



**ACT**

Government

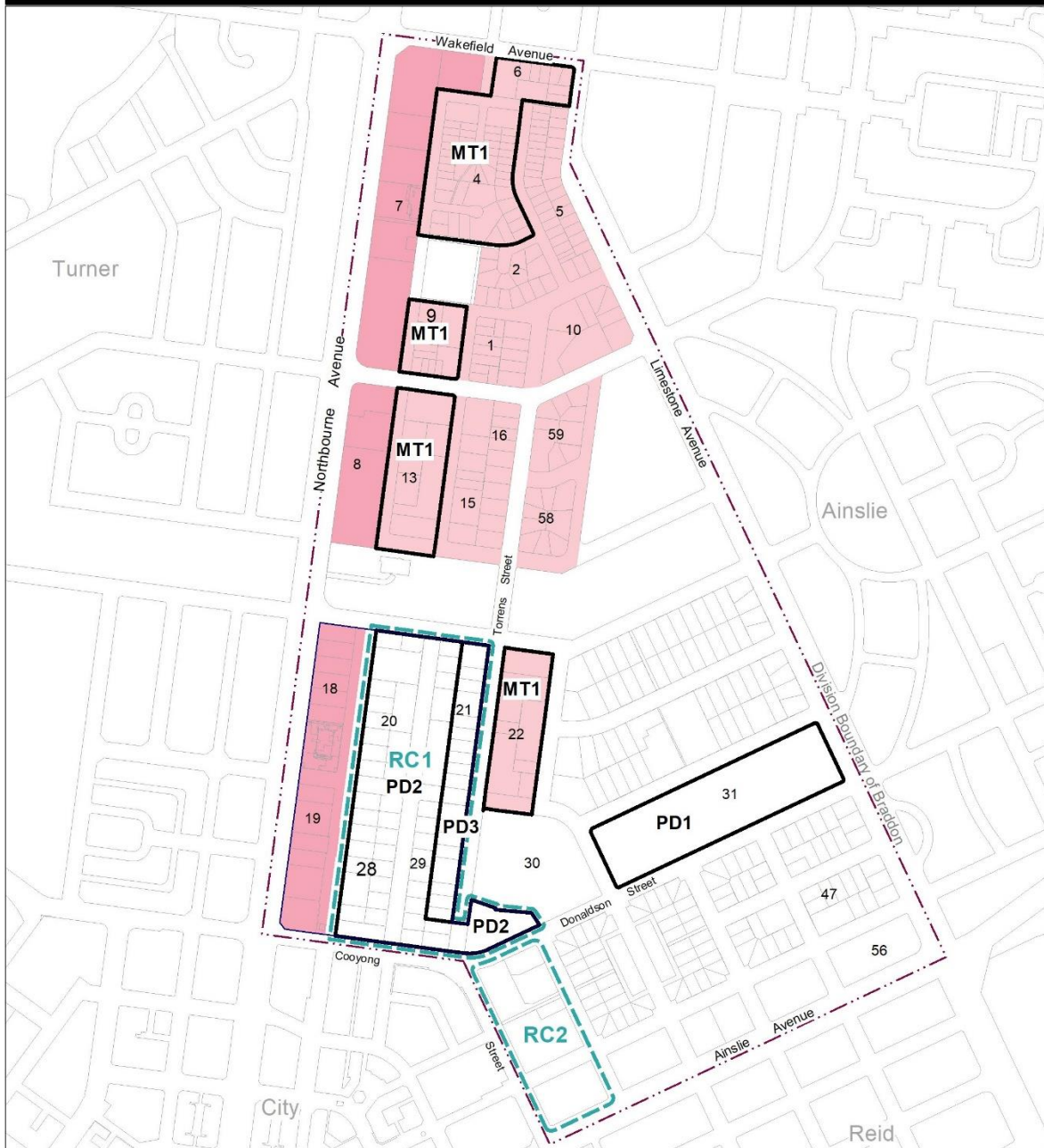
Environment and  
Sustainable Development

# Braddon Precinct Map and Code

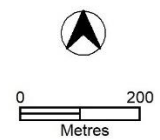
includes  
part City Centre

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# Braddon 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 Braddon Precinct Code
- Northbourne Avenue Corridor Precinct Code applies
- Inner North Precinct Code applies



## Assessment Tracks

The following table identifies the additional prohibited development for blocks and parcels shown in the Braddon Precinct Map (identified as PDn). 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 table constitutes 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>
PD2	CZ3	<i>place of assembly</i> <i>place of worship</i> <i>religious associated use</i> <i>tourist facility</i> <i>tourist resort</i>
PD3	CZ2	<i>club</i> <b>COMMERCIAL ACCOMMODATION USE</b> <i>community theatre</i> <i>cultural facility</i> <i>drink establishment</i> <i>educational establishment</i> <i>emergency services facility</i> <i>financial establishment</i> <i>indoor entertainment facility</i> <i>indoor recreation facility</i> <i>outdoor recreation facility</i> <i>place of assembly</i> <i>place of worship</i> <i>religious associated use</i> <i>restaurant</i> <b>SHOP</b> <i>tourist facility</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> <b>SHOP</b>

# Braddon Precinct Code

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# Introduction

## Name

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

## Application

The code applies to the Division of Braddon.

## 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.

The provisions of the Inner North Precinct Code and the Northbourne Avenue Precinct Code shall take precedence over this code but only 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 Braddon Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

### RC1 – City centre – Braddon commercial area

This part applies to blocks and parcels identified in area RC1 shown on the Braddon Precinct Map. RC1 is part of the City Centre. For the other parts, see the City and Turner precinct codes.

#### Element 1: Use

Rules	Criteria
<b>1.1 Shop – floor area limit – CZ3</b>	
<p>R1</p> <p>This rule applies to CZ3.</p> <p>The maximum <i>gross floor area</i> for <i>shop</i> selling food (including a supermarket) on any <i>lease</i> is 200m<sup>2</sup>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>1.2 Residential – ground floor and first floor - CZ3</b>	
<p>R2</p> <p>This rule applies to CZ3, except Braddon block 5 Section 30.</p> <p><i>RESIDENTIAL USE</i> is prohibited at ground and first floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>1.3 Offices - CZ3</b>	
<p>R3</p> <p>This rule applies to CZ3.</p> <p><i>Offices</i> uses at ground floor level do not occupy more than a total of 8m of the street frontage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>1.4 Ground floor tenancies - CZ3</b>	
<p>R4</p> <p>This rule applies to CZ3.</p> <p>There is a minimum of 2 ground floor level tenancies or businesses addressing the street frontages of blocks. Where development includes block amalgamation, this rule applies to the number of blocks existing prior to the amalgamation.</p>	<p>C4</p> <p>Buildings fronting streets incorporate uses on the ground floor that generate activity.</p>

## Element 2: Buildings

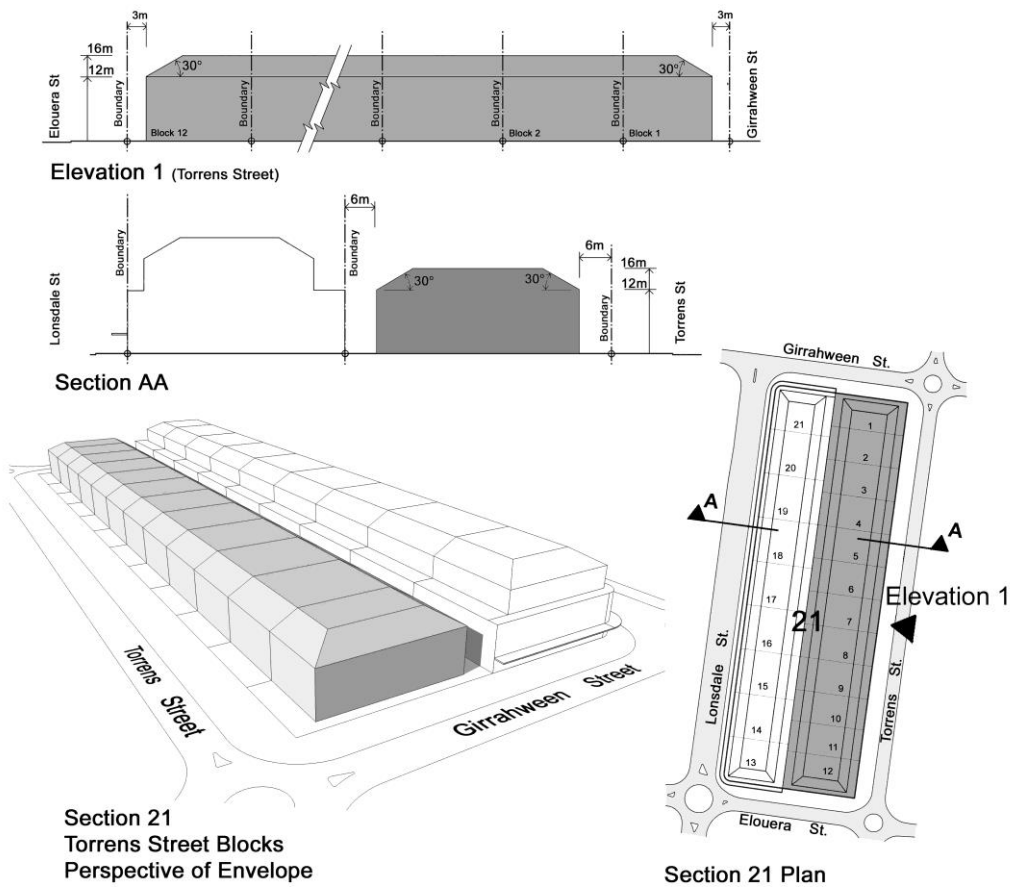
Rules	Criteria
<b>2.1 Building design</b>	
There is no applicable rule	C5 This criterion applies to CZ2. The form and scale of development is consistent with existing adjacent development.
R6 This rule applies to Braddon section 21 and 29. Continuous building facades do not occupy more than two blocks.	This is a mandatory requirement. There is no applicable criterion.
R7 This rule applies to CZ3. The minimum ground floor level floor to ceiling height is 3.9m.	C7 Ground floor level of buildings is adaptable for retail and service trades uses.
R8 This rule applies to CZ3. Buildings incorporate display windows and shop fronts with direct pedestrian access at ground floor level along street frontages.	C8 Buildings fronting streets are designed to incorporate active frontages with direct pedestrian access.
R9 This rule applies to CZ3. Buildings incorporate cantilevered awnings for full width building frontage. Awnings are a minimum of 3m in cantilever width and have a soffit height between 3.2m and 3.6m above footpath level (figures 3 – 7).	C9 Buildings fronting streets are designed to provide sun-shading and weather protection to pedestrian paths along streets.
R10 This rule applies to CZ3. Where block amalgamations are proposed, the original joint boundary is clearly articulated and the ground floor planning reflects the original block subdivision.	C10 Buildings are designed to complement the street character by visually expressing the pattern of existing section subdivisions.

Rules	Criteria
<b>2.2 Building height</b>	
<p>R11</p> <p>Even if permitted by other provisions in this or any other code, buildings, including roof top plant, do not exceed RL 617m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.3 Building envelopes – sections 21 and 29 – CZ2</b>	
<p>R12</p> <p>This rule applies to CZ2 in Braddon sections 21 and 29.</p> <p>All building elements, including lift over runs and roof top plant are contained within the relevant building envelope shown in figures 1 and 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.4 Building envelopes – CZ3</b>	
<p>R13</p> <p>This rule applies to CZ3 in Braddon.</p> <p>All building elements, including lift over runs and roof top plant are contained within the relevant building envelope shown in figures 3 to 7.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.5 Plot ratio – CZ2</b>	
<p>R14</p> <p>This rule applies to CZ2 blocks in Braddon sections 21 and 29.</p> <p>The maximum <i>plot ratio</i> is 200%</p>	<p>C14</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) compatibility with existing adjacent development</li> <li>b) appropriate to the scale and function of the use</li> <li>c) minimise detrimental impacts including overshadowing and excessive scale.</li> </ul>
<b>2.6 Plot ratio – CZ3</b>	
<p>R15</p> <p>The maximum <i>plot ratio</i> is:</p> <ul style="list-style-type: none"> <li>a) Where not less than one third of the total <i>gross floor area</i> is used or intended to be used for residential purposes – 300%</li> <li>b) In all other cases – 200%.</li> </ul>	<p>C15</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) compatibility with existing adjacent development</li> <li>b) appropriate to the scale and function of the use</li> <li>c) minimise detrimental impacts including overshadowing and excessive scale.</li> </ul>

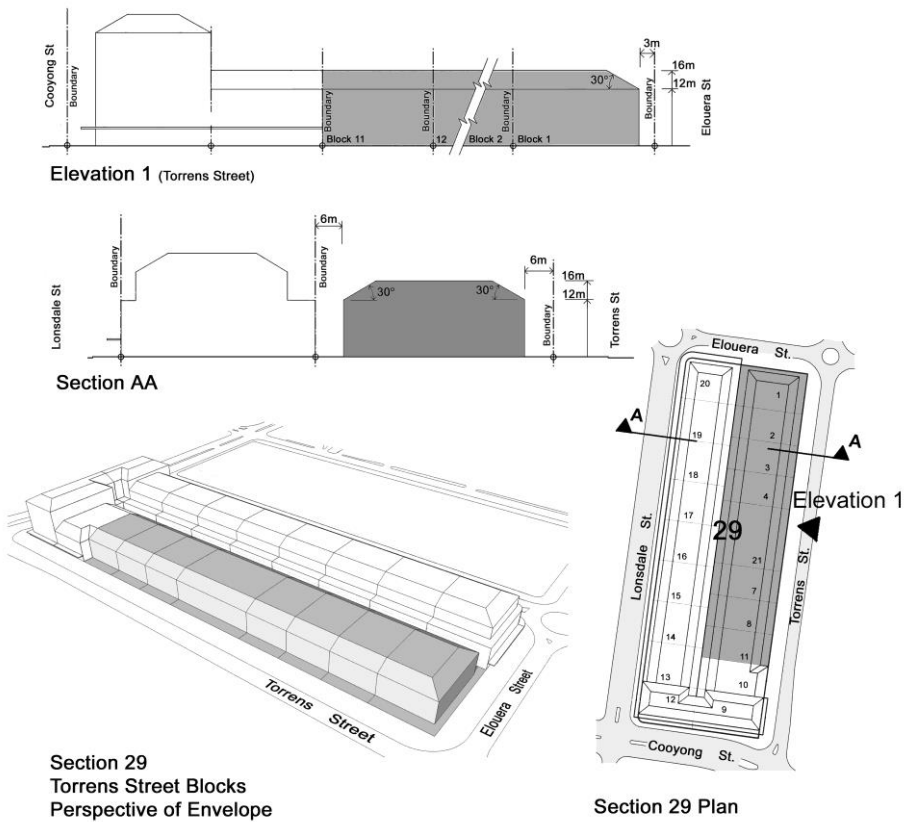
Rules	Criteria
<b>2.7 Setbacks – Torrens Street – CZ2</b>	
<p>R16</p> <p>This rule applies to CZ2 blocks with frontage to Torrens Street.</p> <p>The minimum <i>front boundary setback</i> is 6m.</p> <p><b>Note:</b></p> <p>Where there is an inconsistency between the front boundary setback provisions found in any other development code, this provision shall prevail to the extent of that inconsistency.</p>	<p>C16</p> <p>Front boundary setbacks achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the front boundary setbacks of existing adjacent buildings</li> <li>b) consistency with the <i>desired character</i>.</li> </ul>
<p>R17</p> <p>This rule applies to CZ2 blocks with frontage to Torrens Street.</p> <p>The minimum rear boundary setback is 6m. (figure 1 and 2).</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>
<b>2.8 Setbacks – CZ3</b>	
<p>R18</p> <p>This rule applies to CZ3 blocks with frontage to Mort, Lonsdale, Elouera and Girrahween Streets.</p> <ul style="list-style-type: none"> <li>a) buildings abut the front boundary at ground and first floor levels (figures 3 – 6)</li> <li>b) buildings are set back 3 m from front boundary at second floor level and levels above (figures 3 - 6).</li> </ul>	<p>C18</p> <p>The building facade at the front boundary of the blocks defines the interface between the public and private realms and reflects the existing street character.</p>
<p>R19</p> <p>This rule applies to CZ3 blocks with frontage to Cooyong Street.</p> <p>Buildings are to be set back 6m from the Cooyong Street frontage (figures 5 and 6).</p>	<p>C19</p> <p>The building facade at the front boundary of the blocks defines the interface between the public and private realms and reflects the existing street character.</p>
<p>R20</p> <p>This rule applies to Braddon section 30 block 5.</p> <p>Setbacks comply with figure 7.</p>	<p>C20</p> <p>The building facade at the front boundary of the blocks defines the interface between the public and private realms and reflects the existing street character.</p>

### Element 3: Parking and access

Rules	Criteria
<b>3.1 Existing driveway verge crossings – Torrens Street</b>	
R21 This rule applies to blocks in Braddon sections 21 and 29. Existing driveway verge crossings are retained along Torrens Street.	C21 Vehicular access to blocks along Torrens Street reinforces the small-scale development character and is compatible with residential uses.
<b>3.2 Car parking - CZ3</b>	
There is no applicable rule.	C22 Car parking, other than for display purposes, provided on blocks is not visible from the street.
<b>3.3 Site access – CZ3</b>	
R23 This rule applies to CZ3. Site access from the front boundary for vehicles is a maximum of 6m wide and abuts a side boundary.	C23 Site access for vehicles does not conflict with pedestrian movement or restrict opportunities for kerbside parking.



**Figure 1 Building Envelope Diagram - Braddon section 21 blocks 1- 12**



**Figure 2 Building Envelope Diagram - Braddon section 29 blocks 1– 4, 7,8, 10, 11and 21**

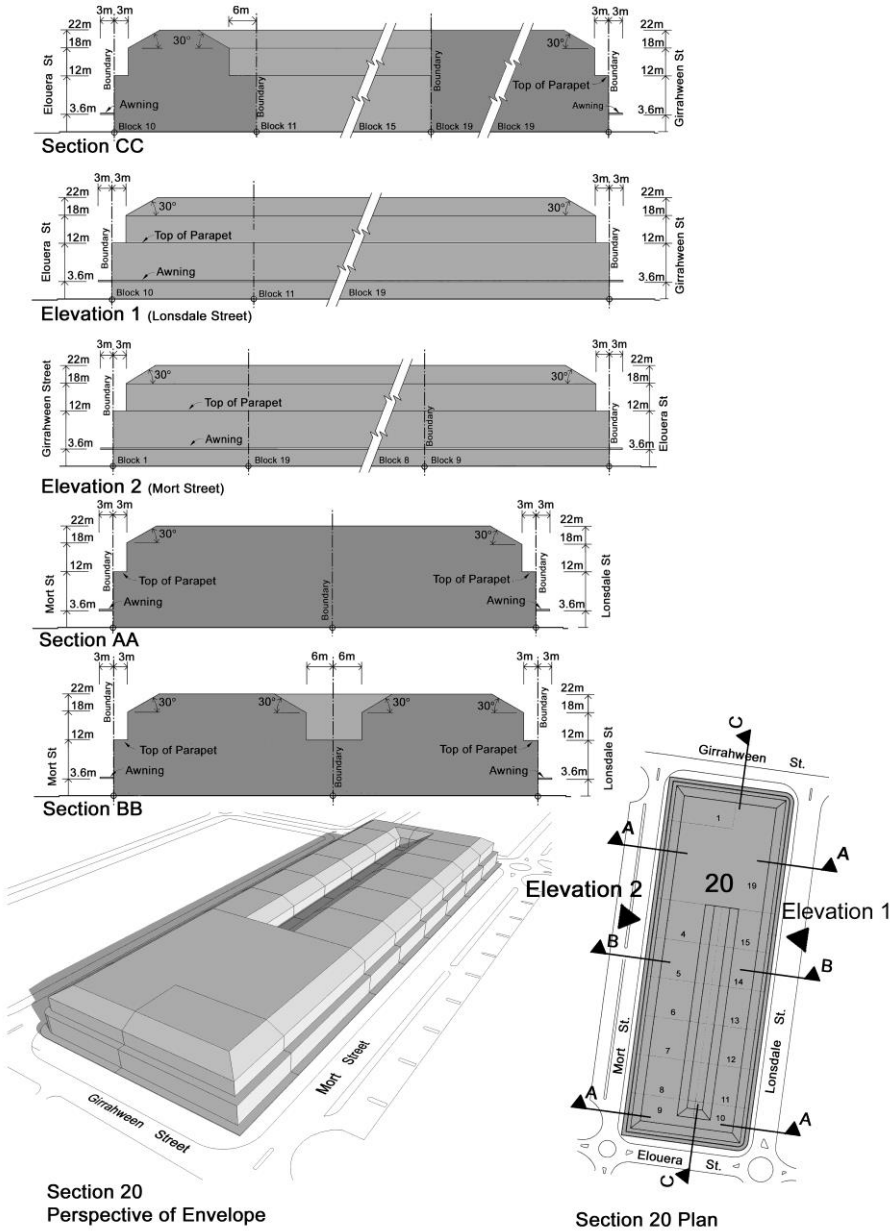
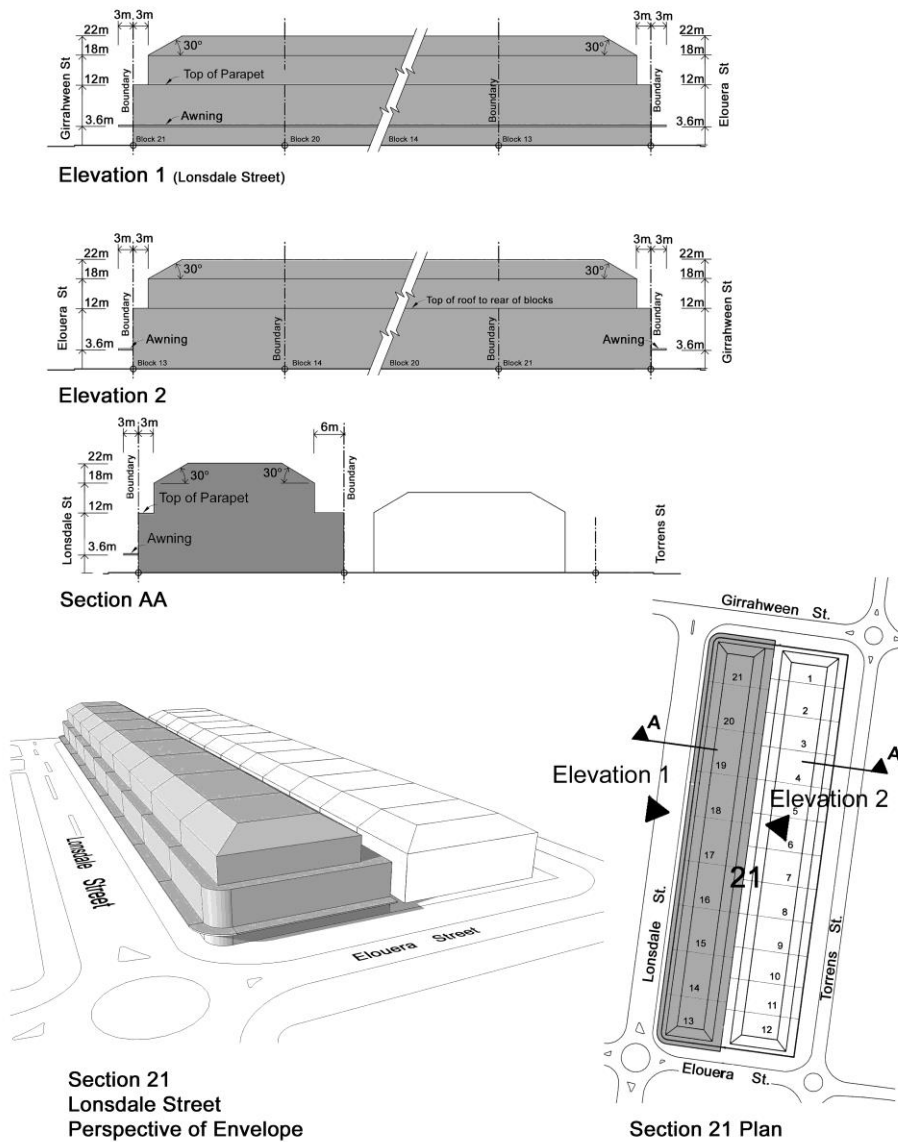
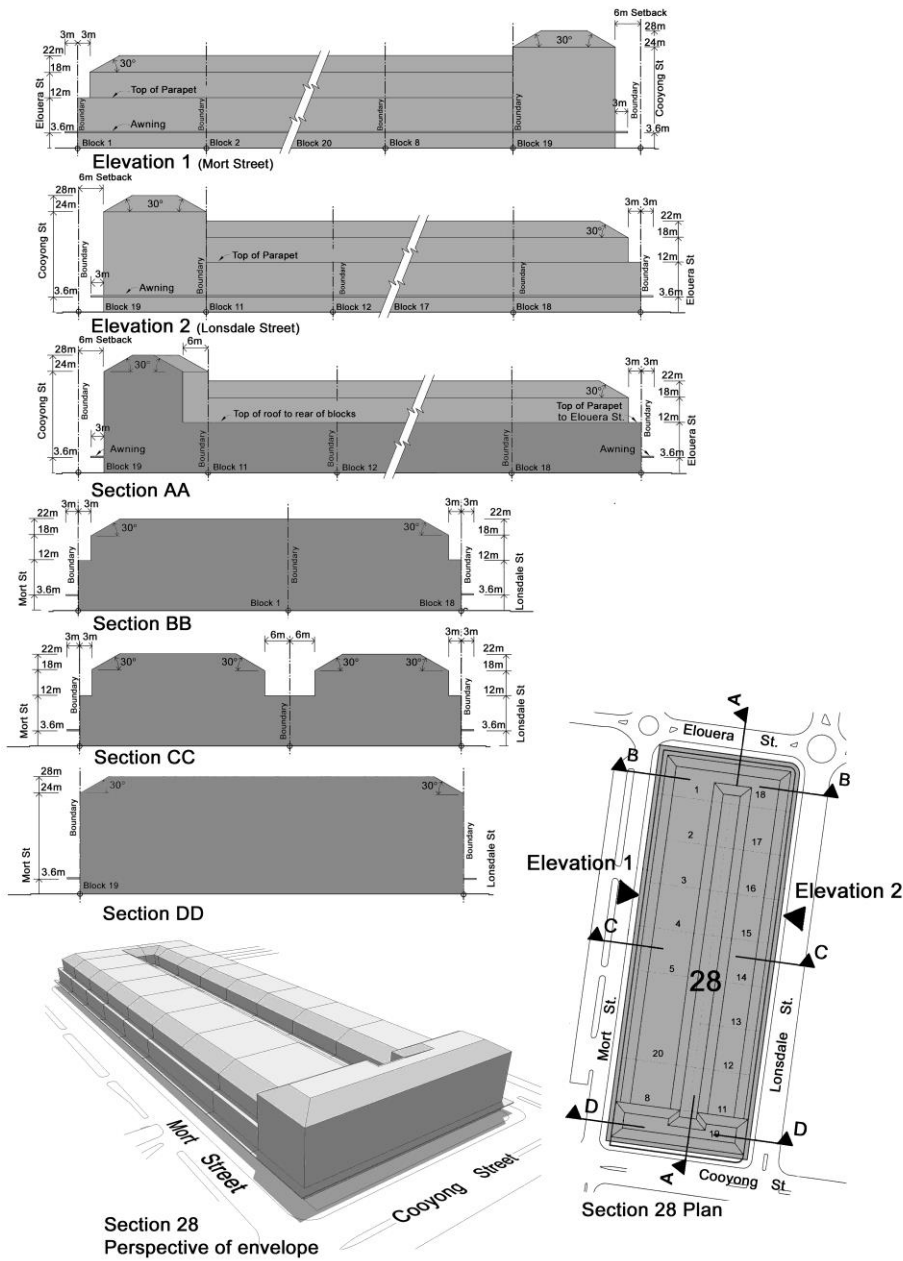


Figure 3 Building Envelope Diagram - Braddon section 20

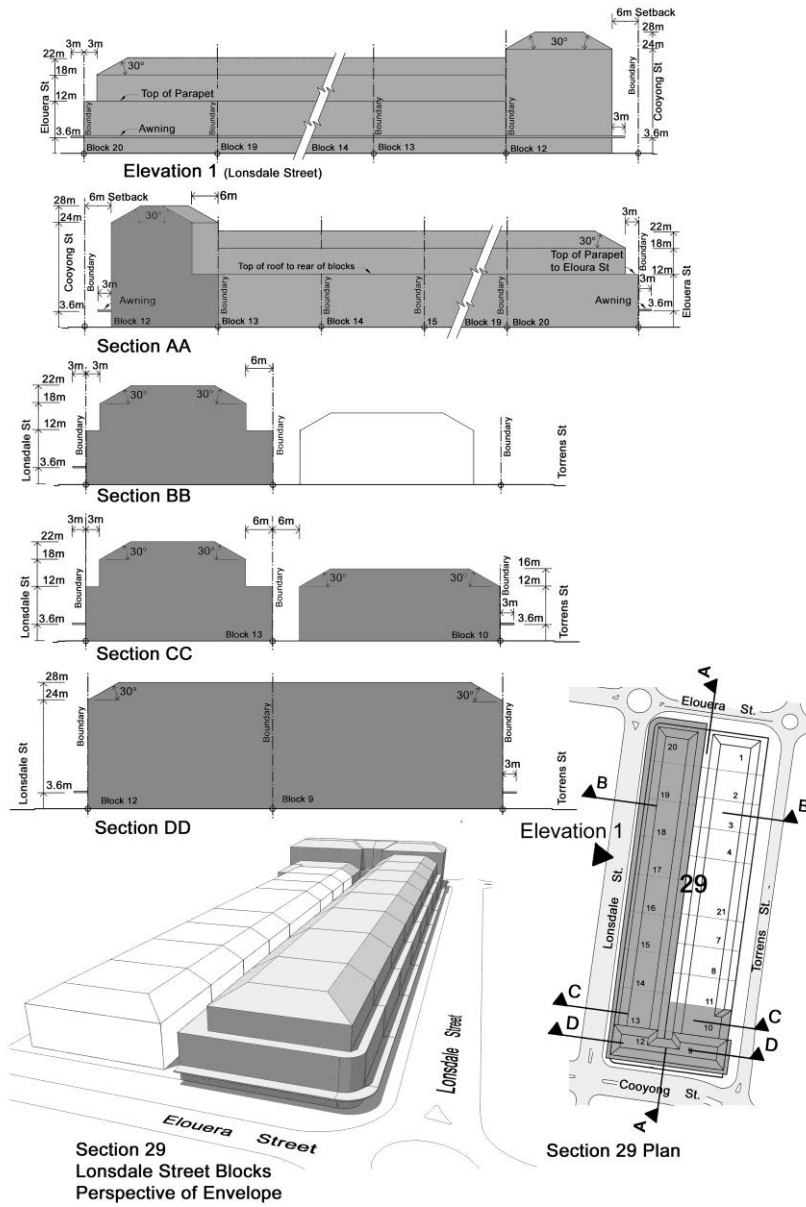




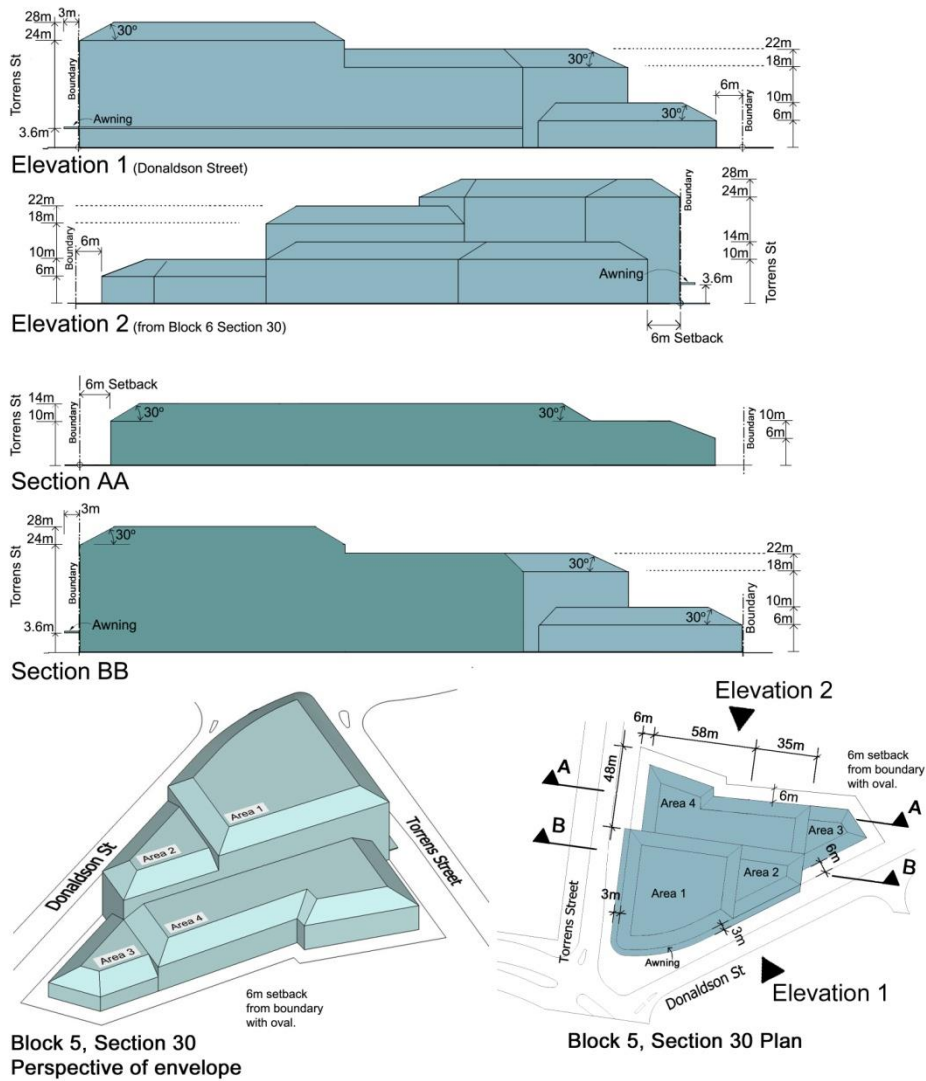
**Figure 4 Building Envelope Diagram - Braddon section 21 blocks 13 – 21**



**Figure 5 Building Envelope Diagram - Braddon section 28**



**Figure 6 Building Envelope Diagram - Braddon section 29 blocks 9, 10, 12 – 20**



**Figure 7 Building Envelope Diagram - Braddon section 30**

## RC2 – Cooyong Street urban renewal area

This part applies to blocks and parcels identified in area RC2 shown on the Braddon Precinct Map. RC2 is part of the Cooyong Street urban renewal area. For the other part, see the Reid Precinct Code.

### Desired Character

The site has a strong urban edge to and active frontages along Cooyong Street.

A substantial component of the site is given over to higher rise buildings, with a focus on Cooyong Street and landmark taller buildings on the corners of Cooyong Street and Ainslie Avenue. There is a stepping down of building heights towards Currong Street. There is a modulation in building heights within each of the six (6) precincts including along Cooyong Street.

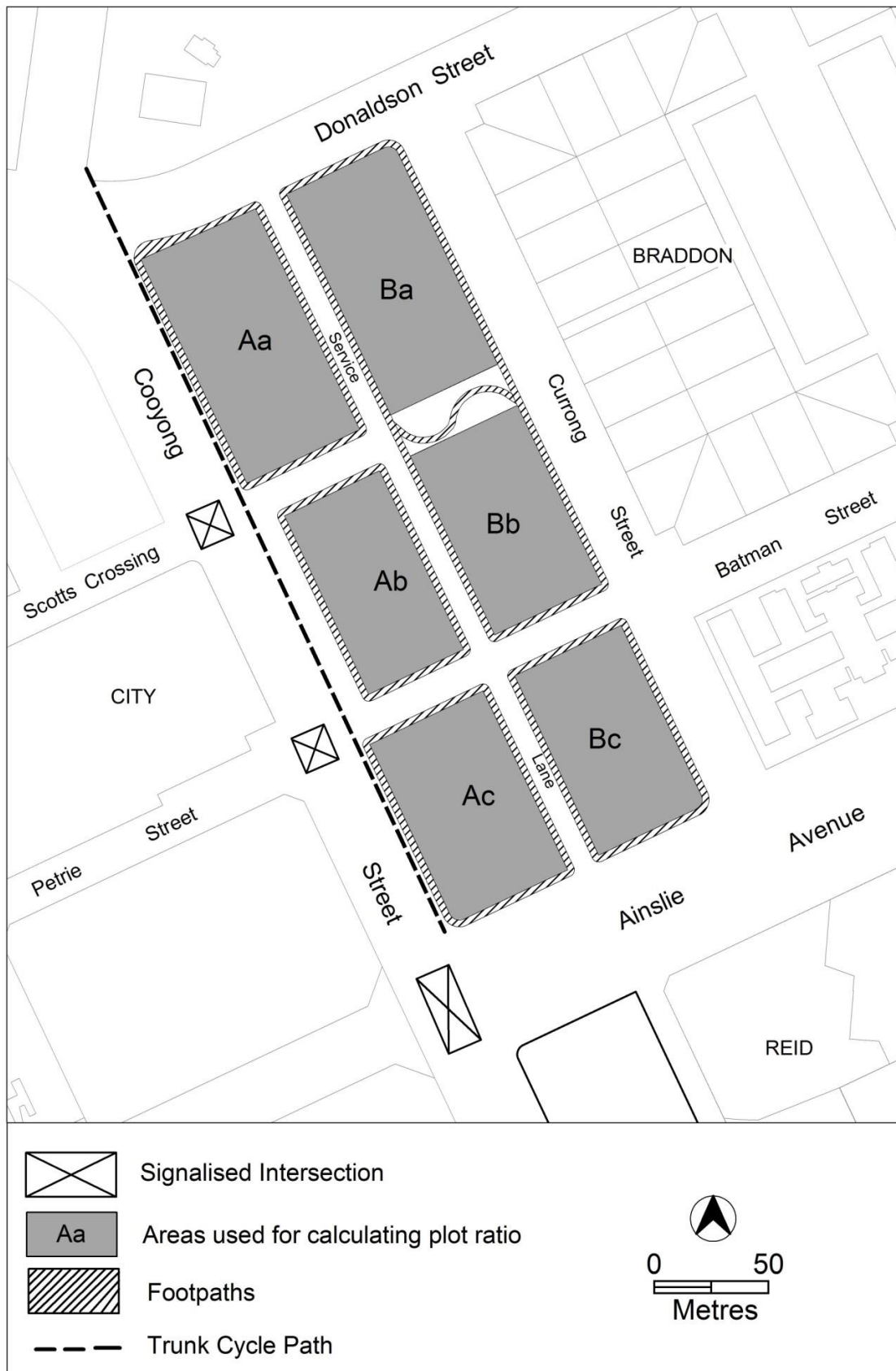
Buildings have variety in form and facade articulation. The location, scale and form of buildings promote solar access, privacy, cross ventilation and shielding from wind, noise and light to other buildings on the site and at the interface with the existing residential areas.

The configuration of buildings and modulation of building heights, scale and form promote ease of access for vehicles, cycles and pedestrians. There is a clear hierarchy of public and private zones through the site with safe and attractive pedestrian areas. The landscape and spaces between the buildings are of a high quality and fit for purpose with a clearly articulated public domain.

### Element 4: Site

Rules	Criteria
<b>4.1 Subdivision</b>	
There is no applicable rule.	C24 Subdivision of the site is consistent with the pattern of proposed roads in Figure 8.
R25 The design of each street complies with the road reserves shown in Figure 8.	C25 Road reserves achieve all of the following: a) reasonable functionality b) reasonable safety c) provision for pedestrians and landscaping d) provision of adequate on street parking e) consistency with the <i>desired character</i> .

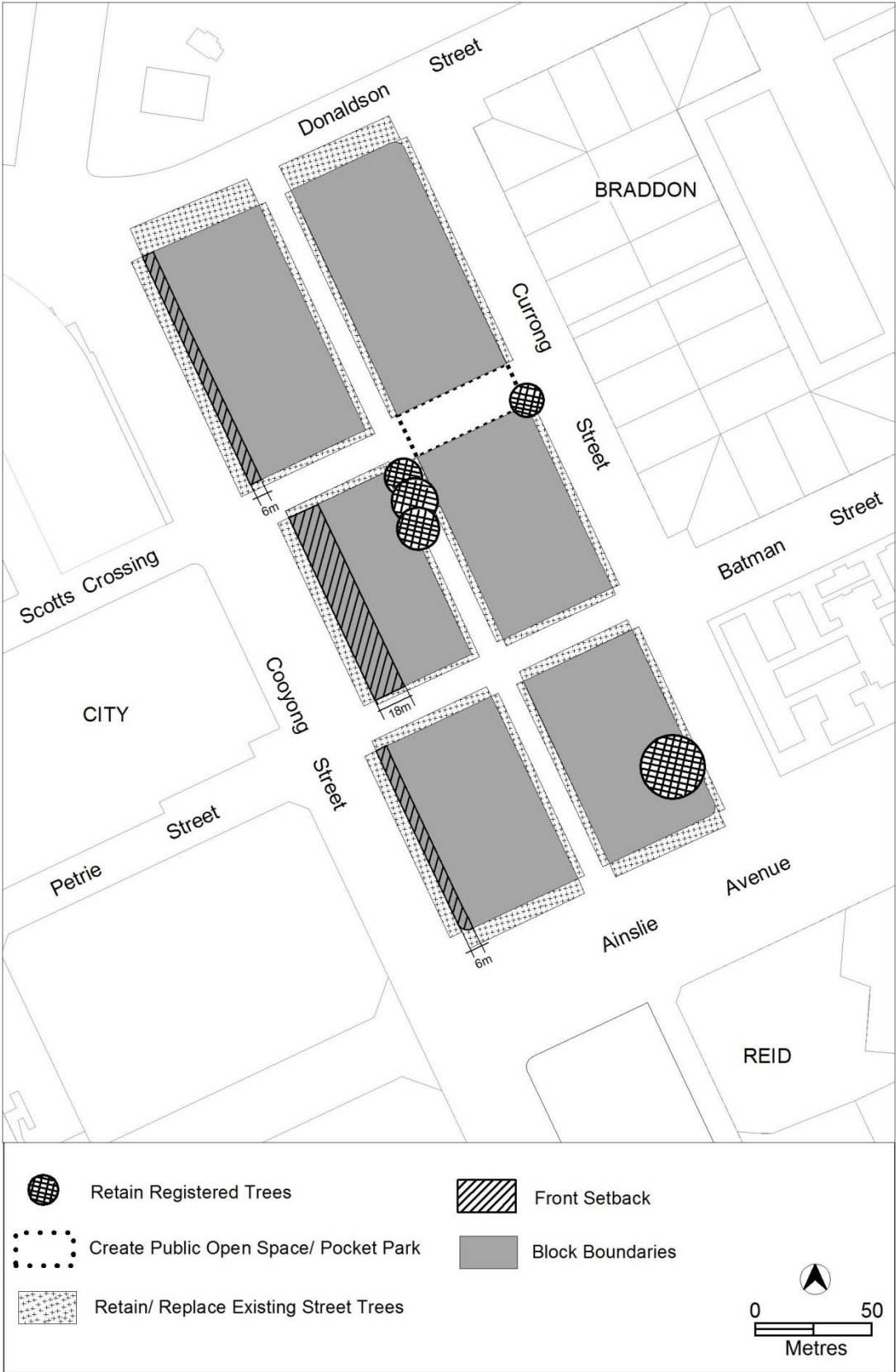
Rules	Criteria
<p>R26</p> <p>The following off-site works are provided:</p> <ul style="list-style-type: none"> <li>a) on-street car parking for a minimum of 222 car parking spaces across the Cooyong Street urban renewal area of both the Braddon and Reid precinct codes</li> <li>b) cycle paths</li> <li>c) pedestrian connections</li> <li>d) footpaths</li> <li>e) signalised intersections</li> <li>f) in Braddon sections 52 and 57, a service lane and car parking adjacent to convenience retailing area which is on block Ab in Figure 8 and Cooyong Street.</li> </ul> <p>The locations of these off-site works are shown in Figure 8.</p> <p><b>Note:</b></p> <p>A condition of approval may be imposed to ensure compliance with this rule.</p>	<p>C26</p> <p>Off-site works provided by the applicant achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) adequate on-street car parking</li> <li>b) provision for cyclists, pedestrians and motor vehicles with connections to the surrounding networks</li> <li>c) reasonable footpath widths</li> <li>d) provision for a service lane</li> <li>e) intersections endorsed by TAMS.</li> </ul>



**Figure 8 Subdivision and off-site works**

Rules	Criteria
<b>4.2 Car parking and site access</b>	
There is no applicable rule.	<p>C27</p> <p>Public car parking achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) adequate on-street parking</li> <li>b) accessibility to the existing road, cycling and pedestrian networks</li> <li>c) adequate spaces dedicated for moped / motor bike and small vehicles.</li> </ul>
<p>R28</p> <p>Access to on-site car parking and utility services of buildings in Braddon is from the nominated service lane shown in Figure 8.</p>	This is a mandatory requirement. There is no applicable criterion.
<p>R29</p> <p>Driveway access or egress to buildings from Ainslie Avenue, Cooyong Street and Donaldson Street is not permitted.</p>	This is a mandatory requirement. There is no applicable criterion.
<b>4.3 Public realm development</b>	
<p>R30</p> <p>Landscaping and facilities in public areas are to be provided by the applicant in accordance with a public areas development plan prepared by a suitably qualified person. This plan is consistent with Figure 9 and shows, as a minimum, all of the following:</p> <ul style="list-style-type: none"> <li>a) an area of urban open space</li> <li>b) trees (including registered trees)</li> <li>c) street trees, both new and retained trees</li> <li>d) front setback area at ground level and above.</li> </ul> <p><b>Note:</b></p> <p>TAMS will endorse the landscaping plan if it complies with the relevant TAMS standards.</p> <p>TAMS may endorse departures.</p> <p>A condition of approval may be imposed to ensure compliance with this rule.</p>	<p>C30</p> <p>Landscaping achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) quality space for recreation and relaxation of residents</li> <li>b) provision for on-site infiltration of stormwater run-off</li> <li>c) quality landscaping adjacent to Cooyong Street and Ainslie Avenue</li> </ul>
<p>Note: Neither rule R30 nor criterion C30 changes any requirement in the Territory Plan for the preparation of a tree management plan approved under the <i>Tree Protection Act 2005</i>.</p>	





**Figure 9 Landscaping**

## Element 5: Use

Rules	Criteria
<b>5.1 General</b>	
<p>R31</p> <p>This rule applies to buildings fronting Cooyong Street.</p> <p>The following uses are not permitted above the ground floor:</p> <ul style="list-style-type: none"> <li>a) <i>restaurant</i></li> <li>b) <i>SHOP</i></li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R32</p> <p>This rule applies to buildings fronting Cooyong Street.</p> <p>The following uses are not permitted above the first floor:</p> <ul style="list-style-type: none"> <li>a) <i>COMMUNITY USE</i></li> <li>b) <i>indoor recreation facility</i></li> <li>c) <i>NON RETAIL COMMERCIAL USE</i></li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R33</p> <p>This rule applies to CZ5, but does not apply to parcel Ab shown in Figure 8.</p> <p>The following gross floor area (GFA) restrictions apply:</p> <ul style="list-style-type: none"> <li>a) <i>NON RETAIL COMMERCIAL USE</i>: maximum GFA of 100m<sup>2</sup> per tenancy</li> <li>b) <i>COMMUNITY USE</i> and <i>indoor recreation facility</i> (where it is operated or subleased by a community organisation): minimum GFA of 5 800 m<sup>2</sup> in total across the Cooyong Street urban renewal area of both the Braddon and Reid precinct codes.</li> <li>c) <i>SHOP</i>: maximum GFA of 200m<sup>2</sup> per tenancy</li> <li>d) <i>Restaurant</i>: maximum GFA of 200m<sup>2</sup> per tenancy.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>5.2 Convenience retailing area (block Ab on Figure 8)</b>	
<p>R34</p> <p>This rule applies to the convenience retailing area in parcel Ab shown in Figure 8.</p> <p><i>RESIDENTIAL USE</i> is not permitted at the ground floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R35</p> <p>This rule applies to the convenience retailing area in parcel Ab shown in Figure 8.</p> <p>The maximum gross floor area (GFA) per tenancy or premises is:</p> <p>a) <i>SHOP</i>: maximum GFA of 800m<sup>2</sup></p> <p>b) <i>NON RETAIL COMMERCIAL USE</i>: maximum GFA of 200m<sup>2</sup>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



**Figure 10 Building elements**

## Element 6: Buildings

Rules	Criteria
<b>6.1 Height of buildings</b>	
<p>R36</p> <p>This rule applies to CZ5 and building heights comply with one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Buildings are contained within an envelope which rises 25 metres above datum ground level at the building line then returns at 45 degrees to a maximum of 28 metres (excluding rooftop plant and equipment) except as described below and as shown in Figure 10.</li> <li>b) Elements at location A in Figure 10 are no higher than 40 metres above datum ground level and a maximum of 12 storeys (excluding rooftop plant and equipment) and a maximum of 20 metres in length fronting Cooyong Street and 38 metres in length along the other frontage.</li> <li>c) Elements at location B in Figure 10 are no higher than 22 metres (excluding rooftop plant and equipment) above datum ground level.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R37</p> <p>This rule applies to RZ5 and building heights comply with one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Elements at location B in Figure 10 are no higher than 22 metres (excluding rooftop plant and equipment) above datum ground level.</li> <li>b) Elements at location C in Figure 10 within 30 metres of Currong Street are no higher than 16 metres (excluding rooftop plant and equipment) above datum ground level.</li> </ul> <p><b>Note 1:</b> Except where stated, building heights in RZ5 are regulated by the Multi Unit Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R38</p> <p>Minimum number of storeys is 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

<b>6.2 Plot ratio</b>	
<p>R39</p> <p>This rule applies to blocks and sections identified in Figure 8</p> <p>The maximum plot ratio is:</p> <ul style="list-style-type: none"> <li>a) 360% for block Aa</li> <li>b) 490% for block Ab</li> <li>c) 390% for block Ac</li> <li>d) 170% for block Ba</li> <li>e) 160% for block Bb</li> <li>f) 330% for block Bc</li> </ul> <p><b>Note:</b> plot ratio is subject to the requirements of the Heritage Register.</p>	<p>C39</p> <p>Plot ratios are consistent with the desired character of the Cooyong Street urban renewal area.</p>
<b>6.3 Setback to Cooyong Street</b>	
<p>R40</p> <p>This rule applies to parcels fronting Cooyong Street, except parcel Ab identified on Figure 8.</p> <p>At the locations shown in Figure 9 the minimum setback is 6m.</p>	<p>C40</p> <p>Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) presents a hard edge to the street</li> <li>b) provision of a landscaped area fronting Cooyong Street that satisfies criterion 30</li> <li>c) reasonable solar access to the public realm on Cooyong Street.</li> </ul>
<p><b>Note:</b> Neither the previous rule nor criterion applies to underground car parking fronting Cooyong Street. The transfer of land above underground car parking to the Territory is not prevented by this provision.</p>	
<p>R41</p> <p>This rule applies to the convenience retailing area parcel Ab shown in Figure 8.</p> <p>Development in the convenience retailing area shown in Figure 8 complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) the minimum setback to Cooyong Street is 18 metres</li> <li>b) display windows and shop fronts at ground floor level</li> <li>c) buildings include at-grade direct pedestrian access with verge level access and egress.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

<p>R42</p> <p>This rule applies to buildings fronting one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Cooyong Street</li> <li>b) Ainslie Avenue</li> <li>c) public open space.</li> </ul> <p>Display windows and pedestrian access are provided at the ground floor level.</p>	<p>C42</p> <p>Development can be adapted to incorporate active frontage with direct pedestrian access at ground floor of buildings fronting one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Cooyong Street</li> <li>b) Ainslie Avenue</li> <li>c) Public open space</li> </ul>
<p>There is no applicable rule.</p>	<p>C43</p> <p>Floor to ceiling heights at the ground level of buildings fronting Cooyong Street and Ainslie Avenue can accommodate commercial use.</p>
<p>R44</p> <p>This rule applies to the frontage of blocks to Cooyong Street or Ainslie Avenue in CZ5.</p> <p>The maximum percent of ground floor façade that is blank is 20%.</p>	<p>C44</p> <p>Ground floor facades of buildings fronting Cooyong Street and Ainslie Avenue present a varied and interesting design.</p>
<p><b>6.4 Building design</b></p>	
<p>There is no applicable rule.</p>	<p>C45</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) corner buildings contain focal points providing architectural interest and variety to the building design</li> <li>b) there is modulation in building heights across the site and along Cooyong Street</li> <li>c) entrances to common areas for residential use provide strong visual connection to the street and ensure a high level of surveillance</li> <li>d) driveways and pedestrian entrances to the site are visible from the boundary</li> <li>e) west-facing facades incorporate sun shading into building designs</li> <li>f) desired planning outcomes of: <ul style="list-style-type: none"> <li>i) contributing to a high quality, environmentally sustainable residential development near Canberra's main commercial centre</li> <li>ii) balancing and protecting the high quality residential amenity while providing for community facilities and limited commercial use</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>iii) encouraging innovation in high quality design of the built form and open space</li> <li>iv) minimising adverse impacts on environmental and heritage qualities within the precinct and adjacent sites</li> <li>v) supporting a street network that is designed for low vehicle speed and easy pedestrian access.</li> </ul>
<b>6.5 Rooftop gardens</b>	
There is no applicable rule.	<p>C46</p> <p>Common open spaces in the form of rooftop gardens are provided and achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) adequate access for residents, particularly on the higher floors</li> <li>b) sufficient space for recreation of residents</li> <li>c) reasonable solar access for gardening activities.</li> </ul>

### Element 7: Entity (Government agency) endorsement

Rules	Criteria
<p>R47</p> <p>The following off-site works are to be endorsed by TAMS.</p> <ul style="list-style-type: none"> <li>a) on-street car parking</li> <li>b) other public car parking</li> <li>c) cycle paths</li> <li>d) pedestrian connections</li> <li>e) footpaths</li> <li>f) signalised intersections</li> <li>g) in Braddon sections 52 and 57, a service lane and car parking adjacent to convenience retailing area and Cooyong Street.</li> </ul> <p><b>Note:</b> TAMS will endorse the plan if it complies with the relevant TAMS standards. TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Rules	Criteria
<p>R48</p> <p>Road designs within the road reservations shown in Figure 8 are to be endorsed by TAMS.</p> <p><b>Note:</b></p> <p>TAMS will endorse the plan if it complies with the relevant TAMS standards.</p> <p>TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R49</p> <p>Off-site works are provided in accordance with a public realm plan endorsed by TAMS.</p> <p>Such a plan is consistent with Figures 8 and 9 and shows, as a minimum, all of the following:</p> <ul style="list-style-type: none"> <li>a) urban open space</li> <li>b) trees (including registered trees)</li> <li>c) street trees, both new and retained</li> <li>d) the treatment of front setback areas.</li> </ul> <p><b>Note:</b></p> <p>TAMS will endorse the public realm plan if it complies with Figure 9 and the relevant TAMS standards, which include Standard Specification 4 Urban Infrastructure Work Section 9, Design Specifications DS-4, DS-22 and DS-23.</p> <p>TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>