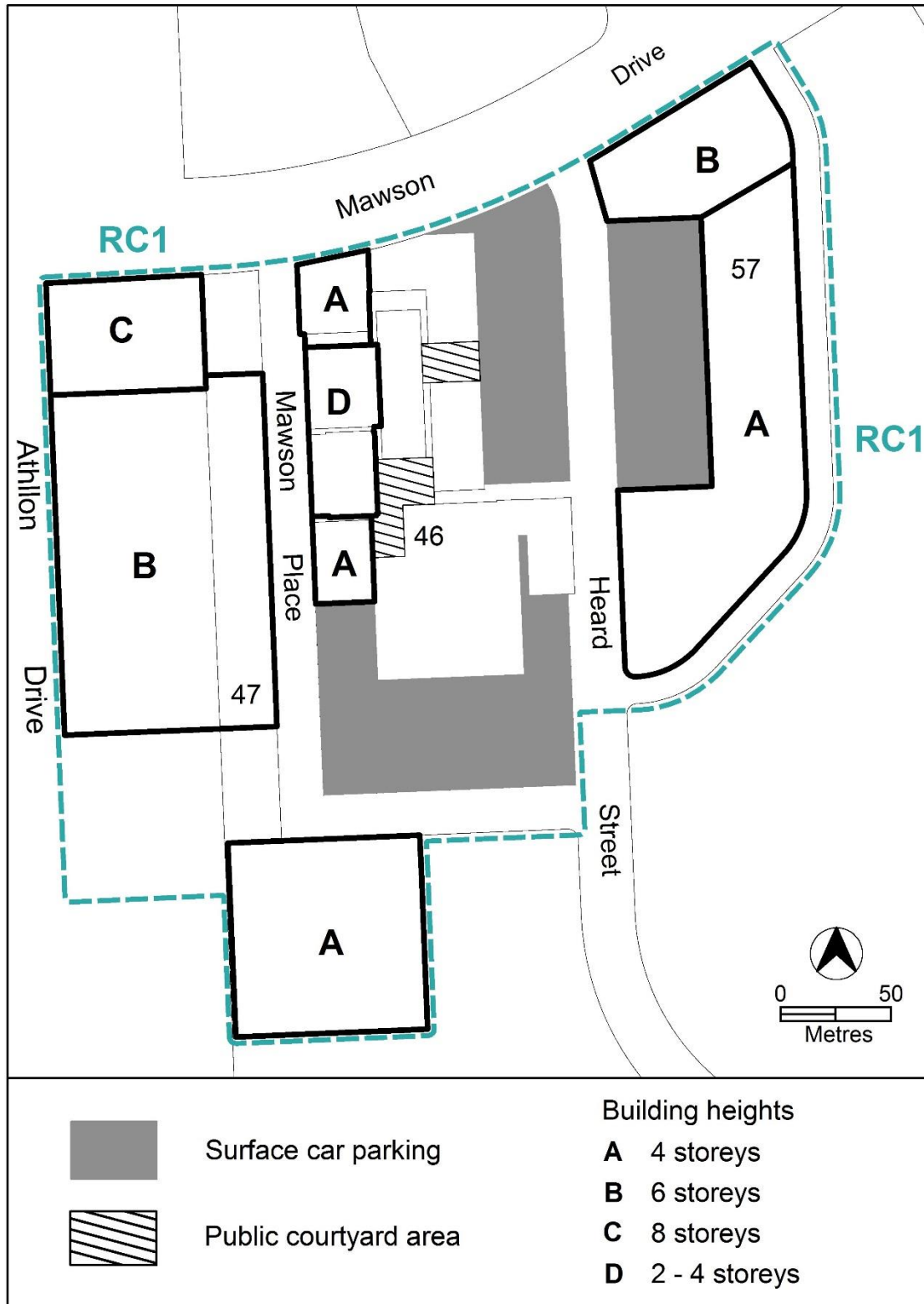


Figure 2

Rules	Criteria
1.4 Residential use	
<p>R7</p> <p>This rule applies to development with primary active frontage as identified in figure 1.</p> <p><i>Dwellings</i> are not permitted at the ground floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Buildings

Rules	Criteria
2.1 Building heights	
<p>R8</p> <p>The maximum <i>height of building</i> is two storeys, except for the following areas shown in figure 2:</p> <p>a) area A: maximum <i>height of building</i> is four storeys</p> <p>b) area B: maximum <i>height of building</i> is six storeys</p> <p>c) area C: maximum <i>height of building</i> is eight storeys.</p> <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of <i>storeys</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>The maximum <i>height of building</i> for area D shown in figure 2 is <i>two storeys</i>.</p>	<p>C9</p> <p>The maximum <i>height of building</i> may be increased to up to four <i>storeys</i> where development retains reasonable solar access to the adjoining public square to the east between the hours of 12pm to 2pm during 21 June (winter solstice).</p>
2.2 Built form	
<p>R10</p> <p><i>Buildings</i> are built to the <i>front boundary</i> at ground level. Above ground floor level, the minimum front setbacks are:</p> <p>a) 0m up to three <i>storeys</i> above datum ground level</p> <p>b) 3m for the portion of development above three <i>storeys</i> up to eight <i>storeys</i>.</p>	<p>C10</p> <p>Building setbacks:</p> <p>a) contribute to the pedestrian orientated environment</p> <p>b) do not prejudice the future development of adjoining sites</p> <p>c) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings</p> <p>d) allow for light penetration, air circulation and privacy.</p>

Rules	Criteria
<p>R11</p> <p>Block 8 and block 3 section 47, or the blocks resulting from the <i>consolidation</i> of either <i>block</i> with at least one other adjoining <i>block</i>, provides the mid block pedestrian link shown in figure 1 as part of any redevelopment, <i>consolidation</i> or <i>subdivision</i> of the <i>block</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R12</p> <p>This rule applies to development in section 46. Buildings, excluding awnings, do not overshadow the hatched courtyard areas identified in figure 2 beyond the shadow cast by a notional 8m high wall measured from the <i>datum ground level</i> at the boundary adjoining the public realm.</p>	<p>C12</p> <p>Development provides reasonable solar access to public and private areas of open space during winter months.</p>
<p>R13</p> <p>This rule applies to development in section 47 and section 57 directly adjoining the mid block pedestrian links shown in figure 1.</p> <p>The minimum side setbacks to development along the mid block pedestrian link is:</p> <ul style="list-style-type: none"> a) 3 m for the first three storeys above datum ground level b) 5m for the portion of development above three storeys up to six storeys. 	<p>C13</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> a) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings to the mid block pedestrian links b) allow for light penetration, air circulation and privacy.
<p>R14</p> <p>This rule applies to residential development along primary active frontages shown in figure 1. Development includes balconies and/or windows to main living areas addressing the street and public spaces.</p>	<p>C14</p> <p>Residential development provides opportunities for passive surveillance of public spaces.</p>
<p>R15</p> <p>This rule applies to CZ1 and CZ2.</p> <p>The minimum floor to ceiling height at ground level is 3.6m.</p>	<p>C15</p> <p>Floor to ceiling heights:</p> <ul style="list-style-type: none"> a) contribute to natural ventilation b) promote penetration of daylight c) are adaptable for commercial use.

Rules	Criteria
<p>R16</p> <p>This rule applies to development in area A in figure 1.</p> <p>Buildings, excluding basement and/or awnings are set back a minimum of 15m from the western boundary of block 17 section 47.</p>	<p>C16</p> <p>Development ensures a strong physical and visual connection from Mawson Place to the Mawson District Playing Fields.</p>
<p>There is no applicable rule.</p>	<p>C17</p> <p>Structured car parks and podium car parks comply with the following:</p> <ul style="list-style-type: none"> a) provide high quality architectural finishes to facades addressing public spaces b) where publicly accessible parking is provided, ensures pedestrian access and egress directly to public land.
<p>2.3 Pedestrian routes</p>	
<p>R18</p> <p>This rule applies to the blocks containing the mid block pedestrian links shown in figure 1.</p> <p>Redevelopment and/or subdivision:</p> <ul style="list-style-type: none"> a) provides proposed mid block pedestrian links as uncovered open laneways in the locations indicated b) retains the existing pedestrian routes. 	<p>C18</p> <p>Redevelopment and/or subdivision are consistent with the pattern of existing and proposed pedestrian links at the locations shown in figure 1.</p>
<p>R19</p> <p>This rule applies to the blocks containing the mid block pedestrian links shown in figure 1.</p> <p>The mid block pedestrian links comply with all of the following:</p> <ul style="list-style-type: none"> a) minimum unobstructed width is 6m b) remain publicly accessible at all times c) for new mid block pedestrian links, signage at each end identifying the connection provided. 	<p>C19</p> <p>Pedestrian connections achieve all of the following:</p> <ul style="list-style-type: none"> a) sufficient width for pedestrian movement b) continuous public access c) identification of the available connection.
<p>R20</p> <p>Key pedestrian routes shown in figure 1 are publicly accessible at all times, and comply with the requirements of the Crime Prevention Through Environmental Design general code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R21</p> <p>This rule applies to the area shaded grey shown in figure 1.</p> <p>Redevelopment and/or subdivision provides an open public courtyard space that complies with all of the following:</p> <ul style="list-style-type: none"> a) is publicly accessible at all times b) is located at the southern end of the site and integrates with the adjoining key pedestrian route c) has a minimum north-south dimension of 14m measured from the southern boundary of the shaded area, and d) extends the width of the shaded area measuring east-west. <p>In addition, any building adjoining the open public courtyard:</p> <ul style="list-style-type: none"> a) treats the façade facing the courtyard as a primary active frontage as described elsewhere in this code; and b) does not overshadow the courtyard area beyond the shadow cast by a notional 8m high wall measured from the <i>datum ground level</i> at the boundary adjoining the courtyard, excluding awnings. 	<p>C21</p> <p>Redevelopment and/or subdivision provide a publicly accessible courtyard to the south of the site that integrates with the existing public spaces and is fronted by windows, active uses and publicly accessible entrances.</p>
2.4 Active frontages	
<p>R22</p> <p>For buildings located along primary active frontage areas identified in figure 1, ground floor frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy. 	<p>C22</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.

Rules	Criteria
<p>R23</p> <p>For buildings located along secondary active frontage areas identified in figure 1:</p> <p>a) ground floor commercial building frontages incorporate:</p> <p>i) clear display windows and shop fronts at the ground floor level; and</p> <p>ii) direct pedestrian access at grade for access and egress for persons with disabilities.</p> <p>b) ground floor residential building frontages incorporate:</p> <p>i) a separate access point for each ground floor dwelling; and</p> <p>ii) commercial adaptable front facades.</p>	<p>C23</p> <p>Development at ground level achieves all of the following:</p> <p>a) is adaptable for commercial uses</p> <p>b) where building access is provided, direct pedestrian access at street level</p> <p>c) provide opportunities for views into and out of the building.</p>
2.5 Awnings	
<p>R24</p> <p>This rule applies to buildings fronting primary active frontage areas shown in figure 1.</p> <p>Buildings incorporate colonnades or awnings along the entire length of the building façade adjoining the front boundary, with a minimum height clearance of 3.2m, and a maximum height clearance of 4.3m.</p> <p>NOTE:- Only cantilevered awnings (without posts) may be located outside of leased block boundaries. Colonnades (with support posts or columns) must be located within leased block boundaries.</p>	<p>C24</p> <p>Continuous all weather pedestrian shelter is provided in a form compatible with existing awnings or colonnades.</p>
2.6 Screening	
<p>There is no applicable rule.</p>	<p>C25</p> <p>Waste collection areas are screened from public view.</p>
2.7 Separation to playing fields	
<p>R26</p> <p>This rule applies to development in area 'A' shown in figure 1.</p> <p>Development provides a minimum 30m separation from the district playing fields.</p>	<p>C26</p> <p>Development within 30m of the district playing fields will be referred to the agency responsible for sportsground management, and its advice considered before the determination of the application.</p>

RC2 – Athllon Drive Corridor

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

Element 3: Built form

Rules	Criteria
3.1 Number of storeys	
<p>R27</p> <p>This rule applies to development in area 'a' and area 'b' shown in figure 3.</p> <p>The maximum number of <i>storeys</i> is:</p> <p>a) for area 'a'- 3, except where within 25m of the front boundary addressing Athllon Drive road reserve, where the maximum number of <i>storeys</i> is 6</p> <p>b) for area 'b'- 4, except where within 35m of the front boundary adjoining Athllon Drive or Mawson Drive road reserve, where the maximum number of <i>storeys</i> is 6.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 Setback	
<p>R28</p> <p>This rule applies to development in area 'b' shown in figure 3.</p> <p>The minimum front setback to Athllon Drive boundary is 10m.</p>	<p>C28</p> <p>Building frontages to Athllon Drive provide a landscaped setting.</p>
3.3 Open space interface	
<p>R29 This rule applies to area 'a' in figure 3.</p> <p>Development along the open space shared path provides all of the following:</p> <p>a) addresses the open space with windows to habitable rooms, balconies and areas of open space adjoining the shared boundary</p> <p>b) openings for pedestrian access to the open space shared path.</p>	<p>C29</p> <p>Development provides passive surveillance and pedestrian access to the shared path open space area.</p>
3.4 Vehicle access	
<p>R30</p> <p>This rule applies to area 'a' in figure 3.</p> <p>Development incorporates the indicative road layout.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 4: Heritage

4.1 Potential archaeological deposits	
There is no applicable rule.	C31 Development applications will be referred to the ACT Heritage Council, and its advice considered before the determination of the application.

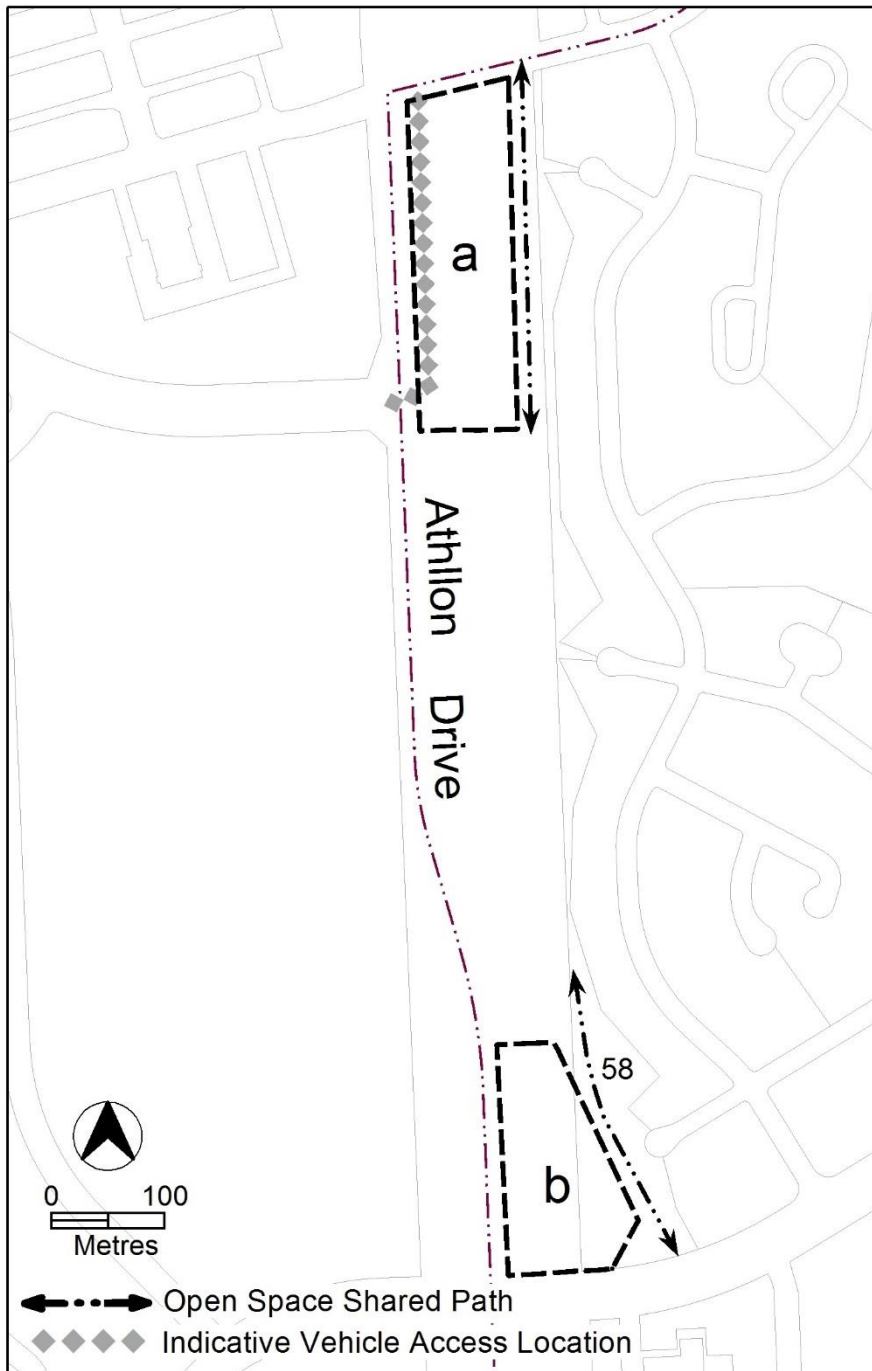


Figure 3