



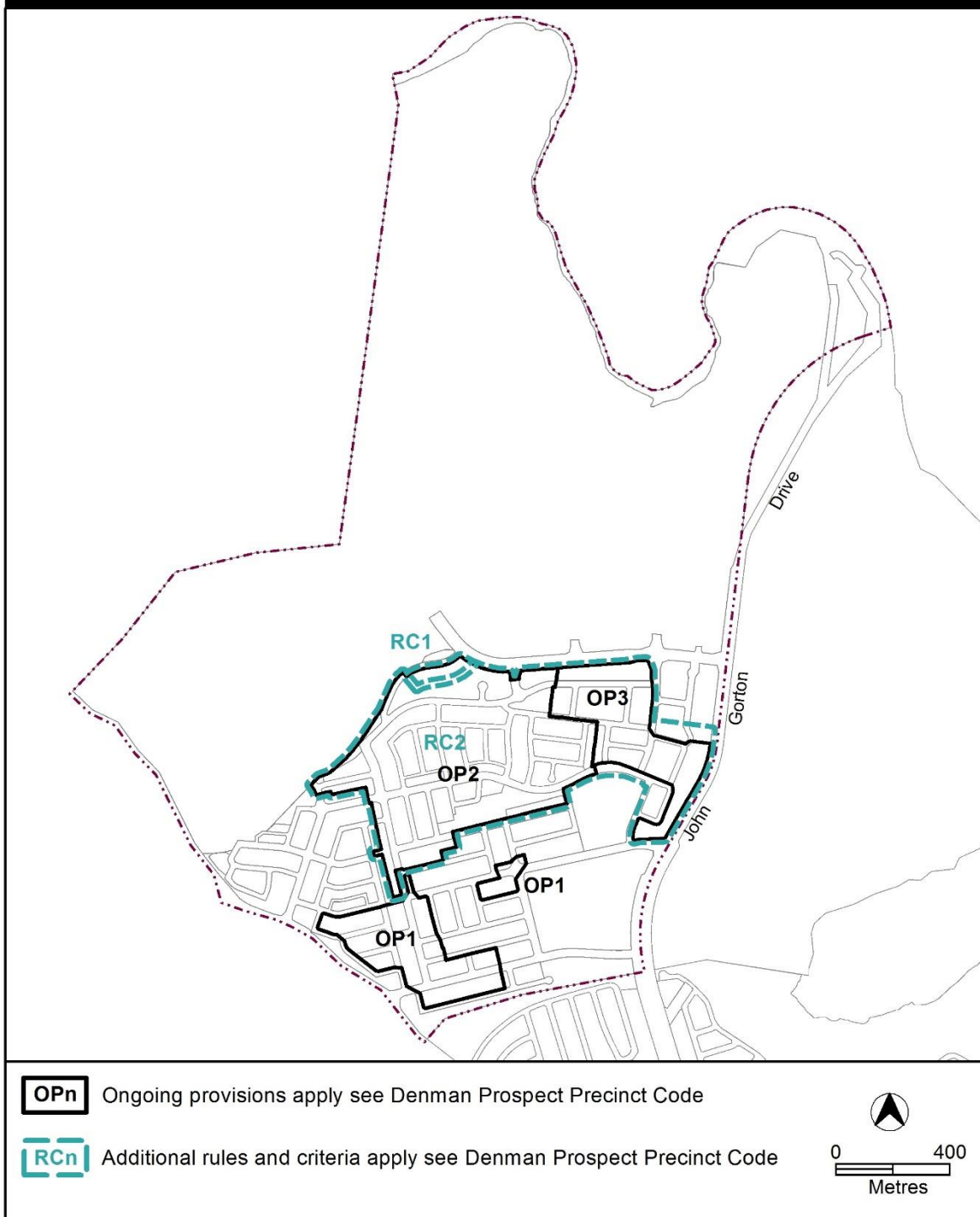
ACT
Government

Environment, Planning and
Sustainable Development

Denman Prospect Precinct Map and Code

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Denman Prospect Precinct Map



Assessment Tracks

No additional provisions apply.

Denman Prospect Precinct Code

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Introduction

Name

The name of this code is the **Denman Prospect Precinct Code**.

Application

The code applies to the Division of Denman Prospect.

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” are 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

EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
EPSDD	ACT Environment, Planning and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TCCS	ACT Transport Canberra and City Services

Additional rules and criteria

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

RC1 – Commercial Local Centre

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

Element 1: Building and site controls

Rules	Criteria
1.1 Vehicular Access	
R1 No vehicle access is permitted in areas shown in Figure 1.	This is a mandatory requirement. There is no applicable criterion.
R2 This rule applies to blocks or parcels in locations identified in Figure 1. Left turn exit only onto Holborow Avenue is permitted for service vehicles only.	This is a mandatory requirement. There is no applicable criterion.
1.2 Easements	
R3 This rule applies to blocks or parcels in locations identified in Figure 1. Reciprocal access easements required to permit access and egress between car parks in each block and access and egress to Felstead Vista.	This is a mandatory requirement. There is no applicable criterion.

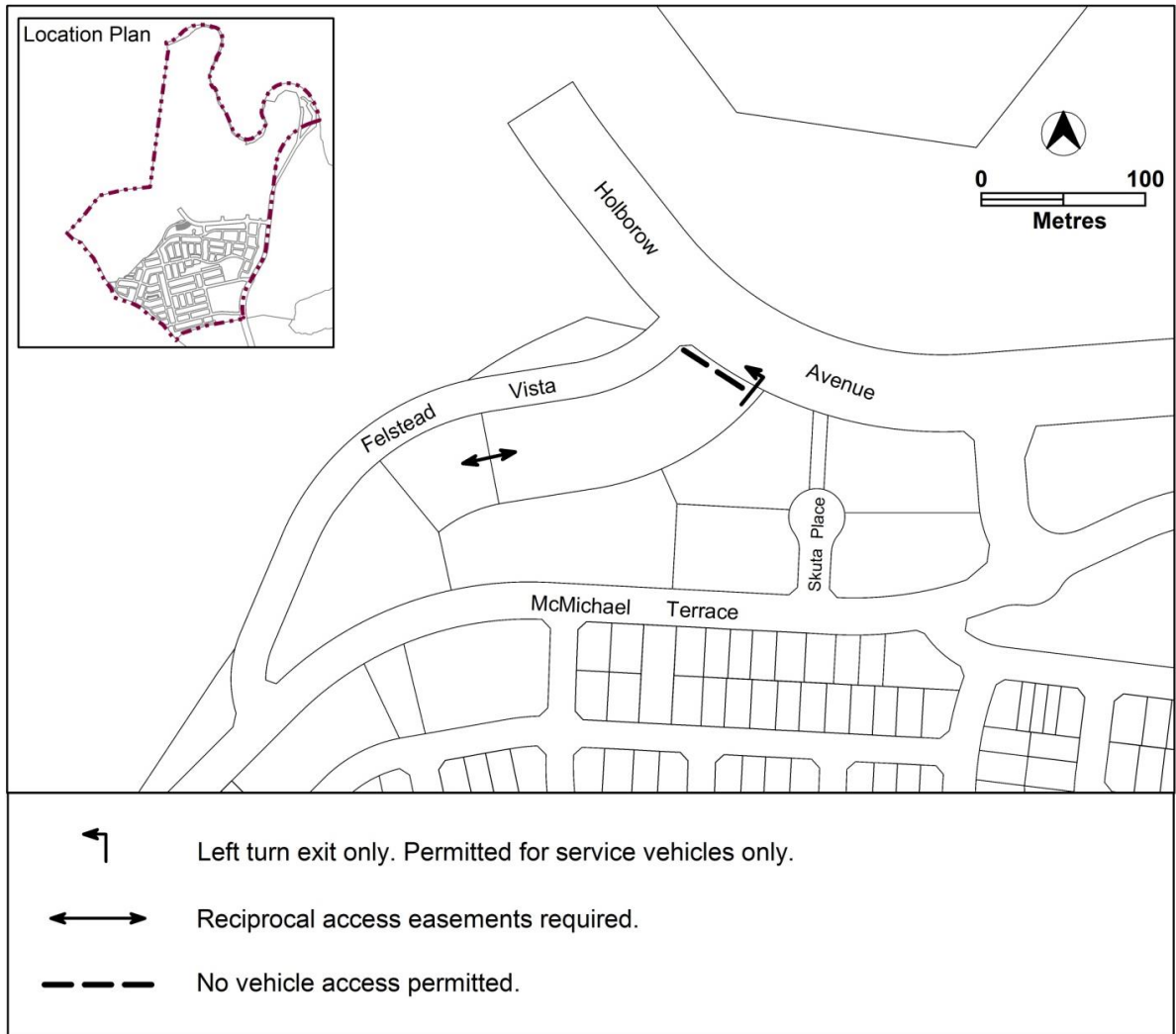


Figure 1 Denman Prospect commercial area

RC2 – Residential Area

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

Element 2: Building and Site Controls

Rules	Criteria
2.1 Private open space	
<p>R4</p> <p>This rule applies to blocks or parcels in locations identified in Figure 3.</p> <p>The mandatory level of private open space cannot be lower than 1m below the front boundary level for a depth of 3m from the front boundary to the open space.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Setbacks - garages	
<p>R5</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2 and 3.</p> <p>Minimum side boundary setback to garage is nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.3 Setbacks – upper and lower floors	
<p>R6</p> <p>This rule applies to blocks or parcels in locations identified in Figure 3.</p> <p>Maximum length of wall at zero setback is limited to length of the adjoining dwelling party wall.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.4 Gates	
<p>R7</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3 and 4.</p> <p>Front boundaries to open space must provide one gate access.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.5 Parking	
<p>R8</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3, 4 and 5.</p> <p>All visitor parking requirements as determined by the Parking and Vehicle Access General Code are to be provided within the block.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.6 Vehicular access	
<p>R9</p> <p>This rule applies to blocks or parcels identified in Figures 3 and 4.</p> <p>No vehicle access is permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.7 Fencing	
<p>R10</p> <p>This rule applies to blocks or parcels fronting open space.</p> <p>Transparent type fencing with a maximum height of 1.2m to be provided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.8 Landscaping	
<p>R11</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>Area to be maintained as a landscape zone.</p> <p>Commercial uses adjacent to the landscape zone shall be activated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.9 Pedestrian access	
<p>R12</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>Pedestrian access to be facilitated at:</p> <ol style="list-style-type: none"> 1. The corner of Marie Little Crescent and Greenwood Street, providing an accessible connection to section 76 (urban open space). 2. Section 72 across Marie Little Crescent providing an accessible connection to section 73 (urban open space) 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 3: Restrictions on use

Rules	Criteria
3.0 Commercial GFA	
<p>R13</p> <p>This rule applies to section 72 as identified in Figure 4.</p> <p>The total limit of commercial <i>gross floor area</i> is 1,000m², with a <i>gross floor area</i> limit of 250m² per tenancy.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.1 Maximum storeys	
<p>R14</p> <p>This rule applies to section 72 as identified in Figure 4.</p> <p>The maximum number of <i>storeys</i> is:</p> <ul style="list-style-type: none"> - 3 for that part of the building within 60m of the boundaries of blocks in the Residential RZ1 zone; and - 6 elsewhere. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Figure 2 Denman Prospect residential area 1

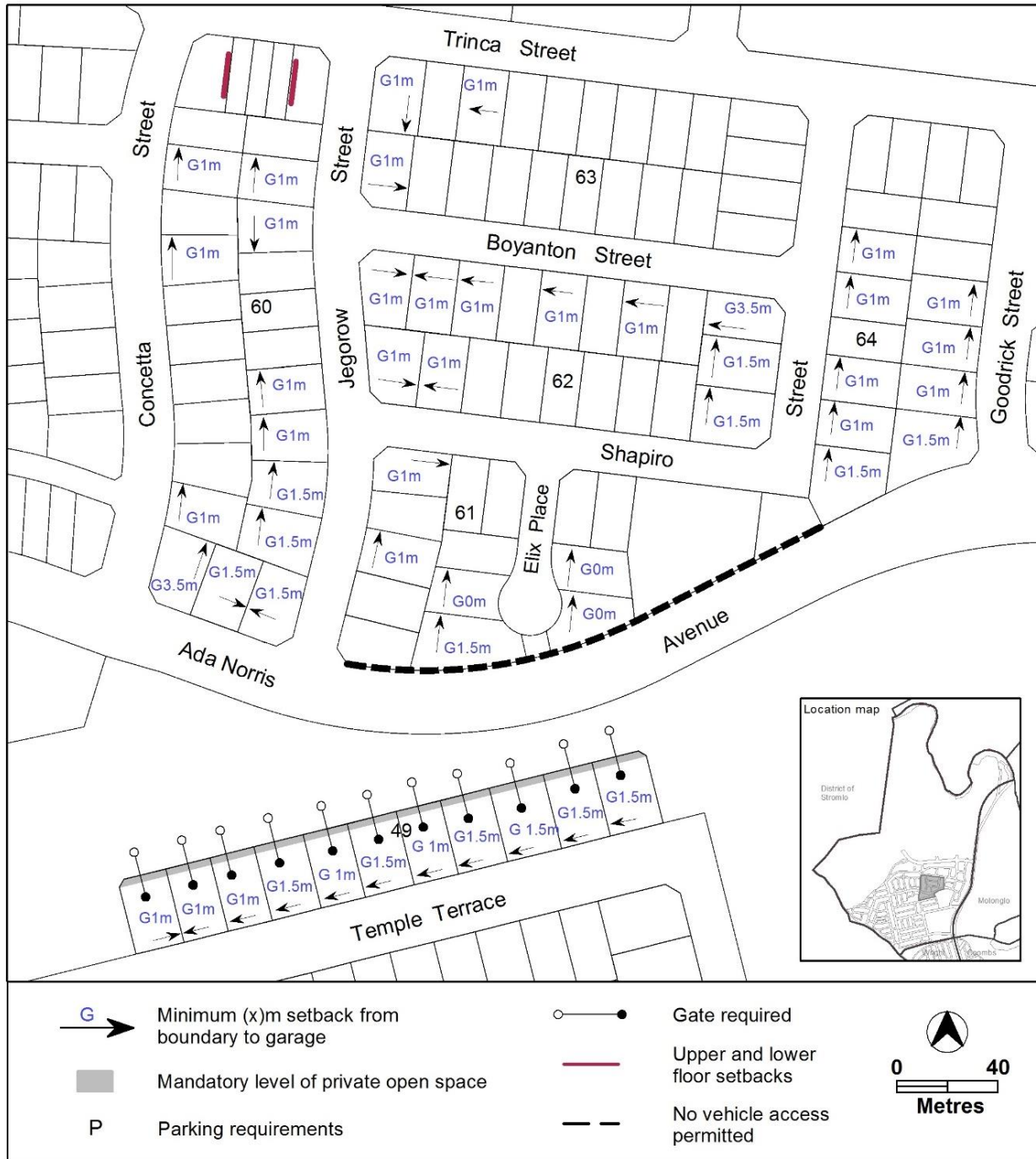


Figure 3 Denman Prospect residential area 2

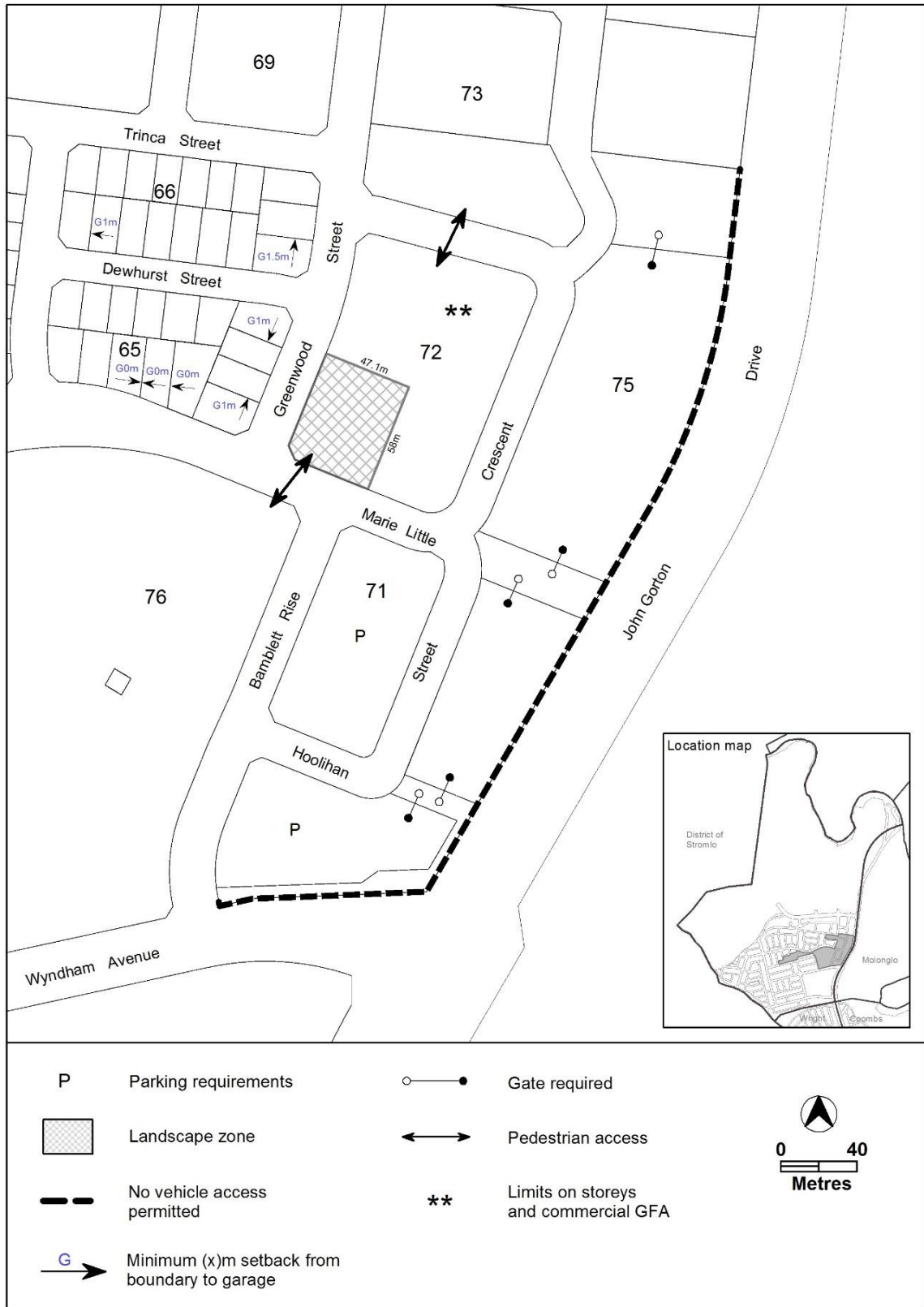


Figure 4 Denman Prospect residential area 3

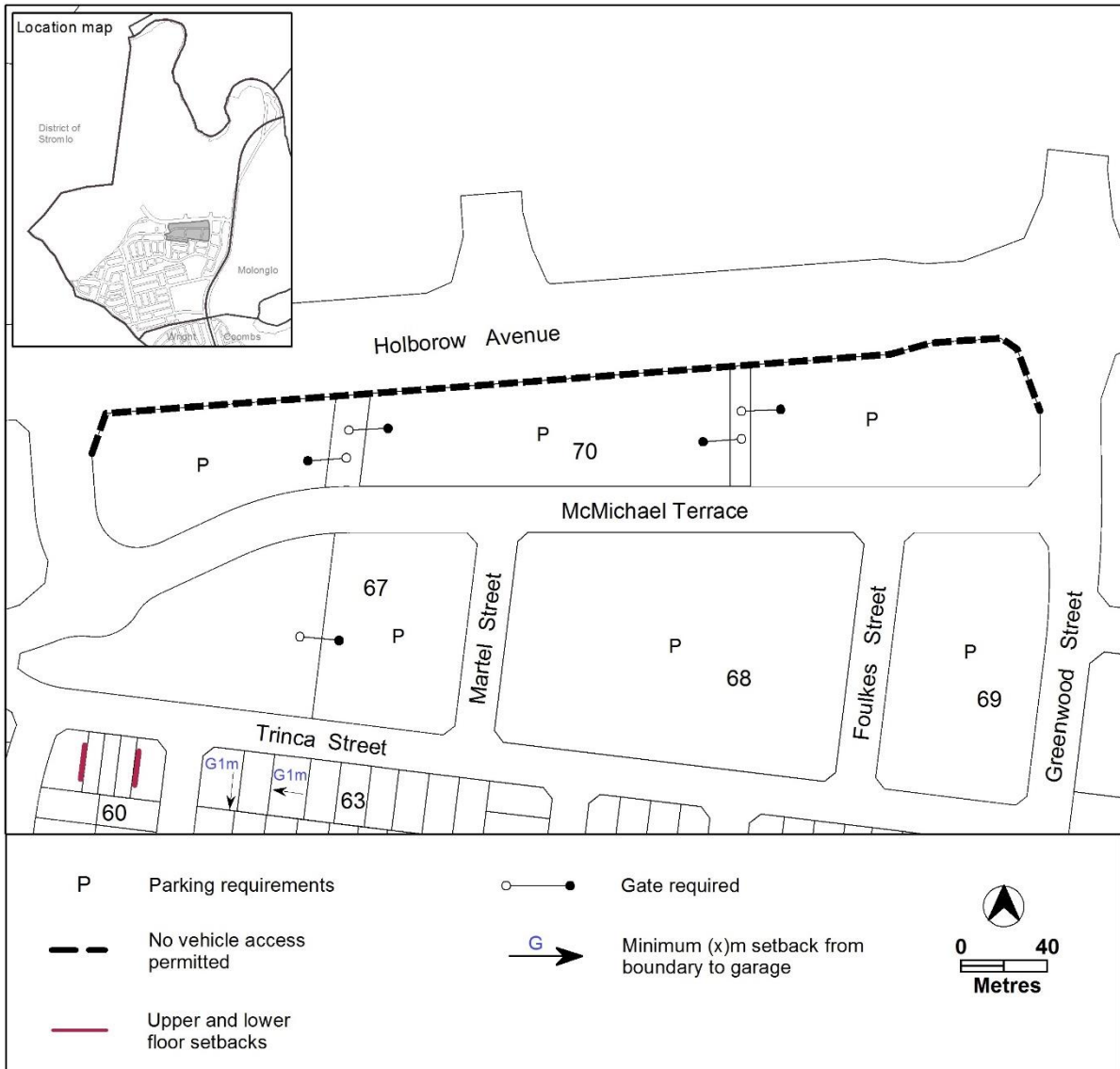


Figure 5 Denman Prospect residential area 4

Other ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Denman Prospect Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

OP1 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP1 shown on the Denman Prospect Precinct Map.

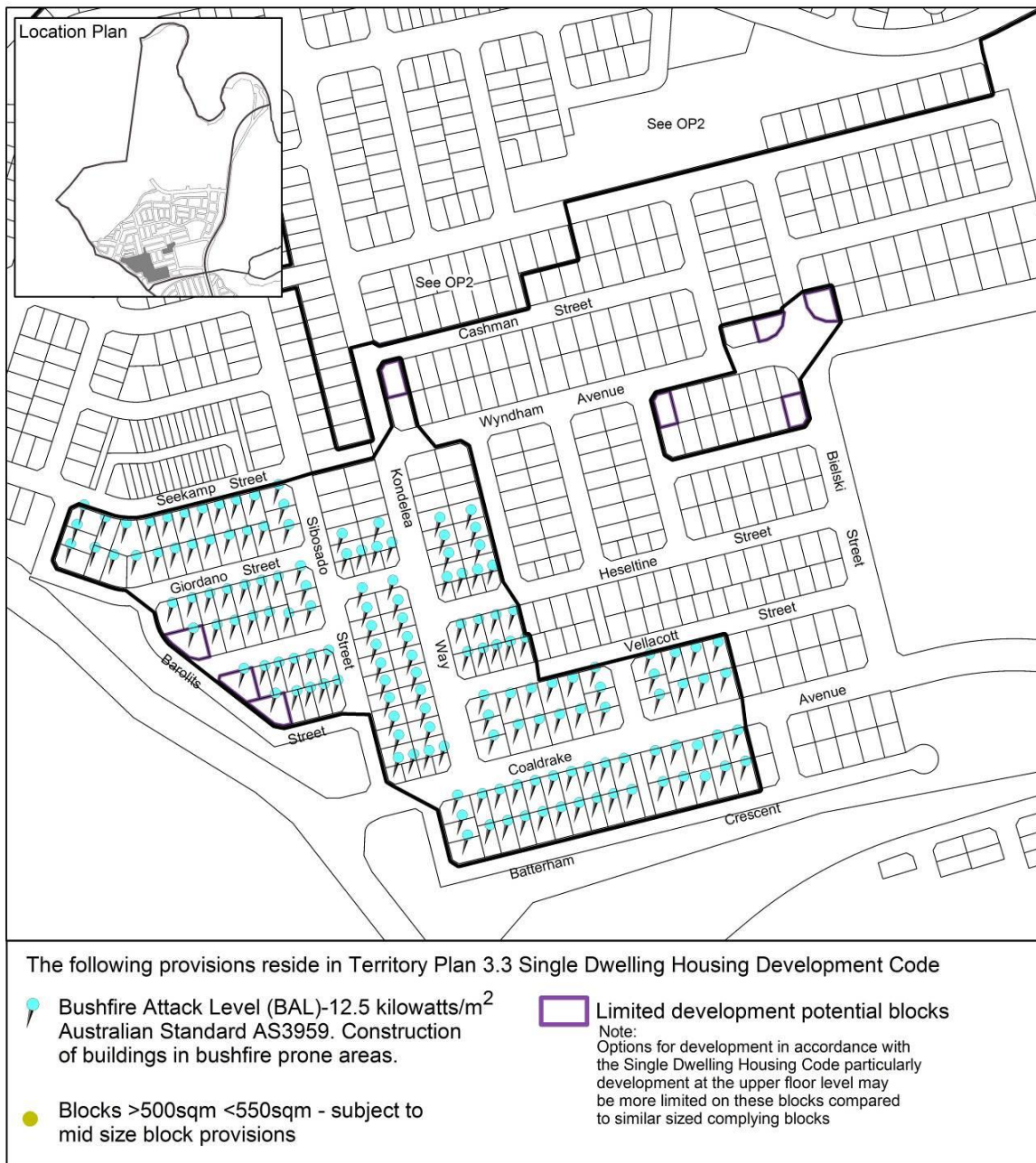


Figure 6 Denman Prospect residential area ongoing provisions

OP2 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP2 shown on the Denman Prospect Precinct Map.

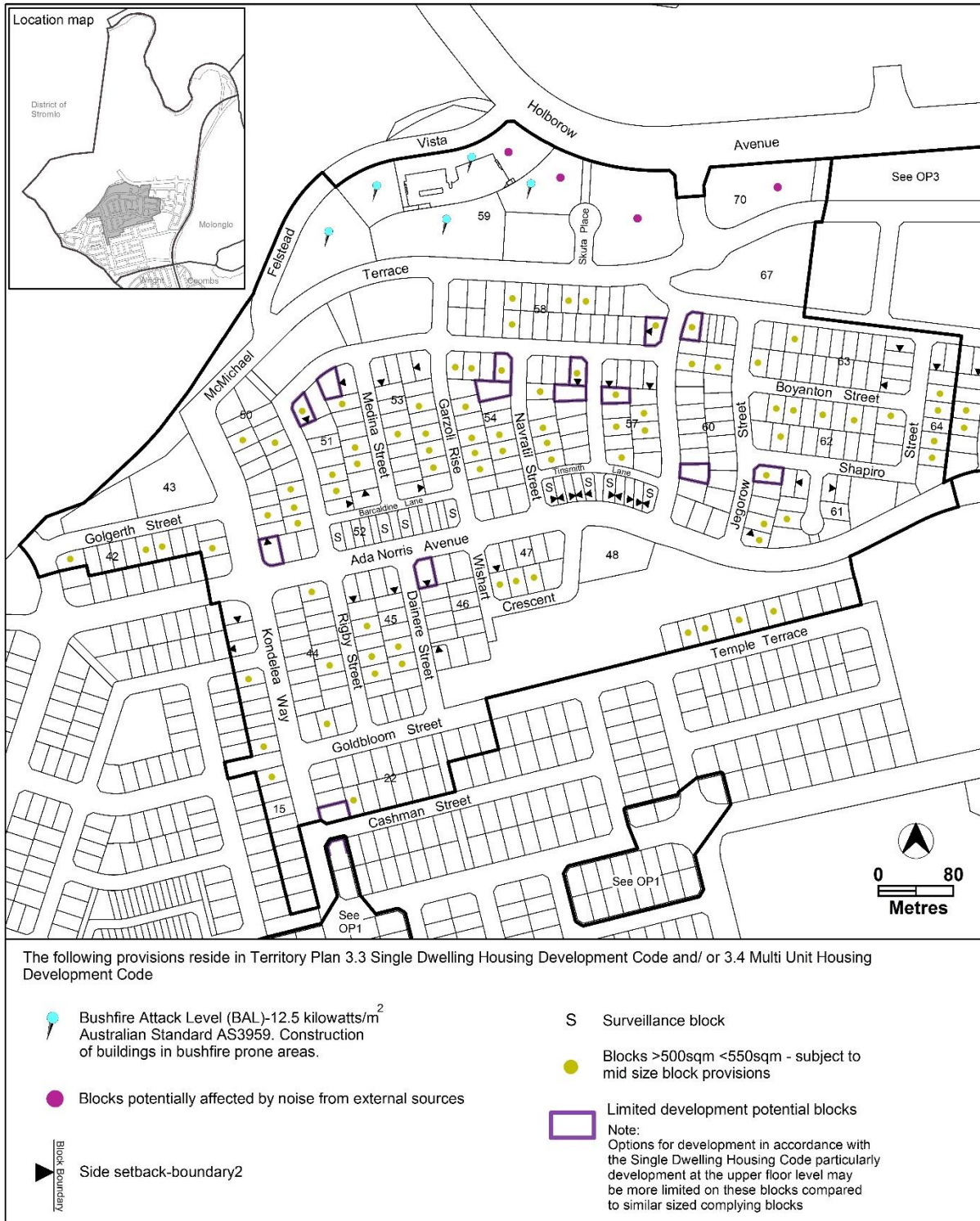


Figure 7 Denman Prospect residential area ongoing provisions

OP3 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP3 shown on the Denman Prospect Precinct Map.

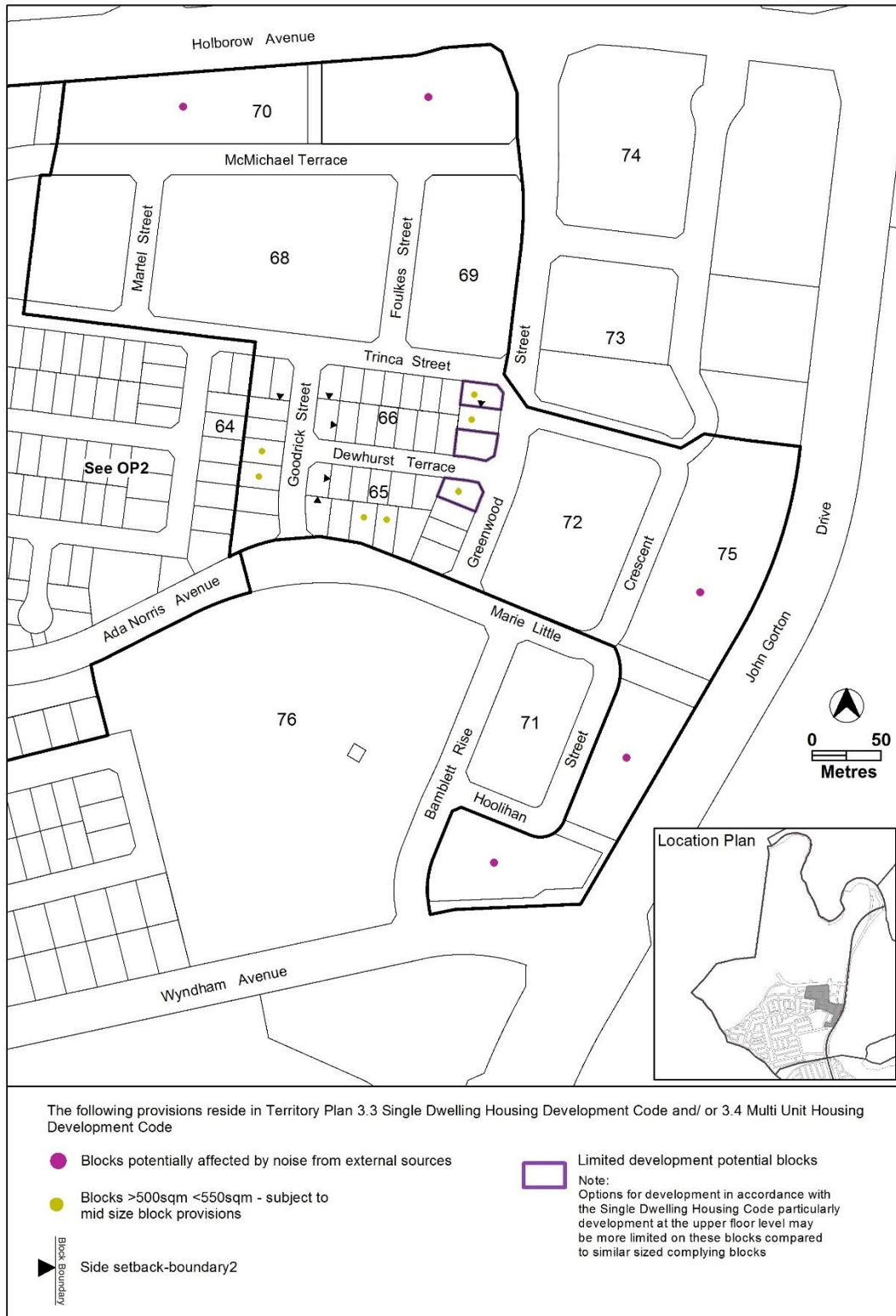


Figure 8 Denman Prospect residential area ongoing provisions