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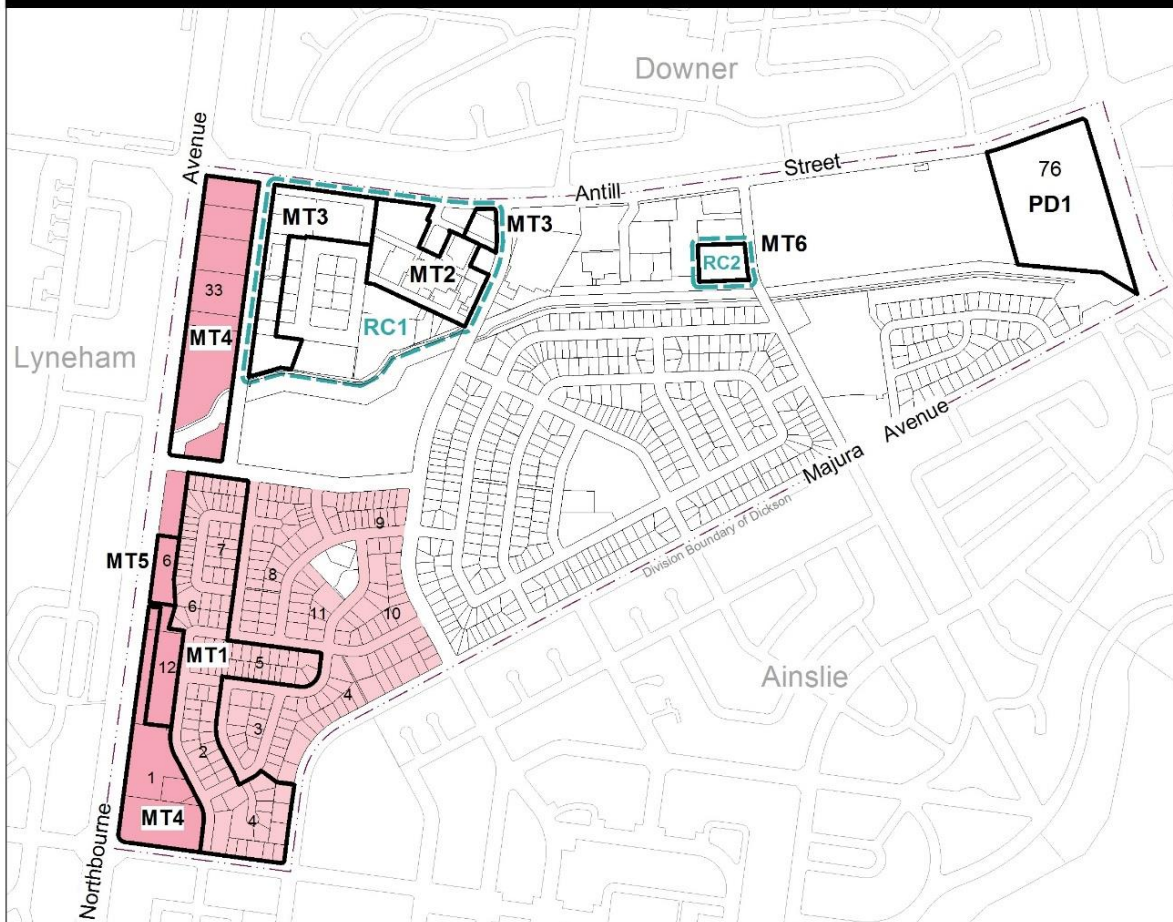
Environment and
Sustainable Development

Dickson Precinct Map and Code

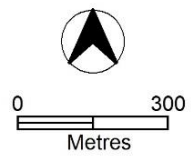
includes
Dickson Group Centre

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Dickson 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 Dickson Precinct Code
- Northbourne Avenue Precinct Code applies
- Inner North Precinct Code applies



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Dickson 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	RZ4	<i>business agency</i> <i>office</i> <i>restaurant</i> <i>SHOP</i>
MT2	CZ1	<i>industrial trades</i> <i>municipal depot</i> <i>store</i>
MT3	CZ2	<i>funeral parlour</i> <i>light industry</i> <i>service station</i> <i>veterinary hospital</i>
MT4	CZ5	<i>club</i> <i>place of assembly</i> <i>scientific research establishment</i>
MT5	CZ5	<i>tourist facility</i> (tourist information centre only)
MT6	CFZ	<i>craft workshop</i> <i>community housing</i> <i>pedestrian plaza</i> <i>social enterprise</i>

Dickson Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Dickson.

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 listed below.

Community housing means the use of land for affordable residential rental which is managed by a community housing provider.

Social enterprise is a commercial organisation that exists to create social benefit as its primary purpose and may or may not be for profit and which may include employment and skills development for on-site residents.

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

RC1 – Dickson Group Centre

This part applies to the Dickson Group Centre shown as RC1 in the Dickson precinct map. RC1 includes the Dickson Group Centre.

Desired character

- vibrant mixed use development
- solar access to active public spaces within the core area
- restaurant and entertainment focus on the ground floor along Woolley Street
- open and accessible pedestrian access through the centre
- high quality finishes with interesting, articulated building facades
- active frontages along main pedestrian routes
- fine grain shopfronts along main pedestrian areas
- generally consistent building setbacks, with small indents to provide interest and active uses
- the centre to retain the open character with pedestrian walkways
- provision of an open, permanently accessible pedestrian plaza at the corner of Badham Street and Dickson Close
- landscaped areas that contribute to the amenity of the centre

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites with frontage to main pedestrian areas and routes in CZ1.</p> <p>Only the following uses are permitted at the ground floor level:</p> <p>a) <i>business agency</i></p> <p>b) <i>club</i></p> <p>c) COMMUNITY USE</p> <p>d) <i>drink establishment</i></p> <p>e) <i>financial establishment</i></p> <p>f) <i>hotel</i></p> <p>g) <i>indoor entertainment facility</i></p> <p>h) <i>indoor recreation facility</i></p> <p>i) <i>public agency</i></p> <p>j) <i>restaurant</i></p> <p>k) SHOP</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R2</p> <p>This rule applies to blocks along frontages to Woolley Street in CZ2 and CZ3.</p> <p>The following uses are permitted in buildings at the ground floor level</p> <ul style="list-style-type: none"> a) <i>club</i> b) <i>drink establishment</i> c) hotel d) <i>indoor entertainment facility</i> e) <i>indoor recreation facility</i> f) <i>restaurant</i> g) SHOP 	<p>C2</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
1.2 Office – floor area limit	
<p>R3</p> <p>This rule applies in CZ1, CZ2 and CZ3.</p> <p>The maximum <i>gross floor area</i> for <i>office</i> is:</p> <ul style="list-style-type: none"> a) section 30 – 4000m² per lease b) sections 31, 32 and 34 – all of the following: <ul style="list-style-type: none"> i) 4000m² per lease ii) 1500m² at ground floor level 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Residential use – ground floor	
<p>R4</p> <p>This rule applies in CZ2 and CZ3.</p> <p><i>RESIDENTIAL USE</i> is not permitted at the ground floor level except at area A shown in figure 1.</p> <p><i>RESIDENTIAL USE</i> at the ground floor level complies with <i>Australian Standard AS4299 Adaptable housing</i> and the <i>Access and Mobility General Code</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

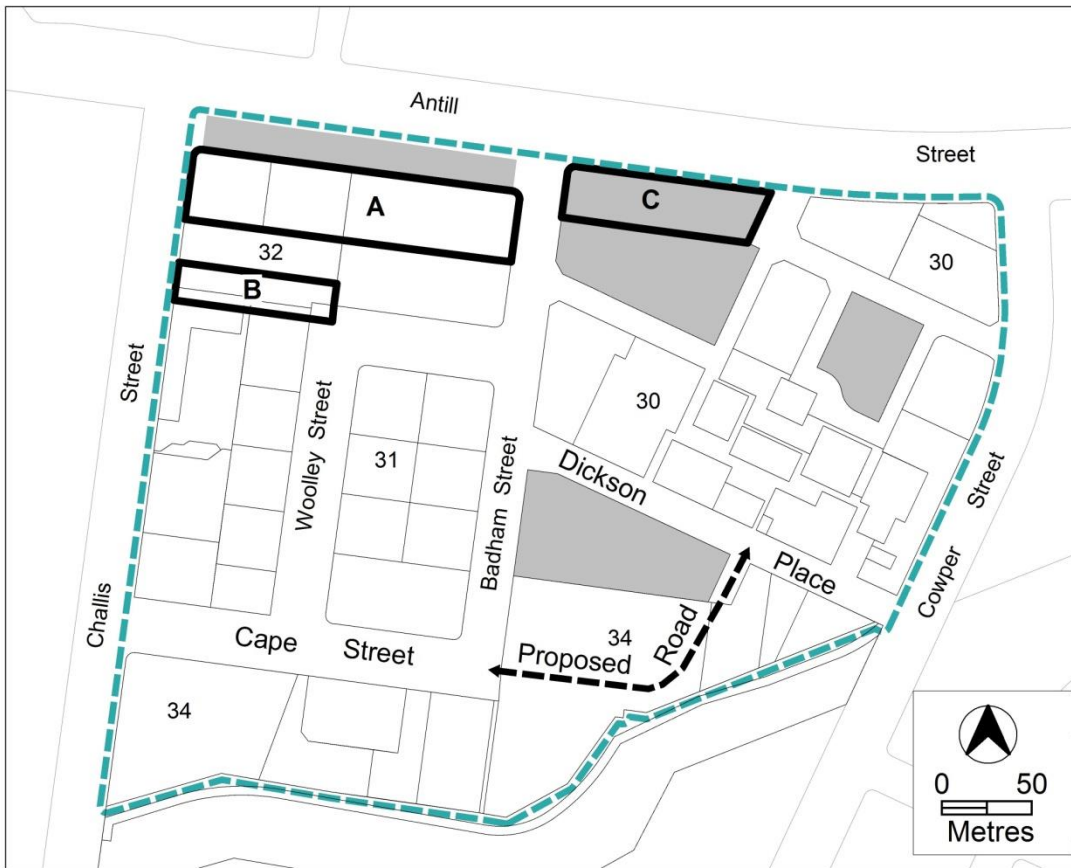


Figure 1: Dickson group centre

Rules	Criteria
1.4 Industrial trades, municipal depot, store	
<p>R5</p> <p>This rule applies in CZ1.</p> <p>One or more of the following uses are permitted only in the shaded areas shown in figure 1 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>

Rules	Criteria
1.5 Development on nominated car parking	
<p>R6</p> <p>This rule applies to the shaded areas shown in 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>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 buildings</i>, is:</p> <ul style="list-style-type: none"> a) section 30 – the lesser of 12m or RL587 except in area C shown in figure 1 – 24m b) sections 31, 32 and 34 – the lesser of 21m or 6 storeys <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>

Rules	Criteria
There is no applicable rule.	<p>C9</p> <p>Building design achieves all of the following:</p> <ul style="list-style-type: none"> a) corner buildings 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>
There is no applicable rule.	<p>C10</p> <p>This criterion applies to development that exposes a blank facade of an adjoining building. Exposed facade is to achieve a visually interesting architectural treatment.</p> <p>Note: Treatments may include the use of colour, articulation, materials and shadows.</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 Setback	
<p>R12</p> <p>This rule applies in CZ3 to development adjoining the western boundary of block 25.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) <i>setback</i> to <i>front boundary</i> is a minimum of 2.5m, except for basement and/or awnings b) <i>setback</i> area is finished <ul style="list-style-type: none"> i) at the level of the pedestrian pathway ii) in hard paved surface c) <i>setback</i> area is publicly accessible at all times <p>Note: Identified building setbacks do not include basement car parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.5 Main pedestrian areas and routes	
<p>R13</p> <p>This rule applies in CZ1, to the proposed trans-section connection in figure 2 and area B shown in figure 1.</p> <p>Pedestrian areas and connections are to remain unenclosed and publicly accessible at all times.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R14</p> <p>This rule applies to pedestrian areas, including new trans-section routes shown in figure 2.</p> <p>Development is to provide pedestrian areas and pedestrian trans-section routes that comply with all of the following:</p> <ul style="list-style-type: none"> a) minimum unobstructed width is 4m b) for new trans-section routes – signage at each end identifying the connection provided <p>Note: A condition of approval may be imposed regarding the tenure pedestrian routes.</p>	<p>C14</p> <p>The width and scale of new pedestrian trans-section routes reflect their function, and provides sufficient width for pedestrian movement.</p>
<p>R15</p> <p>At the location of pedestrian areas shown in figure 2, redevelopment and/or subdivision will:</p> <ul style="list-style-type: none"> a) provide the proposed pedestrian routes and pedestrian trans-section routes b) retain the existing pedestrian routes. 	<p>C15</p> <p>Redevelopment and/or subdivision are consistent with the pattern of existing and proposed pedestrian routes and pedestrian trans-section routes at the locations shown in figure 2.</p>
<p>R16</p> <p>This rule applies to blocks that are traversed by proposed trans-section routes on figure 2.</p> <p>Where subdivision and or development include building where the number of <i>storeys</i> is 3 or more, the trans-section connection is provided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R17</p> <p>This rule applies in CZ1 in section 30.</p> <p>Buildings do not overshadow the hatched pedestrian area identified in figure 2 beyond the shadow cast by a notional 9m high wall measured from the <i>datum ground level</i> at the boundary adjoining the public realm.</p>	<p>C17</p> <p>Buildings do not unreasonably shadow pedestrian areas.</p>

Rules	Criteria
<p>R18</p> <p>This rule applies to area B identified in figure 1. Redevelopment and/or subdivision provides all of the following:</p> <ol style="list-style-type: none"> pedestrian access is provided from Challis Street to Woolley Street with a minimum unobstructed width of 5m development over the pedestrian access is limited to awnings and/or balconies 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

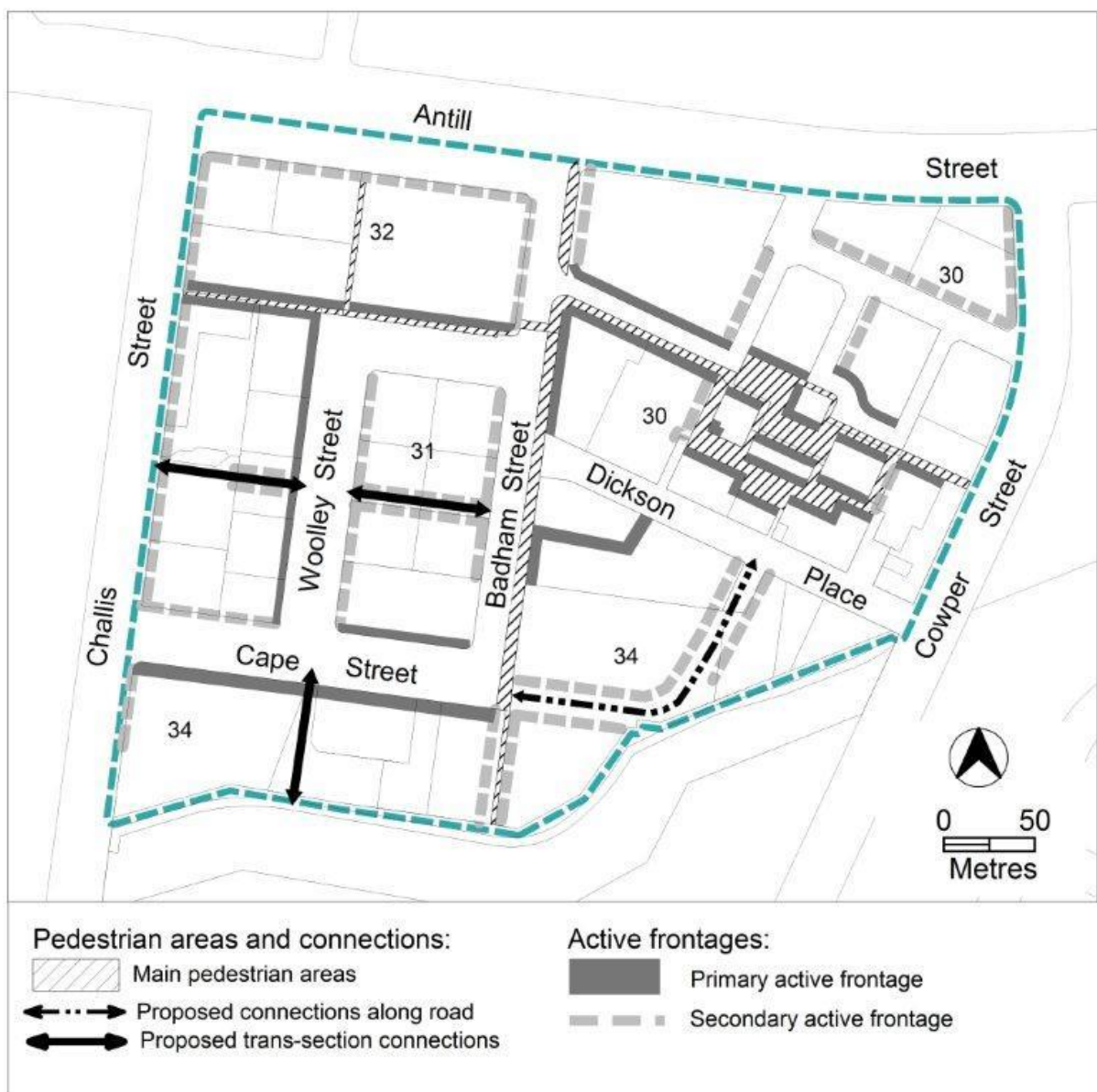


Figure 2: Main pedestrian areas and active frontages

Rules	Criteria
2.6 Active frontages	
<p>R19</p> <p>For buildings located along primary active frontage areas identified in figure 2, 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 d) any small areas of walls without windows contain display windows, showcases and/or public art, with a maximum of 30% blank frontage per tenancy. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R20</p> <p>For buildings located along secondary active frontage areas identified in figure 2, 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 floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities 	<p>C20</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) where building access is provided, direct pedestrian access at street level c) provide opportunities for views into and out of the building
<p>There is no applicable rule.</p>	<p>C21</p> <p>Extensive lengths of blank facades, open structured car parks, loading docks, substations and other service infrastructure are not located along primary active frontage areas, and do not dominate secondary active frontage areas identified in figure 2.</p>

Rules	Criteria
2.7 Awnings	
<p>R22</p> <p>This rule applies in CZ1, CZ2 and CZ3 to buildings fronting primary active frontage areas shown in figure 2.</p> <p>Awnings comply with all of the following:</p> <ul style="list-style-type: none"> a) cantilevered awnings for the full extent of the building frontage b) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge c) awnings are to be integrated into the building design at the first floor level d) awnings are to be a minimum of 3m in cantilever depth, except <ul style="list-style-type: none"> i) where opposing primary active frontages are 6m apart or less, awning depth may be reduced to ensure awnings are separated by 0.5m ii) awning depth may be reduced to retain existing tree plantings and the like 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.8 Driveway access to Antill Street – CZ1	
<p>R23</p> <p>This rule applies to section 30.</p> <p>Applications for driveway access and egress to Antill Street includes all of the following:</p> <ul style="list-style-type: none"> a) design that achieves all of the following <ul style="list-style-type: none"> i) access is restricted to left in and/or left out only ii) no break in the Antill Street median iii) access is restricted to service, delivery and/or emergency vehicles only b) traffic report supporting the vehicle access arrangement 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.9 Cape Street road extension – section 34	
<p>R24</p> <p>This rule applies to blocks that are traversed by proposed road shown on figure 1.</p> <p>Where subdivision and or development include building where the number of storeys is 3 or more, the proposed road is provided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.10 Development on nominated car parking site – section 34	
<p>R25</p> <p>This rule applies to the area covered by the public land overlay Pe.</p> <p>Development of a pedestrian plaza complies with all of the following:</p> <ul style="list-style-type: none"> a) located on the corner of Badham Street and Dickson Place b) minimum size of 1300m² where the boundaries have the following alignment: <ul style="list-style-type: none"> i) southern side – southern edge of the proposed trans-section route shown in figure 2 between Woolley Street and Badham Street ii) south-eastern side – north-western boundary of block 4 Section 30 c) publicly-accessible at all times d) vehicle access is not permitted, except emergency vehicles e) a deep root planting zone is provided at the corner of Badham Street and Dickson Place. f) one or more of the following is permitted: <ul style="list-style-type: none"> i) landscaping ii) public art iii) unenclosed shade structures iv) street furniture v) awnings vi) signage vii) basement parking 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.11 Dickson library buffer area	
<p>R26</p> <p>No new building, except basement, is permitted within the 'library buffer area' shown in figure 3.</p> <p>The 'library buffer area' is defined as the area measured from any point on each boundary of block 13 section 30 Dickson for a minimum distance of 10 metres.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

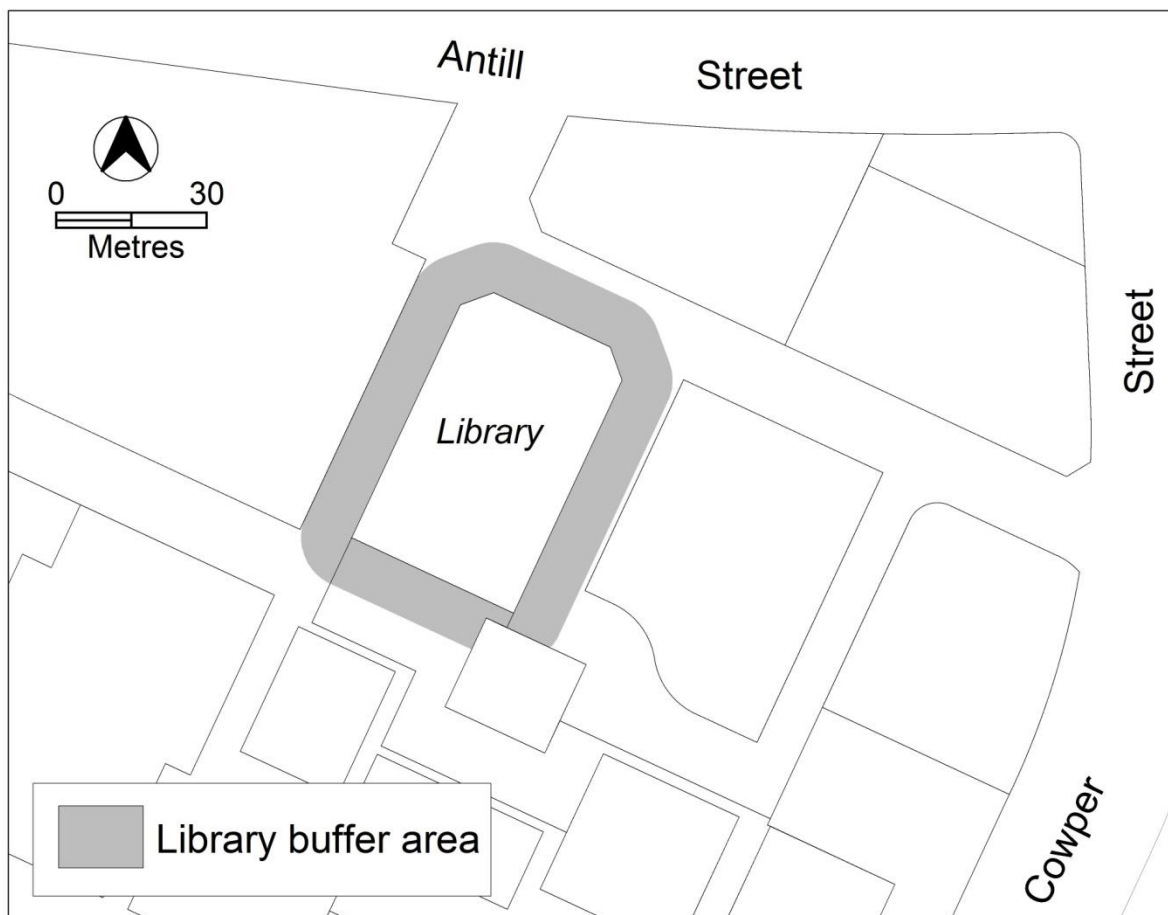


Figure 3: Dickson library buffer area

Element 3: Environment

Rules	Criteria
3.1 Landscaping	
<p>R27</p> <p>Landscaping associated with capital works and pedestrian routes achieves all of the following:</p> <ul style="list-style-type: none"> a) quality space for pedestrians b) provision for on-site infiltration of stormwater run-off c) Water Sensitive Urban Design (WSUD) principles are applied to all landscape treatments d) drought tolerant plant species are used to contribute to a high quality landscape character 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 4: Entity (Government agency) endorsement

Rules	Criteria
<p>R28</p> <p>The following matters are to be endorsed by the nominated agency</p> <p>a) Territory and Municipal Services Directorate</p> <ul style="list-style-type: none"> i) landscaping ii) footpaths iii) cycle paths iv) pedestrian connections, including trans-section routes and setback area to block 25 section 34 v) driveway access to Antill Street vi) roads vii) pedestrian plaza, including the deep root planting zone, in consultation with Conservator of Flora and Fauna <p>Note: TAMS will endorse a plan if it complies with the relevant TAMS standard. TAMS may endorse departures.</p> <p>b) ACT Government with responsibility for transport planning</p> <ul style="list-style-type: none"> i) parking studies 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

RC2 – Common Ground

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

Element 5: Buildings

Rules	Criteria
5.1 Building heights	
<p>R29</p> <p>This rule applies to Area A shown in Figure 4.</p> <p>The maximum <i>height of building</i> is 23m (6 storeys).</p> <p>Building height measurement includes all of the following:</p> <ol style="list-style-type: none"> roof top plant lift overruns antennas photovoltaic panels air conditioning units chimneys, flues and vents. <p>Note: 4 storeys is permitted on the remainder of the site in accordance with the Community Facility Zone Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5.2 Setbacks	
<p>R30</p> <p>Development is setback as shown in Figure 4 and complies with all of the following:</p> <ol style="list-style-type: none"> setback to frontage along Hawdon Place is a minimum of 3m setback from the southern boundary is a minimum of 13m and may include a driveway within this setback setback on western boundary is a minimum of 0m setback fronting proposed road reserve on the northern boundary is a minimum of 3m. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5.3 Community housing	
<p>R31</p> <p>Community housing is a maximum of 50% of the total dwellings provided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R32</p> <p>Community housing complies with the Multi Unit Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

5.4 Roads and access	
<p>R33</p> <p>The road design within the road reservation shown in Figure 4 to the north of the site meets all of the following:</p> <ul style="list-style-type: none"> a) endorsed by TCCS b) 13m minimum road reservation width c) enable access through the site to facilitate future development of section 72 to the west of the site. <p>Note: TCCS will endorse the plan if it complies with the relevant TCCS standards. TCCS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R34</p> <p>A public access way to facilitate active travel in an east-west direction along the southern boundary of the site is to be located within the 13m setback area, as shown in Figure 4.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C35</p> <p>The public access way to the south of the site within the 13m setback complies with all of the following:</p> <ul style="list-style-type: none"> a) reasonable functionality b) reasonable safety c) does not compromise the health existing trees to the south of the site d) provision for pedestrians and landscaping e) provision of adequate wayfinding signage.
5.4 Subdivision	
<p>R36</p> <p>Subdivision is only permitted if it is for the following purposes:</p> <ul style="list-style-type: none"> a) maintaining public access to the south of the site within the 13m setback b) the creation of a proposed road as shown in Figure 4. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C37</p> <p>The Subdivision of the site is consistent with the proposed road reserve boundary shown on Figure 4.</p>

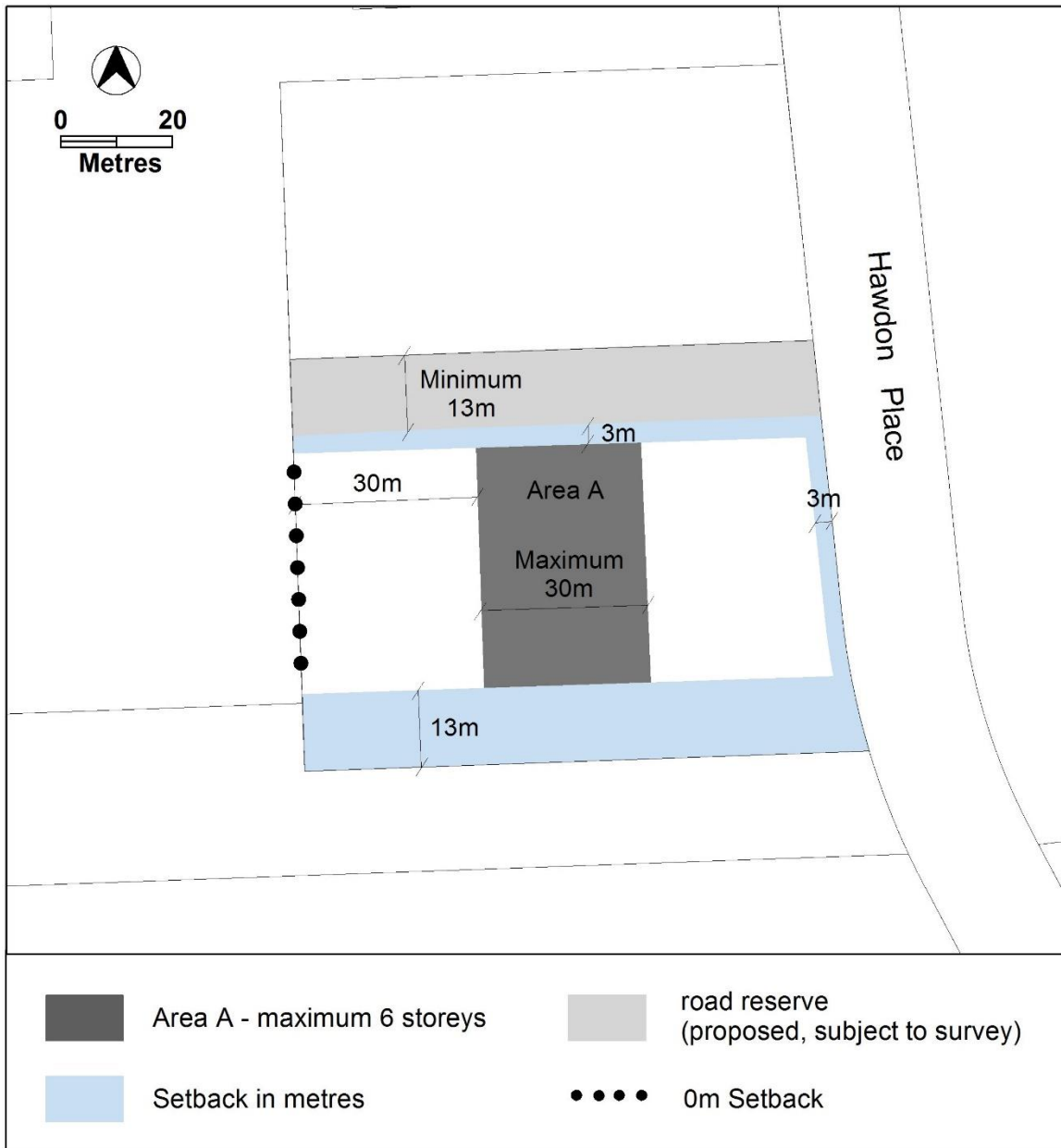


Figure 4: Building setbacks and height limit