



ACT Planning &
Land Authority

Group Centres Precinct Code

March 2008

Contents

Introduction	1
Commercial Zones - Overview.....	3
Part A – Centre and Zone Specific Requirements	5
Part A – Group Centres – Overview	5
Part A (1) - Group Centres – CZ1 Core Zone.....	16
Element 1: Restrictions on Use	16
1.1 Ground Floor.....	16
1.2 Gross Floor Area - Offices.....	16
1.3 Industrial trades, Municipal depot, Store	16
Element 2: Building and Site Controls.....	17
2.1 Height – General	17
2.2 Plot Ratio - General	17
2.3 Dickson.....	17
2.4 Macquarie.....	18
Part A (2) - Group Centres – CZ2 Business Zone	19
Element 1: Restrictions on Use	19
1.1 Restrictions on Use	19
1.2 Shops.....	19
1.3 Offices.....	19
1.4 Kingston.....	20
Element 2: Building and Site Controls.....	20
2.1 Height - General	20
2.2 Plot Ratio – General	21
2.3 Dickson Section 32.....	21
2.4 Griffith (Manuka) Section 2.....	21
2.5 Kingston Sections 19 and 20.....	22
2.6 Macquarie (Jamison) Section 49 and 50.....	22
Part A (3) - Group Centres – CZ3 Services Zone	23
Element 1: Restrictions on Use	23
1.1 Restrictions on Use	23
1.2 Offices.....	23
1.3 Supermarket	24
Element 2: Building and Site Controls.....	24
2.1 Height - General	24
2.2 Plot Ratio - General	24
2.3 Macquarie (Jamison) Section 48:.....	25
Part B – General Development Controls.....	26
Element 1: Restrictions on Use	26
1.1 Existing Community and Recreation Sites	26
1.2 Existing Car Parks.....	26
1.3 Residential Use.....	26
Element 2: Building and Site Controls.....	38
2.1 Subdivision	38
2.2 Demolition.....	38
2.3 National Capital Plan Requirements	39
Element 3: Built Form	39
3.1 Building Design and Materials.....	39
3.2 Crime Prevention Through Environmental Design.....	40
3.3 Access and Mobility.....	40
3.4 Car Parking Structures	40

Element 4:	Parking and Site Access	41
	4.1 Traffic Generation	41
	4.2 Main Pedestrian Areas and Routes.....	41
	4.3 Access	41
	4.4 Parking.....	41
	4.5 Circulation.....	42
Element 5:	Amenity	42
	5.1 Landscape	42
	5.2 Lighting	43
	5.3 Signs.....	43
	5.4 Neighbourhood Plans	43
Element 6:	Environment	44
	6.1 Water Sensitive Urban Design	44
	6.2 Heritage	45
	6.3 Trees.....	45
	6.4 Hazardous Material	46
	6.5 Contamination.....	46
	6.6 Erosion and Sediment Control.....	47
	6.7 Excavation	47
	6.8 Air Emissions - Odours.....	47
	6.9 Noise.....	47
Element 7:	Services	49
	7.1 Waste Management	49
	7.2 Servicing and Site Management.....	49
	7.3 Utilities	50
	7.4 Waste Water	50
	7.5 Storage	50
	7.6 Easements.....	50

Introduction

Application of this code

The Group Centres Precinct Code applies to development within Group Centres CZ1 – CZ3 Zones (Figures A1-A17) as listed:

Calwell	Charnwood
Chisholm	Conder
Curtin	Dickson
Erindale	Hawker
Jamison	Kaleen
Kingston	Kambah
Manuka	Kippax
Weston	Mawson
Wanniassa	

This code is intended to ensure that the type and form of development within the Group Centres is responsive and sympathetic to the character, or proposed character, of the locality.

Additional requirements for Residential Use in commercial areas are included in the Residential Zones Development Code. For multi unit housing refer to part C (5) of the Multi Unit Housing Development Code. For single dwelling housing refer to the relevant provisions in the Single Dwelling Housing Development Code.

Purpose of codes

Codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the Development Tables.

The Codes are used by the Authority to assess development applications. The Codes therefore also provide guidance to intending applicants in designing their developments and preparing their development applications.

Each Code's controls are expressed as either **rules**, which are generally quantitative, or as qualitative **criteria**.

- Proposals in the **code track** must comply with all rules relevant to the development.
- Proposals in the **merit track** and **impact track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.
- Proposals in the **impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

Structure of codes

The Group Centres Precinct Code is divided into two Parts:

Part A – Zone Specific Controls provide any additional specific controls for particular areas or sites. Care is needed to check whether any specific controls apply to individual sites.

Part B – General Development Controls provide general controls that are applicable to all zones within Group Centres.

Each Part is divided into sections referred to as **Elements**, although each Part may not include provisions for every Element. The Elements describe the various issues for consideration:

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access
5. Amenity
6. Environment
7. Services

Each Element consists of Intents and Items under which are Rules and Criteria.

Intent describes the purpose of the development controls

Rules provide the quantitative, or definitive, controls for development

Criteria provide the qualitative controls for development

In some instances, there are rules that are mandatory. For clarity of use, the mandatory rules are emphasized by the following words: “**This is a mandatory requirement. There is no applicable criterion**”. Non-compliance with these provisions will result in the refusal of a development application. Conversely, the words “**There is no applicable rule**” is used when controls cannot be quantitative or definitive and only criteria exist.

Any application of a **General Code** to a development proposal is identified as part of the relevant rule or criteria.

Where more than one type of Code applies to a development, the order of precedence when there is inconsistency of provisions between Codes, as defined by the Act, is **Precinct Code**, then **Development Code**, and then **General Code**.

Further information

Please refer to the Planning Explained Guide for more information on preparing applications under the Territory Plan, including the use of assessment codes.

Abbreviations

GFA = gross floor area

m = metres

m² = square metres

Commercial Zones - Overview

The Commercial Zones are established to recognise the various functions, values and characteristics within commercial areas, and to provide a level of consistency and equity across the geographic range of commercial centres. Commercial areas are structured to reflect the principles of a hierarchical system of centres, which comprise the City Centre, town centres, group centres, and local centres.

The City Centre is also known as Canberra City or Civic.

The Town Centres include Woden, Belconnen, Tuggeranong and Gungahlin.

The Group Centres include, Calwell, Charnwood, Chisholm, Conder, Curtin, Dickson, Erindale, Hawker, Jamison, Kaleen, Kambah, Kingston, Kippax, Manuka, Mawson, Wanniasa, Weston

The hierarchy has been developed to ensure that people have a wide choice of facilities and services wherever they live or work within Canberra. Outside this hierarchy, there are other commercial areas in office parks and in corridors along main avenues. The Commercial Zones also include areas for residential mixed and multi-use development, and leisure and accommodation.

All major centres include a number of commercial zones (Table 1) to reflect the different primary functions of their core, business and services areas. The Commercial Zones are described below.

City Centre	CZ1 CZ2 CZ3 Zones
Town Centres	CZ1 CZ2 CZ3 Zones
Group Centres	CZ1 CZ2 CZ3 Zones
Local Centres	CZ4 Zone
Office sites outside centres	CZ2 Zone
Mixed Use Areas	CZ5 Zone
Leisure and Accommodation areas	CZ6 Zone

Table 1: Location of Commercial Zones

CZ1 Core Zone

This Zone is the main business core of higher order commercial centres and is the primary location of shops, non-retail commercial uses, restaurants, commercial accommodation, and indoor entertainment facilities. Residential and community uses are also permissible, subject to design and siting to minimise incompatibility with primary uses.

CZ2 Business Zone

This Zone is intended for more fringe commercial activities, primarily non-retail commercial uses, commercial accommodation, and some restaurants and indoor entertainment and recreation facilities. Residential and community uses are also permissible, subject to design and siting, provided they are not incompatible with primary uses.

CZ3 Services Zone

This Zone is intended for fringe retailing, which includes bulky goods, light industry, service trades, service stations, restaurants and indoor entertainment and recreation facilities. Residential, non-retail commercial and community uses are also permitted subject to compatibility with predominant land uses.

CZ4 Local Centre Zone

This Zone is intended for local shops, non-retail commercial and community uses, service stations, and restaurants to service a local community. Residential uses may also be permitted.

CZ5 Mixed Use Zone

This Zone provides for high-density residential uses in highly accessible locations (such as major Avenues) in conjunction with non-retail commercial uses, commercial accommodation, and limited shops, restaurants and community uses.

CZ6 Leisure and Accommodation Zone

This Zone provides for indoor entertainment and recreation facilities, clubs, drink establishments, restaurants and commercial accommodation. Limited shops, residential, and non-retail commercial and community uses may also be included.

Part A – Centre and Zone Specific Requirements

Part A – Group Centres – Overview

Group centres are larger shopping centres throughout Canberra that serve groups of nearby suburbs. They incorporate a wide range of shopping, community, recreation and business facilities. As well as providing for major food retailing, they also offer opportunities for speciality shops, non-retail commercial uses such as banks, and residential development. Planning policies for group centres seek to retain a relatively relaxed, low-key character with mainly low-rise development, promote competition and investment, and support improved facilities for the community.

Objectives:

The objectives for the group centres are to:

- a) Provide or a wide range of shopping, community, business and recreation facilities predominantly serving the surrounding or nearby suburbs.
- b) Provide opportunities for specialised small scale commercial activities and other facilities serving the wider ACT market.
- c) Encourage a mix of land uses, including medium and higher density residential uses, which contributes to an active and diverse character.
- d) Support a competitive and sustainable retail sector within the ACT, encourage investment, and expand local employment opportunities.
- e) Maintain and enhance environmental amenity and encourage a standard of urban design consistent with the function of the centre.
- f) Encourage activities particularly at street frontage level which contribute to pedestrian activity and social interaction.
- g) Capitalise on the distinctive qualities and potential of individual centres.
- h) Promote an efficient urban structure.

There are a number of group centres within each town or district. Each group centre is divided into three specific zones – CZ1 Core, CZ2 Business and CZ3 Services. The controls set out below apply to the areas included in these zones at Figures A1 – A17.

Group Centres – Belconnen

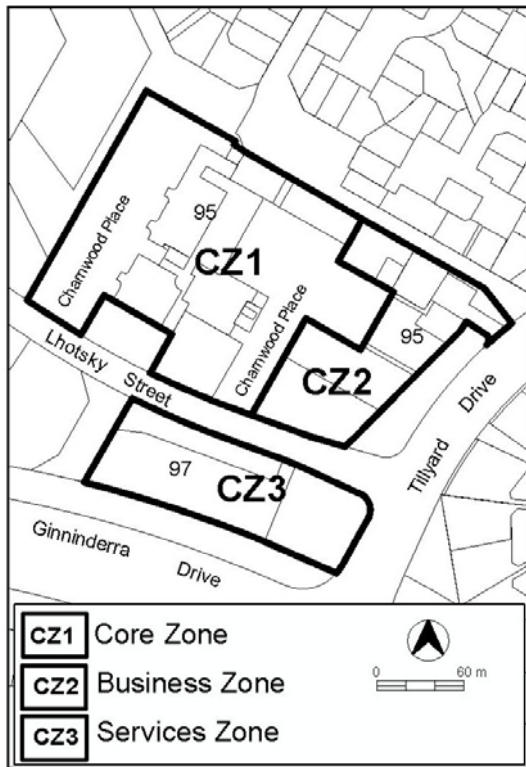


Figure A1 Charnwood Group Centre Zones

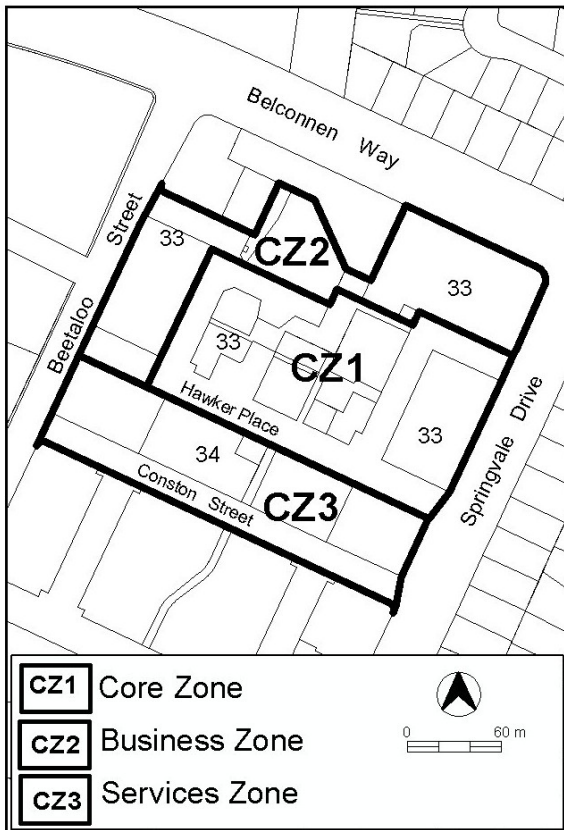


Figure A2 Hawker Group Centre Zones

Group Centres - Belconnen

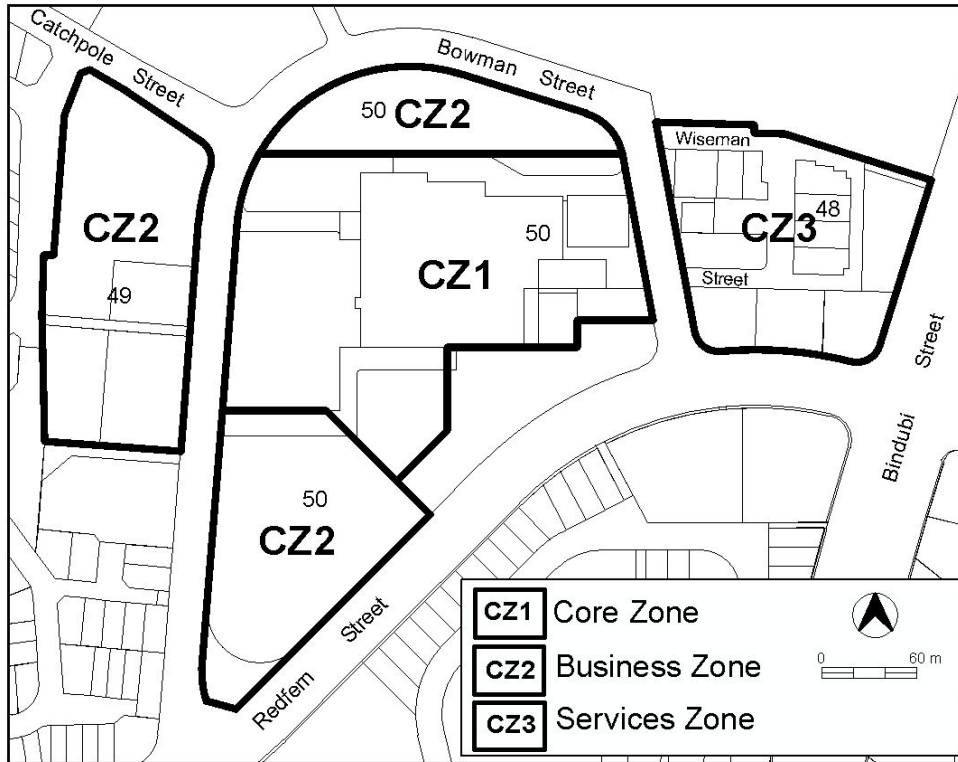


Figure A3 Jamison Group Centre Zones (Macquarie)

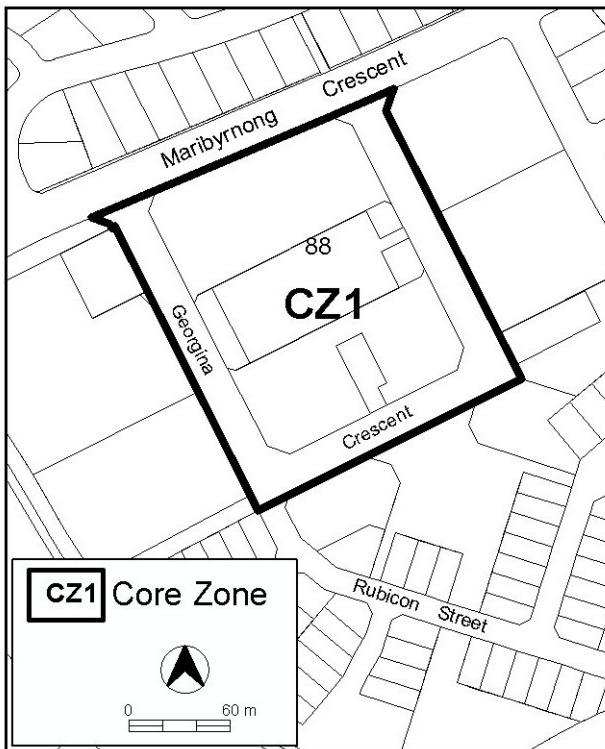


Figure A4 Kaleen Group Centre Zones

Group Centres - Belconnen

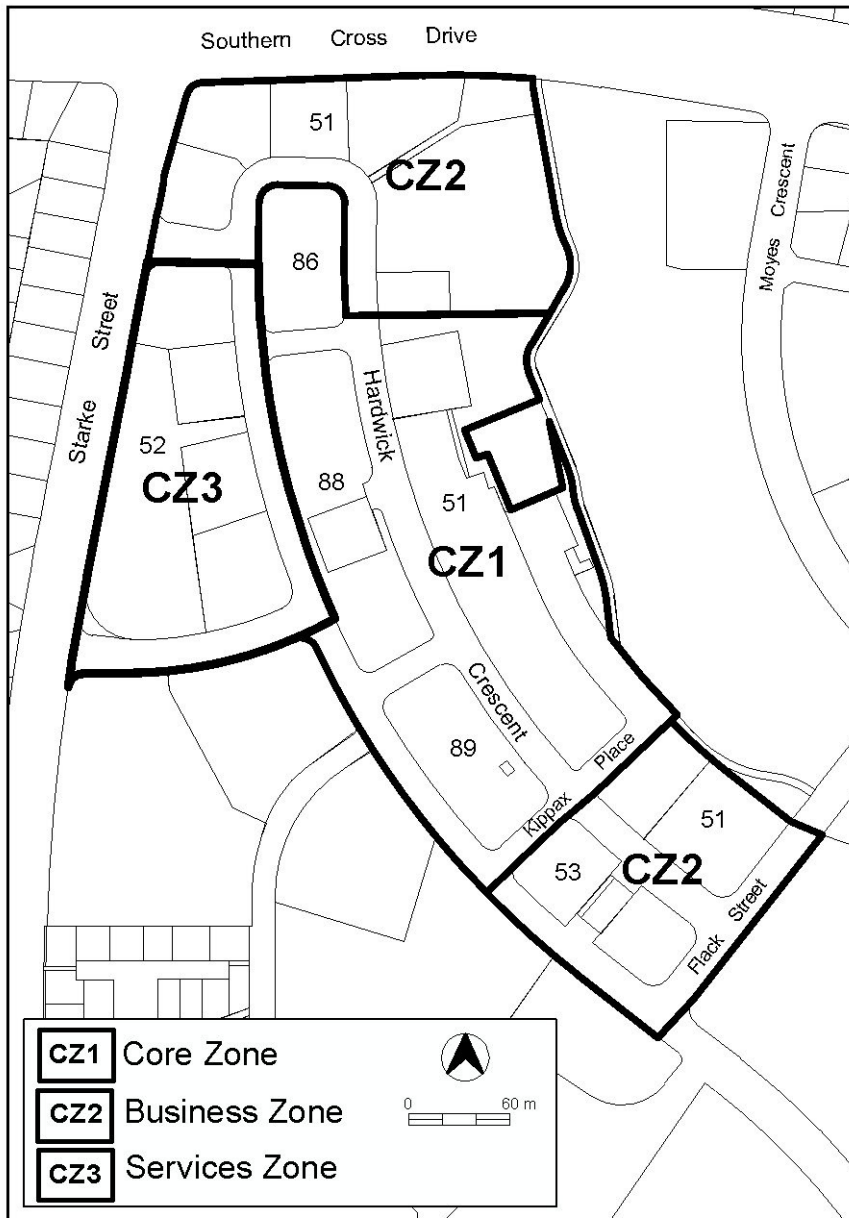


Figure A5 Kippax Group Centre Zones (Holt)

Group Centres – Canberra Central

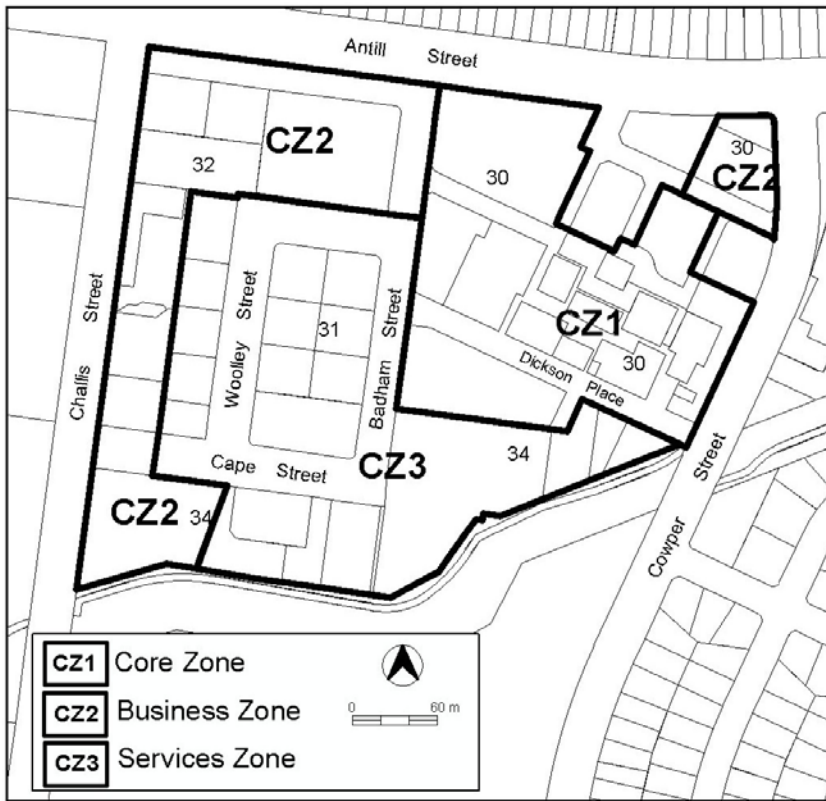


Figure A6 Dickson Group Centre Zones

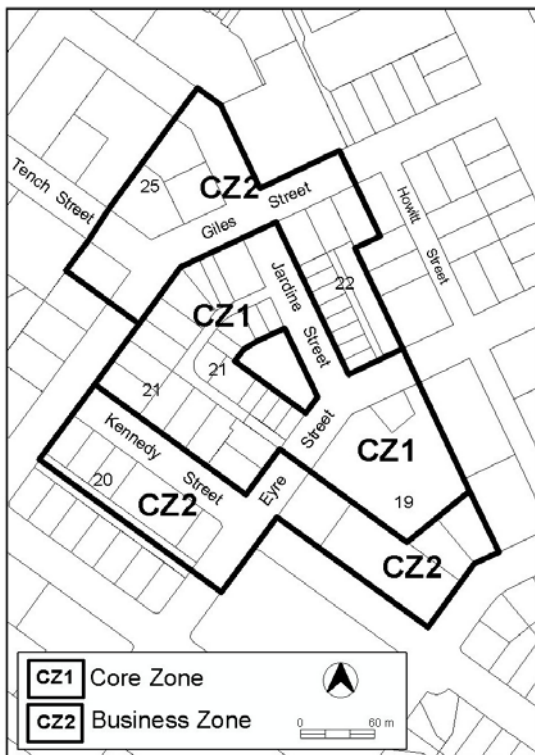


Figure A7 Kingston Group Centre Zones

Group Centres – Canberra Central

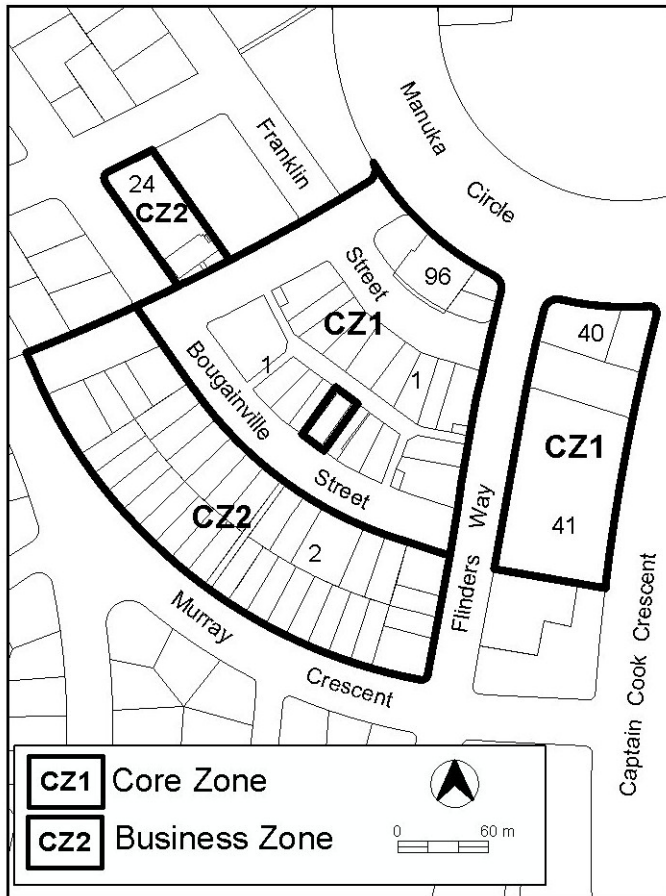


Figure A8 Manuka Group Centre Zones (Griffith/ Forrest)

Group Centres - Tuggeranong

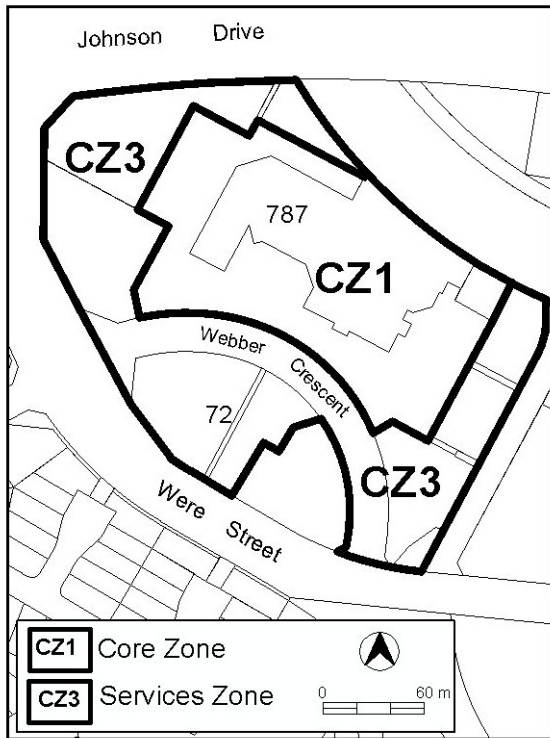


Figure A9 Calwell Group Centre Zones

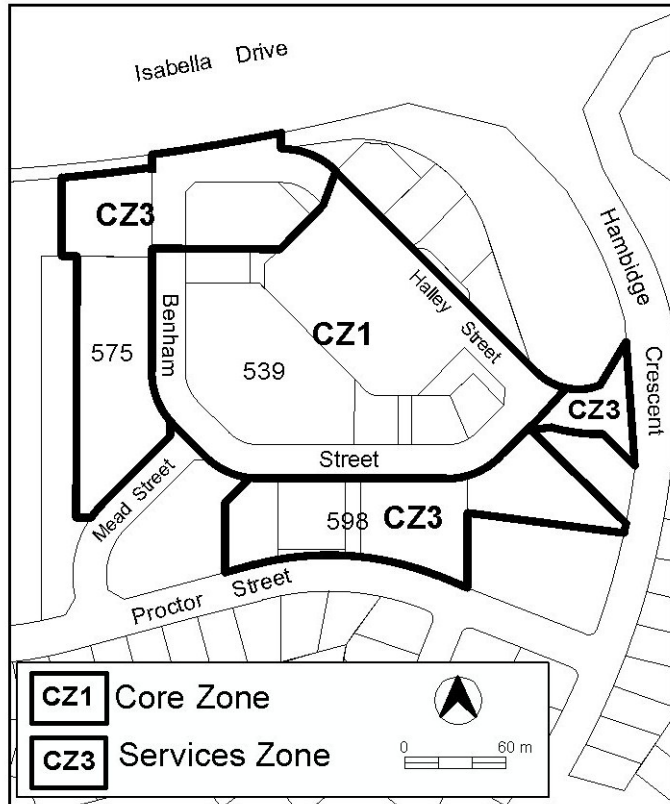


Figure A10 Chisholm Group Centre Zones

Group Centres - Tuggeranong

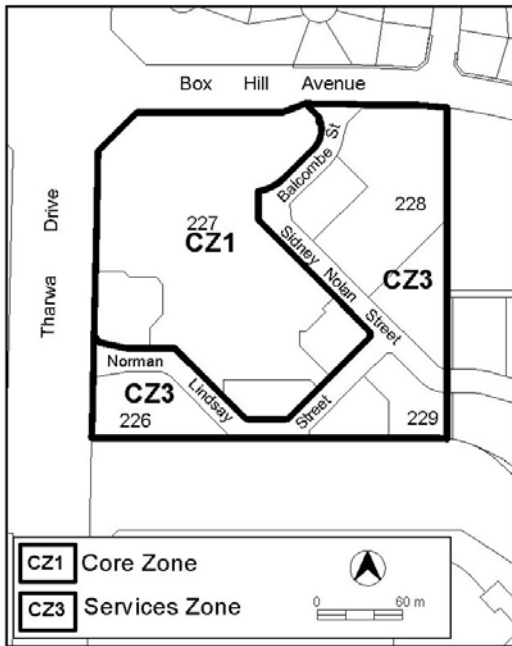


Figure A11 Conder Group Centre Zones

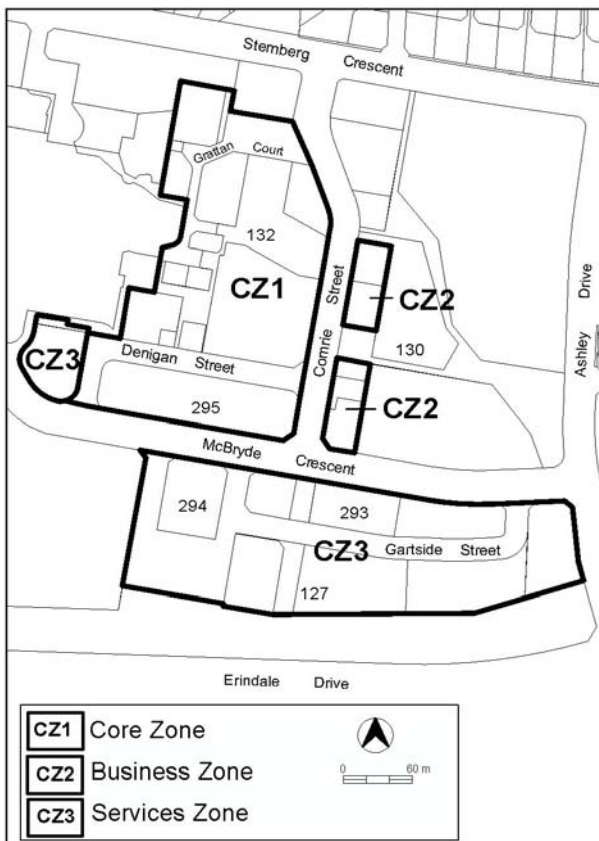


Figure A12 Erindale Group Centre Zones (Wanniasa)

Group Centres – Tuggeranong

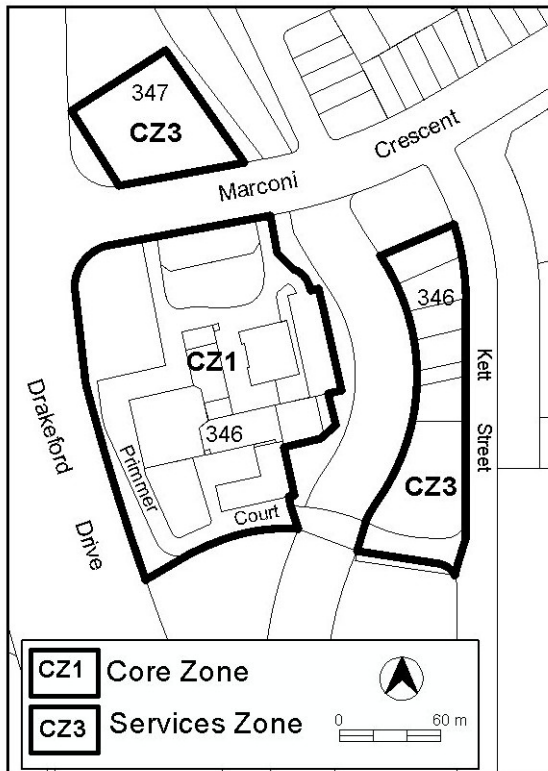


Figure A13 Kambah Group Centre Zones

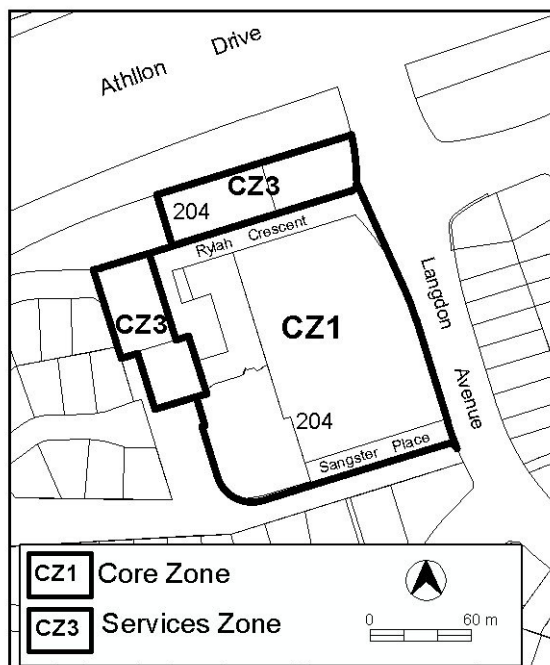


Figure A14 Wanniasa Group Centre Zones

Group Centres – Woden/ Weston Creek

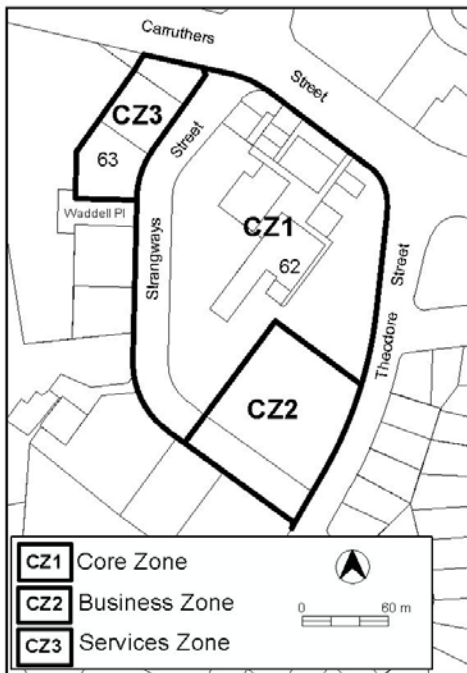


Figure A15 Curtin Group Centre Zones

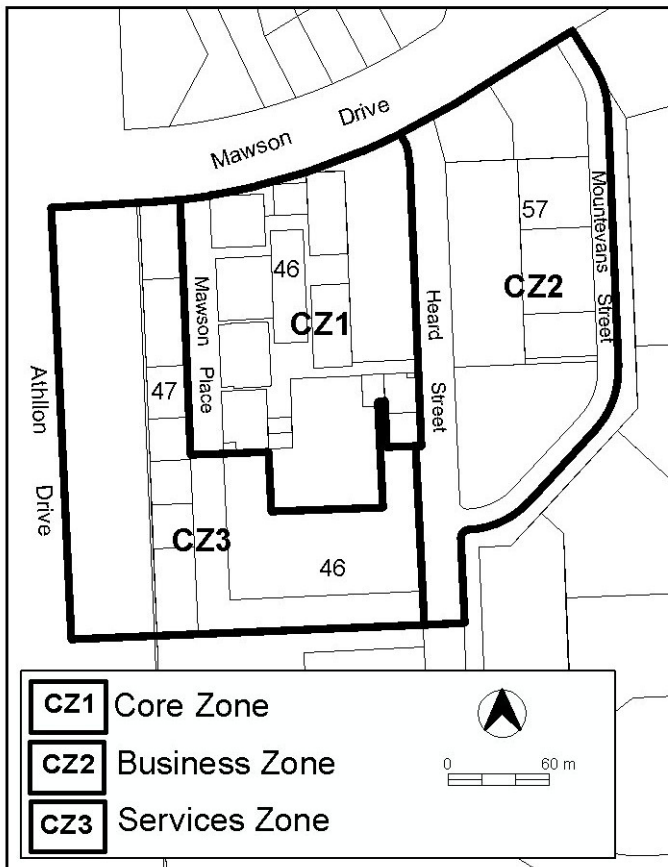


Figure A16 Mawson Group Centre Zones

Group Centres – Woden/ Weston Creek

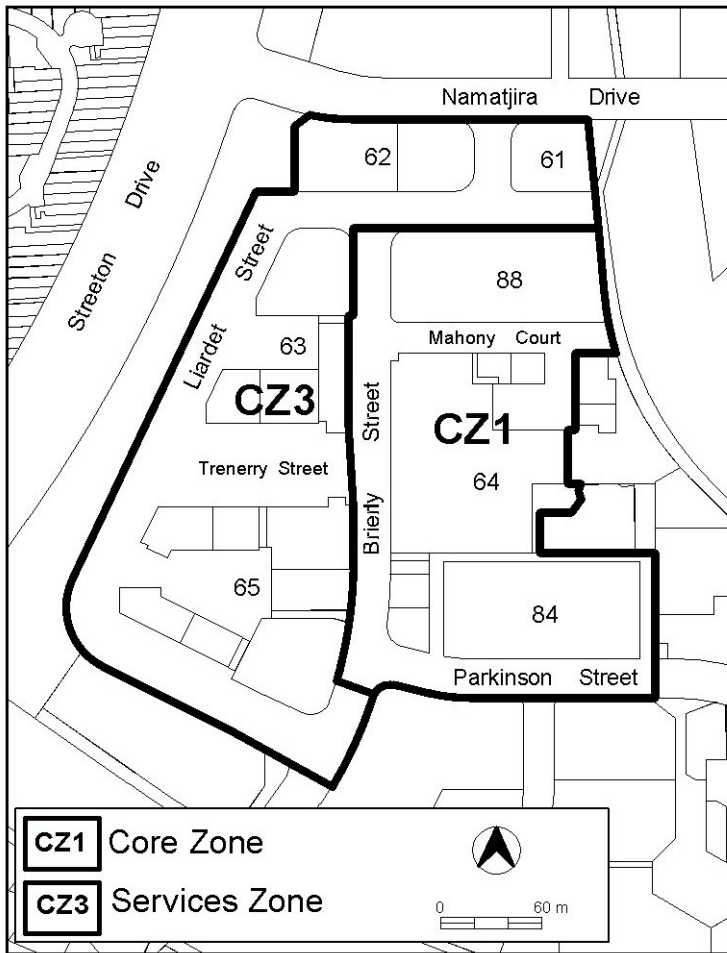


Figure A17 Weston Group Centre Zones

Part A (1) - Group Centres – CZ1 Core Zone

Element 1: Restrictions on Use

Intent:

- a) To provide for and consolidate the major retail and service facilities of the centre within a convenient, safe and attractive pedestrian area
- b) To encourage shop fronts and similar active frontages at street level and create a lively, vibrant character based around main pedestrian systems
- c) To reinforce employment location strategies by limiting the size of offices in group centres

Rules	Criteria
1.1 Ground Floor	
<p>R1</p> <p>Only the following uses are provided in buildings at ground floor level on frontages to main pedestrian areas and routes:</p> <p style="padding-left: 40px;">business agencies, clubs, community activity centres, drink establishments, financial establishments, hotels, indoor entertainment facilities, indoor recreation facilities, public agencies, restaurants, shops.</p>	<p>C1</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
<p>R2</p> <p>Residential use is prohibited at ground floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Gross Floor Area - Offices	
<p>R3</p> <p>The following maximum GFA restrictions apply:</p> <ol style="list-style-type: none"> a) Offices in Dickson: 4000 m² per lease b) Offices in other group centres: 2000 m² per lease. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Industrial trades, Municipal depot, Store	
<p>R4</p> <p>The following uses are only permitted on existing car parks (Part B Figures B1-B17) and only where associated with a car parking structure:</p> <p>Industrial trades, municipal depot, store.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Building and Site Controls

Intent:

- a) To encourage a built form and scale of development that reflects the role of group centres as the main commercial focus for surrounding suburbs
- b) To ensure that buildings are compatible with the built form, siting and scale of development in adjacent areas or the desired future character of the area established within the Plan.
- c) To promote an attractive pedestrian environment

Rules	Criteria
2.1 Height – General	
R5 Maximum building heights are 2 storeys.	C5 Building heights comply with all of the following: <ol style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.
2.2 Plot Ratio - General	
R6 Maximum plot ratios are 1:1 (100%).	C6 Plot ratios comply with all of the following: <ol style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.
2.3 Dickson	
There is no applicable rule.	C7 Plot ratios comply with all of the following: <ol style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

2.4 Macquarie	
<p>R8</p> <p>For Macquarie (Jamison) Section 50 the maximum building heights is 2 storeys.</p>	<p>C8</p> <p>For Macquarie (Jamison) Section 50</p> <p>a) Building heights comply with all of the following:</p> <ul style="list-style-type: none"> i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale. <p>b) Maximum building heights are whichever is the greater of 4 storeys or 15 m above ground level.</p>
<p>R9</p> <p>For Macquarie (Jamison) Section 50 maximum plot ratios are 1:1 (100%).</p>	<p>C9</p> <p>For Macquarie (Jamison) Section 50</p> <p>a) Plot ratios comply with all of the following:</p> <ul style="list-style-type: none"> i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale. <p>b) Maximum plot ratios are 2:1 (200%).</p>

Part A (2) - Group Centres – CZ2 Business Zone

Element 1: Restrictions on Use

Intent:

- a) To provide for office accommodation, business services, recreation and community facilities to serve the district and support the adjacent Core Zone
- b) To allow for residential uses that are designed to integrate with commercial use
- c) To reinforce employment location strategies by limiting the size of offices in group centres

Rules	Criteria
1.1 Restrictions on Use	
There is no applicable rule.	C10 Buildings fronting main pedestrian areas and routes incorporate uses that generate activity in the public space.
R11 The following use is not included at ground floor level: a) residential use except for Griffith (Manuka) Section 2 and Kingston Sections 19 and 20.	C11 a) Residential use at ground floor level is designed to comply with the provisions of the Australian Standards for adaptable housing and the Access and Mobility General Code. b) Where the development fronts a street with a commercial interface, the residential use is integrated with commercial uses along the ground floor level frontage as appropriate.
1.2 Shops	
R12 The following GFA restrictions apply: a) shop: maximum 100m ² ; or b) 300m ² per shop where physically contiguous with development in the CZ1 Zone; or c) 300m ² per shop on Blocks 21, 25-33 Section 22 Kingston (refer to R15).	This is a mandatory requirement. There is no applicable criterion.
1.3 Offices	
R13 The following maximum GFA restrictions apply: a) office in Dickson: 4000 m ² per lease b) offices in other group centres: 2000 m ² per lease.	This is a mandatory requirement. There is no applicable criterion.

1.4 Kingston	
<p>R14</p> <p>For Kingston Section 22 Blocks 21, 25-33:</p> <p>Where additional Restaurant, Hotel or Motel uses are applied for, a noise management plan is prepared by an accredited acoustic specialist and endorsed by the relevant authority. The noise management plan details the design, siting and construction methods, which will be used to minimise the impact of noise on neighbours in accordance with the noise standards prescribed in the relevant environmental legislation and the hours of operation relevant to the appropriate noise standards.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R15</p> <p>For Kingston Section 22 the maximum GFA for shop is 300m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Building and Site Controls

Intent:

- a) To encourage a built form and scale of development that reflects the group centre's role as the main commercial focus for surrounding suburbs
- b) To ensure that buildings are compatible with the built form, siting and scale of development in adjacent areas or the desired future character of the area established within the Plan
- c) To promote an attractive pedestrian environment.

Rules	Criteria
2.1 Height - General	
<p>R16</p> <p>Maximum building heights are 2 storeys.</p>	<p>C16</p> <p>Building heights comply with all of the following:</p> <ol style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

2.2 Plot Ratio – General	
R17 Maximum plot ratios are 1:1 (100%).	C17 Plot ratios comply with all of the following: a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.
2.3 Dickson Section 32	
R18 Maximum building heights are 2 storeys.	C18 a) Building heights comply with all of the following: i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use minimise detrimental impacts, including overshadowing and excessive scale. b) Maximum building heights are 4 storeys.
2.4 Griffith (Manuka) Section 2	
There is no applicable rule.	C19 a) Plot ratios comply with all of the following: i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale. b) Maximum Plot ratios are 0.4:1 (40%).

2.5 Kingston Sections 19 and 20	
There is no applicable rule.	<p>C20</p> <p>a) Plot ratios comply with all of the following:</p> <ul style="list-style-type: none"> i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale. <p>b) Maximum Plot ratios are 0.5:1 (50%).</p>
2.6 Macquarie (Jamison) Section 49 and 50	
<p>R21</p> <p>Maximum building heights are 2 storeys.</p>	<p>C21</p> <p>a) Building heights comply with all of the following:</p> <ul style="list-style-type: none"> i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale. <p>b) Maximum building heights are whichever is the greater of 4 storeys or 15 m above ground level.</p>
<p>R22</p> <p>Maximum plot ratios are 1:1 (100%)</p>	<p>C22</p> <p>a) Plot ratios comply with all of the following:</p> <ul style="list-style-type: none"> i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale. <p>b) Maximum Plot ratios for Macquarie Section 49 are 1.5:1 (150%).</p> <p>c) Maximum Plot ratios for Macquarie Section 50 are 2:1 (200%).</p>

Part A (3) - Group Centres – CZ3 Services Zone

Element 1: Restrictions on Use

Intent:

- a) To provide for retail related uses requiring large sites and a range of other commercial activities and services seeking lower cost space and associated physical environment
- b) To ensure that commercial development in the Services Zone does not undermine the function of the Core and Business Zones
- c) To reinforce employment location strategies by limiting the size of offices in group centres

Rules	Criteria
1.1 Restrictions on Use	
<p>R23</p> <p>Residential use is prohibited at ground floor level except on:</p> <ol style="list-style-type: none"> a) Curtin Section 63 Blocks 1, 2, and 7 b) Calwell Section 72 Blocks 2, 5 and 6 provided the development is designed: <ol style="list-style-type: none"> i) to comply with the provisions of the Australian Standards for adaptable housing and the Access and Mobility General Code; and ii) to be adaptable for commercial use along the ground floor frontage to Webber Crescent c) Chisholm Section 598 Block 7, provided the development is designed: <ol style="list-style-type: none"> i) to comply with the provisions of the Australian Standards for adaptable housing and the Access and Mobility General Code; and ii) to be adaptable for commercial use along the ground floor frontage to Benham Street. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Offices	
<p>R24</p> <p>The following maximum GFA restrictions apply:</p> <ol style="list-style-type: none"> a) office in Dickson: 4000 m² per lease b) offices in other group centres: 2000 m² per lease. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
1.3 Supermarket	
<p>R25</p> <p>The following GFA restrictions apply:</p> <p>a) supermarket or shop selling food: maximum 300 m² per shop</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Building and Site Controls

Intent:

- a) To encourage a built form and scale of development that reflects the function of the groups centre as the main commercial focus for surrounding suburbs
- b) To ensure that buildings are compatible with the built form, siting and scale of development in adjacent areas or the desired future character of the area established within the Plan
- c) To promote an attractive pedestrian environment

Rules	Criteria
2.1 Height - General	
<p>R26</p> <p>Maximum building heights are 2 storeys.</p>	<p>C26</p> <p>Building heights comply with all of the following:</p> <ol style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) Minimise detrimental impacts, including overshadowing and excessive scale.
2.2 Plot Ratio - General	
<p>R27</p> <p>Maximum plot ratios are 1:1 (100%).</p>	<p>C27</p> <p>Plot ratios comply with all of the following:</p> <ol style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Rules	Criteria
2.3 Macquarie (Jamison) Section 48:	
<p>R28</p> <p>Maximum building heights are 2 storeys.</p>	<p>C28</p> <p>a) Building heights comply with all of the following:</p> <ul style="list-style-type: none"> i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) Minimise detrimental impacts, including overshadowing and excessive scale. <p>b) Maximum building heights are whichever is greater of 4 storeys or 15 m above ground level.</p>
<p>R29</p> <p>Maximum plot ratios are 1:1 (100%)</p>	<p>C29</p> <p>a) Plot ratios comply with all of the following:</p> <ul style="list-style-type: none"> i) are compatible with existing, or future desired character of, adjacent development ii) are appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale. <p>b) Maximum plot ratios are 2:1 (200%).</p>

Part B – General Development Controls

Element 1: Restrictions on Use

Intent:

- a) To ensure that community and recreation facilities remain available to the community
- b) To ensure there is sufficient off-road parking to serve commercial centres
- c) To provide opportunities for higher density residential development, while protecting existing commercial uses and the amenity of residents living in commercial zones

Rules	Criteria
1.1 Existing Community and Recreation Sites	
<p>R30</p> <p>A development proposal does not reduce the range of community or recreation facilities available within a centre.</p>	<p>C30</p> <p>A proposal that reduces the range of community or recreation facilities available within a centre demonstrates through a social impact assessment that there is enough land or sufficient other facilities in the locality to meet anticipated demand.</p>
1.2 Existing Car Parks	
<p>R31</p> <p>Development on existing car parks (Figures B1 – B17) complies with all of the following:</p> <ol style="list-style-type: none"> a) retains the existing level of car parking b) accommodates onsite any additional demand for car parking that is generated by the development c) ensures that car parking remains available for public access d) complies with the Parking and Vehicular Access General Code. 	<p>C31</p> <p>Development on existing car parks (Figures B1- B17) may be considered where it meets all of the following:</p> <ol 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.
1.3 Residential Use	
<p>R32</p> <p>All multi-unit housing is designed to comply with Part C (5) of the Residential Zones Multi Unit Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R33</p> <p>All single dwelling housing is designed to comply with the relevant parts of the Residential Zones Single Dwelling Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R34</p> <p>All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones Development Code and the relevant Australian Standard for Adaptable Housing.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Group Centres – Belconnen



Figure B1 Charnwood Group Centre

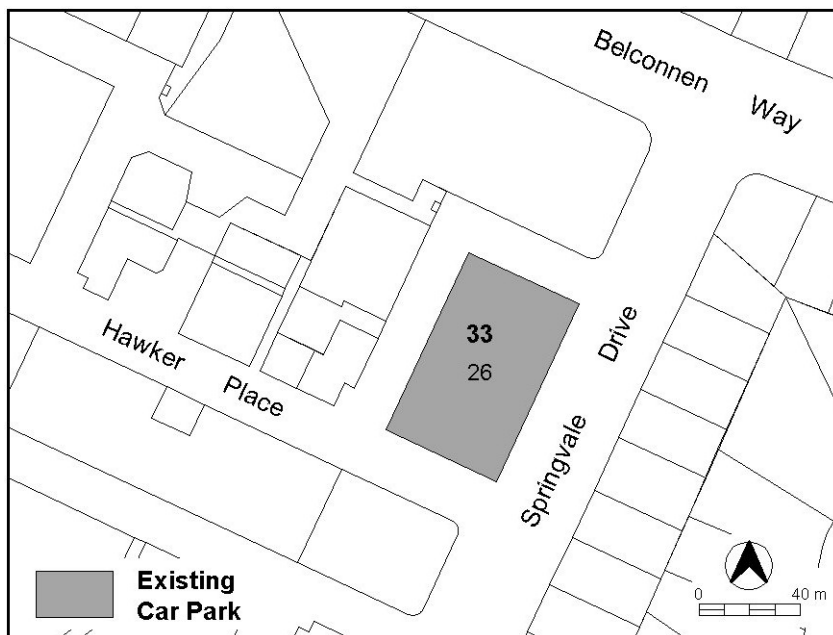


Figure B2 Hawker Group Centre

Group Centres – Belconnen

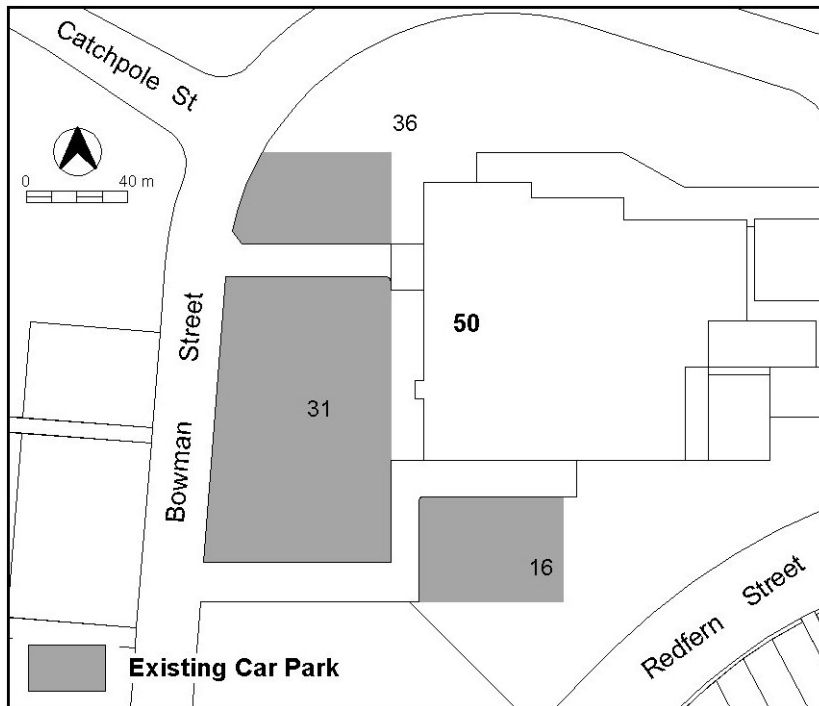


Figure B3 Jamison Group Centre (Macquarie)



Figure B4 Kaleen Group Centre

Group Centres – Belconnen

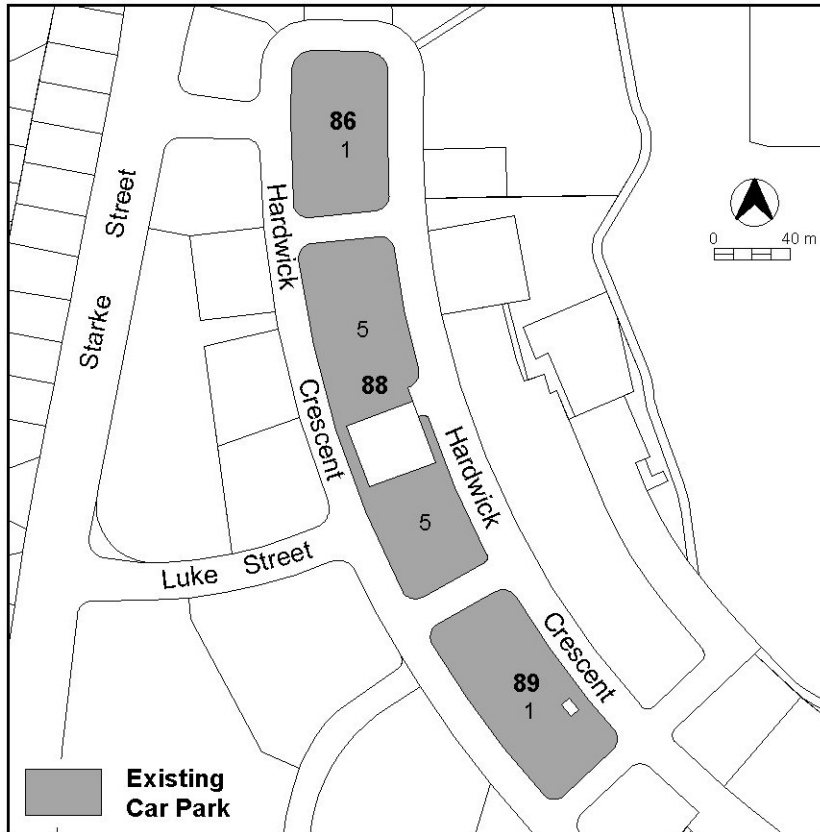


Figure B5 Kippax Group Centre (Holt)

Group Centres – Canberra Central



Figure B6 Dickson Group Centre



Figure B7 Kingston Group Centre

Group Centres – Canberra Central

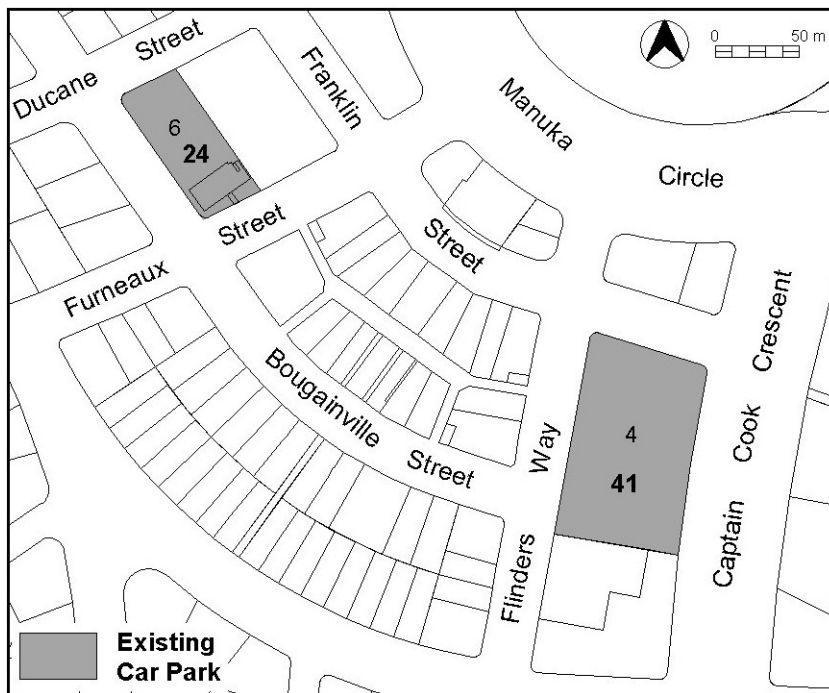


Figure B8 Manuka Group Centre (Griffith)

Group Centres – Tuggeranong

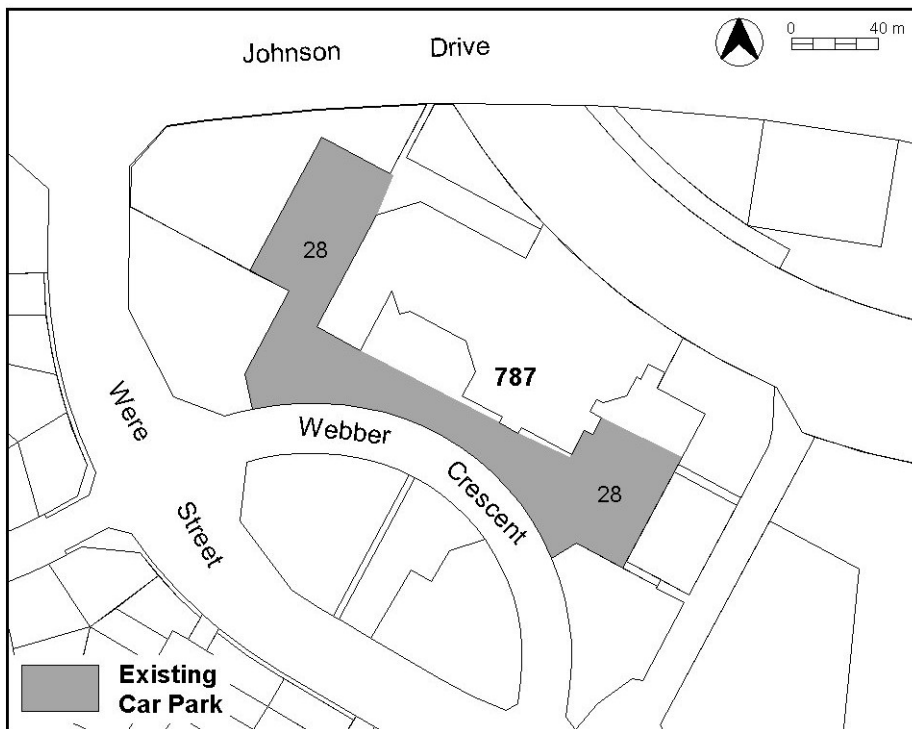


Figure B9 Calwell Group Centre

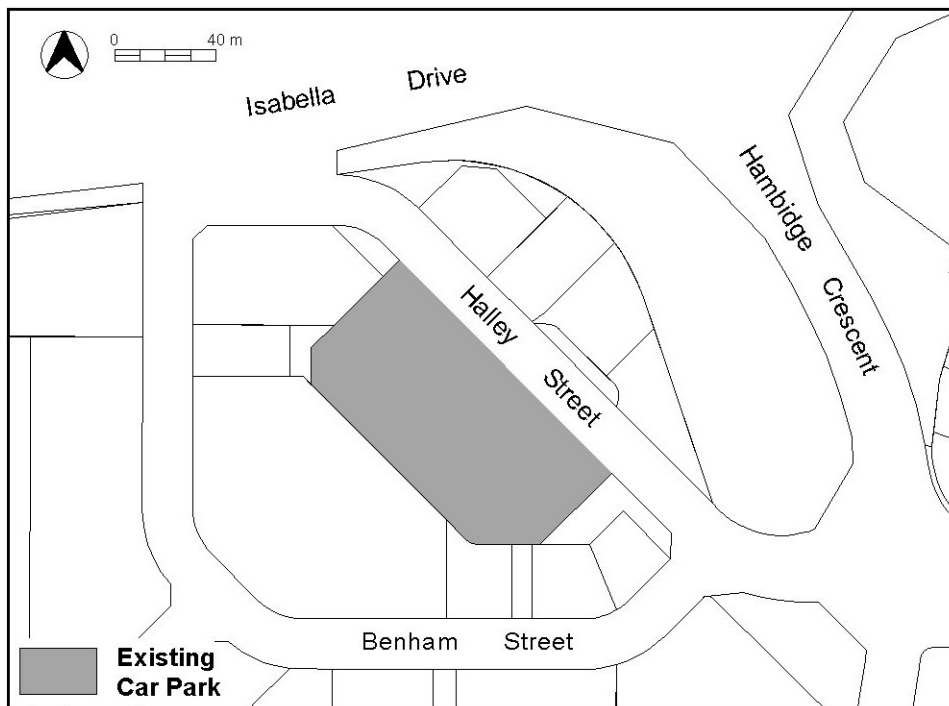


Figure B10 Chisholm Group Centre

Group Centres – Tuggeranong

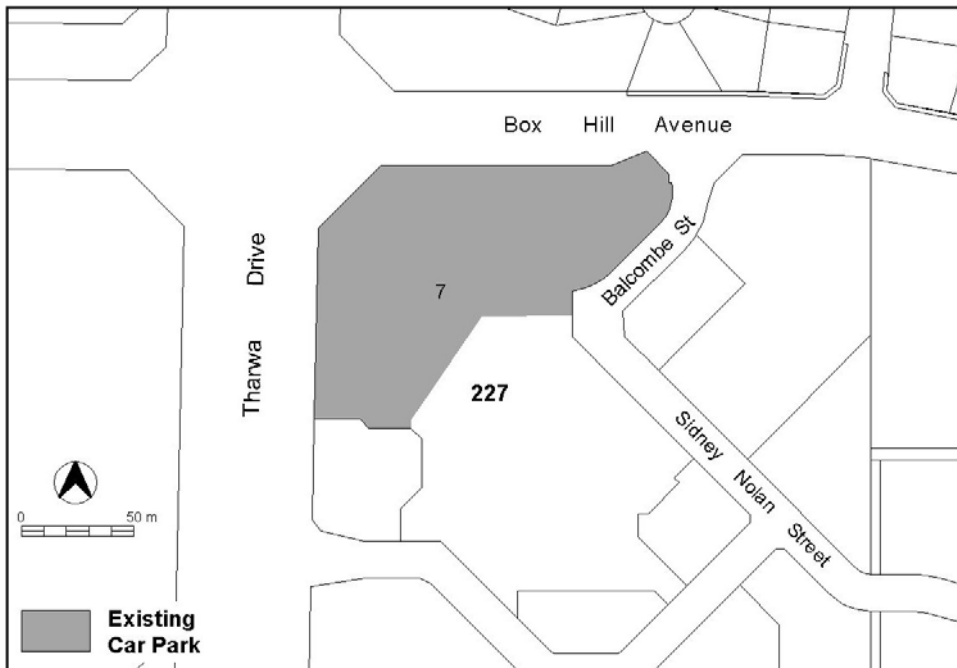


Figure B11 Conder Group Centre

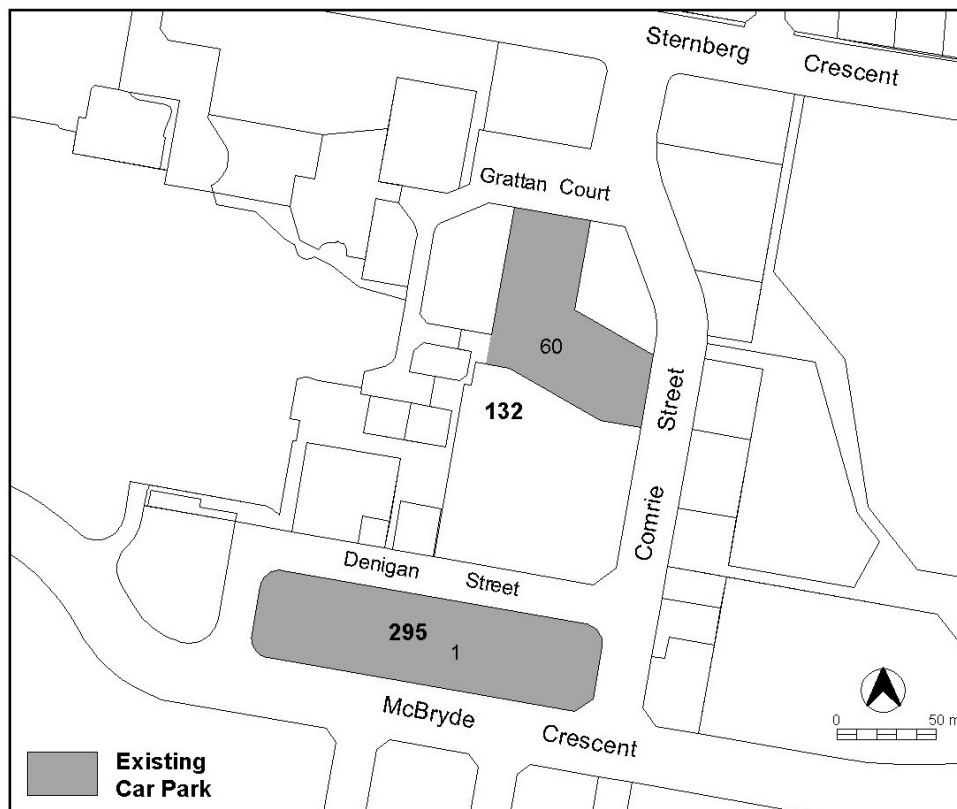


Figure B12 Erindale Group Centre

Group Centres – Tuggeranong

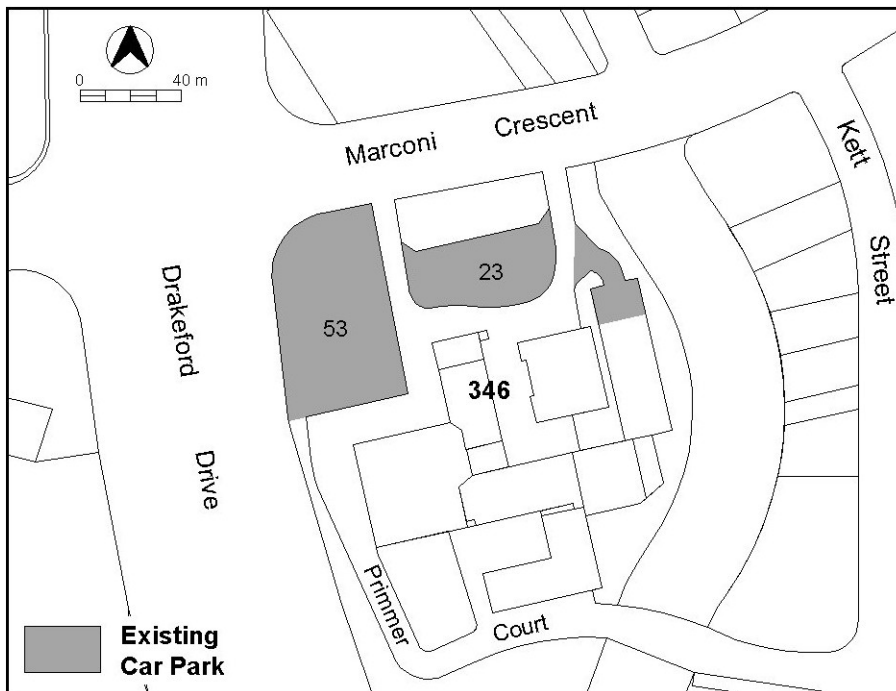


Figure B13 Kambah Group Centre

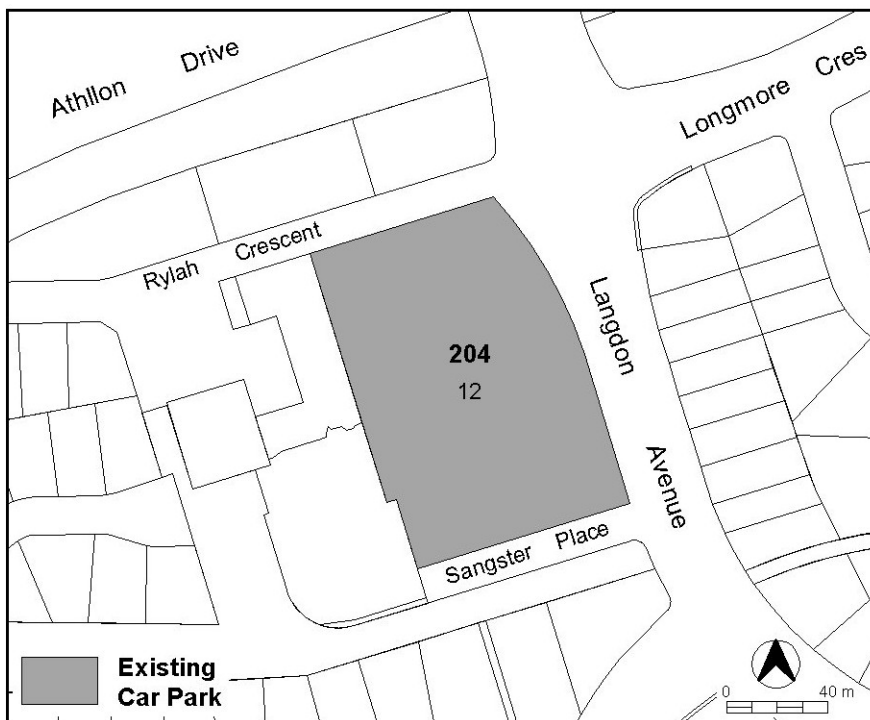


Figure B14 Wanniasa Group Centre

Group Centres – Woden/ Weston Creek

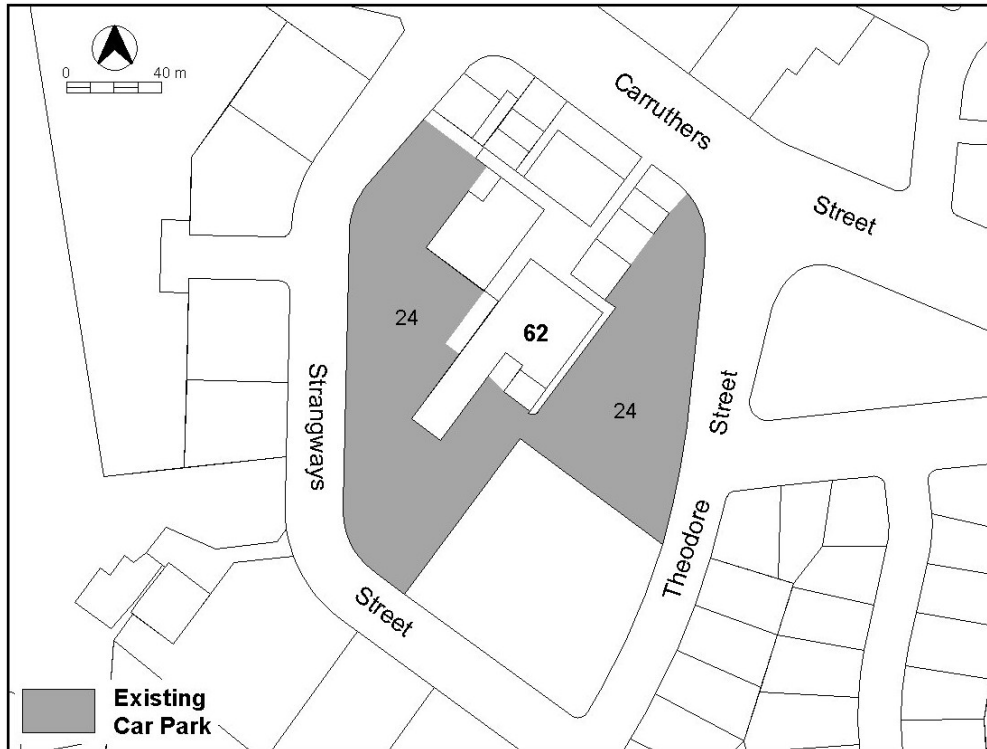


Figure B15 Curtin Group Centre

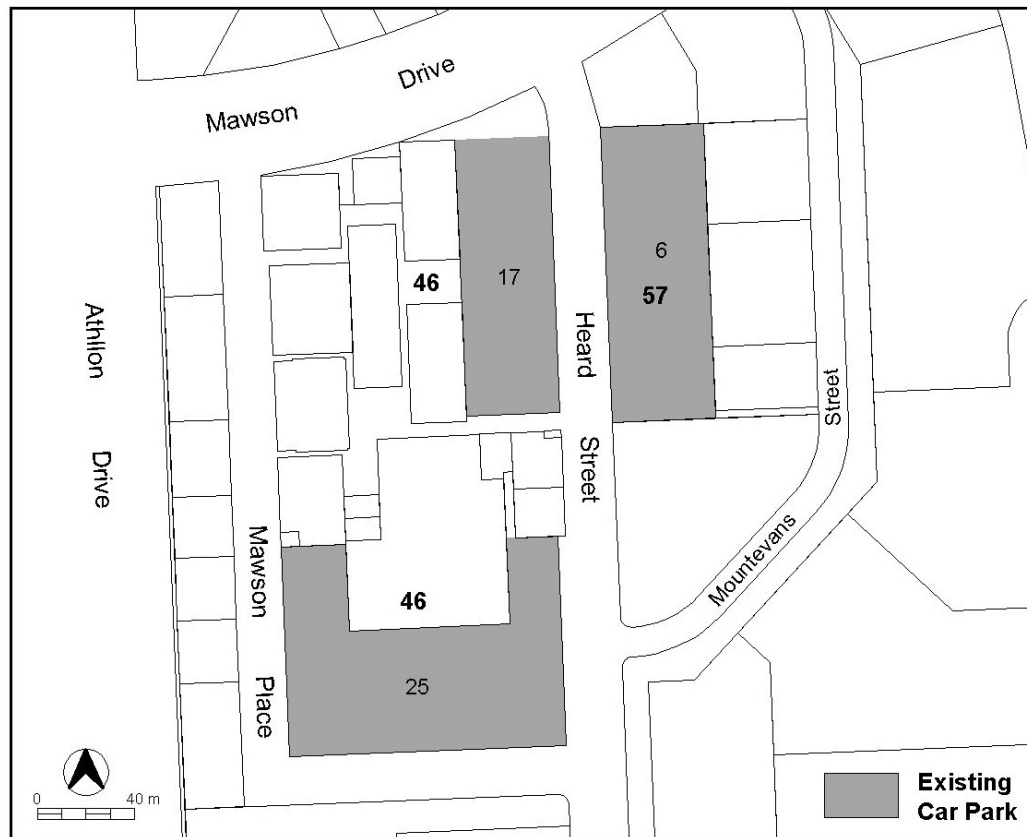


Figure B16 Mawson Group Centre

Group Centres – Woden/ Weston Creek

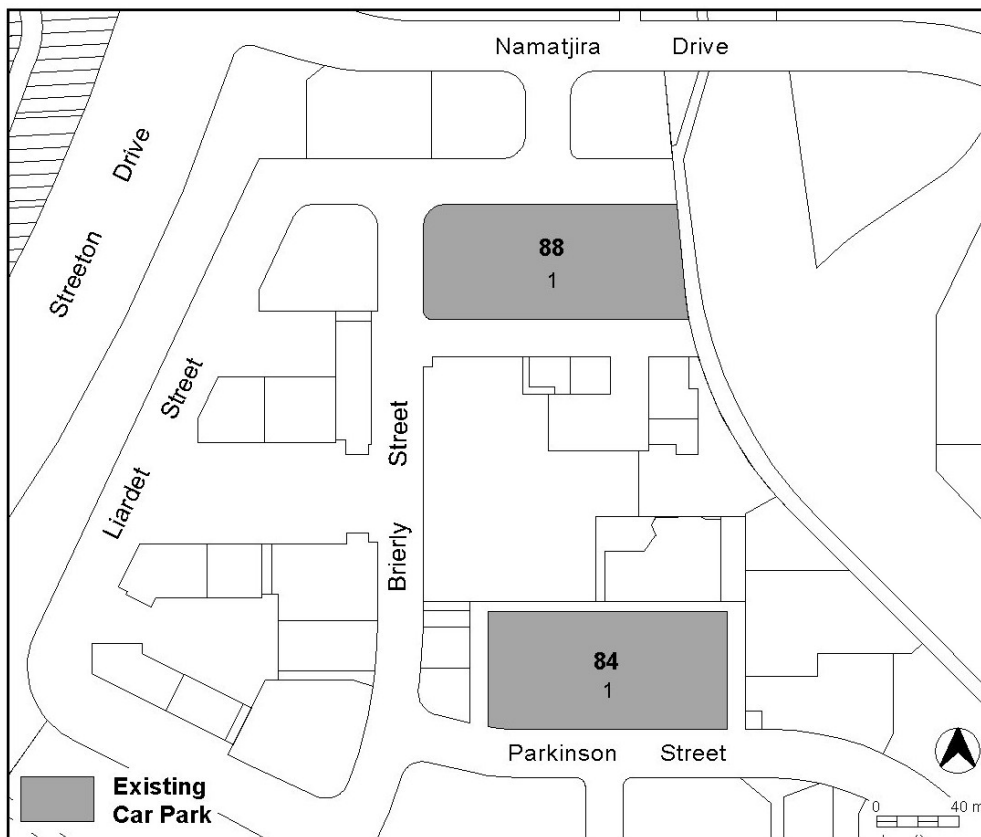


Figure B17 Weston Group Centre

Element 2: Building and Site Controls

Intent:

- a) To ensure that development is compatible with, and does not adversely impact on, the environment

Rules	Criteria
2.1 Subdivision	
<p>R35</p> <p>Subdivision is only permitted where it meets all of the following:</p> <ul style="list-style-type: none"> a) it is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this Code. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Demolition	
<p>R36</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, the application is accompanied by a Statement of Endorsement from utilities (including Water, Sewerage, Stormwater, Electricity and Gas) stating that:</p> <ul style="list-style-type: none"> a) All network infrastructure on or immediately adjacent the site has been identified on the plan b) All potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) All required network disconnections have been identified and the disconnection works comply with utility requirements d) All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements. 	<p>C36</p> <p>If a Statement of Endorsement is not provided the application will be referred to relevant utilities in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

2.3 National Capital Plan Requirements	
There is no applicable rule.	<p>C37</p> <p>Where a development is subject to Special Requirements under the National Capital Plan (including any relevant Development Control Plan) the development is not inconsistent with the Special Requirements.</p>

Element 3: Built Form

Intent:

- a) To ensure that buildings are compatible with the built form, siting and scale of development in adjacent areas or the desired future character of the area established within the Plan
- b) To ensure that the massing, scale, colours and materials used for buildings results in harmonious and high quality urban design outcomes
- c) To promote development that creates a diverse, lively and attractive character and provides an attractive and interlinked pedestrian environment
- d) To provide for buildings that promote a safe and accessible environment

Note: Under the Building Act 2004, most buildings need to meet the requirements of the Building Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

Rules	Criteria
3.1 Building Design and Materials	
<p>R38</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>C38</p> <p>Buildings fronting main pedestrian areas and routes are designed to incorporate active frontages with direct pedestrian access.</p>

Rules	Criteria
There is no applicable rule.	<p>C39</p> <p>Development contributes to the amenity and character of the adjacent public spaces by addressing all of the following:</p> <ul style="list-style-type: none"> a) providing interesting, functional and attractive facades that contribute positively to the streetscape setting and pedestrian experience b) minimising the visual impact of reflected sunlight c) incorporating articulated building forms to compliment the existing, or future desired character of, adjacent development d) integrating plant installations and service structures with the building design, so they are set back from the building facade and screened from public areas.
3.2 Crime Prevention Through Environmental Design	
There is no applicable rule.	<p>C40</p> <p>The development meets the requirements of the Crime Prevention Through Environmental Design General Code.</p>
3.3 Access and Mobility	
There is no applicable rule.	<p>C41</p> <p>The development meets the requirements of the Access and Mobility General Code.</p>
3.4 Car Parking Structures	
There is no applicable rule.	<p>C42</p> <p>Car parking structures are designed to integrate with the built form of adjacent existing development.</p>

Element 4: Parking and Site Access

Intent:

- a) To ensure safe and efficient access for vehicles and pedestrians
- b) To ensure adequate parking facilities are provided

Rules	Criteria
4.1 Traffic Generation	
There is no applicable rule.	C43 The existing road network can accommodate the amount of traffic that is likely to be generated by the development.
4.2 Main Pedestrian Areas and Routes	
There is no applicable rule.	C44 Main pedestrian areas and routes are retained unless it can be shown that as part of any change, the pedestrian access, circulation system, structure and legibility of the centre is adequately maintained.
4.3 Access	
There is no applicable rule.	C45 Driveways and pedestrian entrances to the site are clearly visible from the front site boundary.
R46 Loading docks or vehicular entries to buildings are not located on frontages to the street.	C46 Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.
There is no applicable rule.	C47 Site access complies with the requirements of the Parking and Vehicular Access General Code.
4.4 Parking	
There is no applicable rule.	C48 Car Parking complies with the requirements of the Parking and Vehicular Access General Code.

Rules	Criteria
There is no applicable rule.	C49 Bicycle Parking complies with the requirements of the Bicycle Parking General Code.
4.5 Circulation	
R50 Onsite provision is made for the loading and unloading of vehicles, with adequate manoeuvring space so that vehicles can enter and leave the site travelling in a forward direction. <i>Note: Loading, unloading and associated manoeuvring area is in addition to minimum parking requirements.</i>	This is a mandatory requirement. There is no applicable criterion.

Element 5: Amenity

Intent:

- a) To promote a high level of amenity through consideration of personal safety, landscaping and visual impact

Rules	Criteria
5.1 Landscape	
There is no applicable rule.	C51 A documented landscape design concept shows how landscape associated with the development addresses all of the following: <ul style="list-style-type: none"> a) is sensitive to site attributes, including streetscapes and landscapes of documented heritage significance b) is of an appropriate scale relative to the road reserve width and building bulk c) uses vegetation types and landscaping styles which complement the streetscape d) integrates with parks, reserves and public transport corridors e) does not adversely affect the structure of the proposed buildings or adjoining buildings f) contributes to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas g) improves privacy and minimises overlooking

Rules	Criteria
	<p>between buildings</p> <p>h) satisfies utility maintenance requirements and minimises the visual impact and risk of damage to aboveground and underground utilities</p> <p>i) provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections</p> <p>j) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security.</p>
There is no applicable rule.	<p>C52</p> <p>Tree planting in and around car parks provides shade and softens the visual impact of parking areas.</p>
5.2 Lighting	
<p>R53</p> <p>External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard AS1158.1.3 <i>Pedestrian Lighting</i>.</p>	<p>C53</p> <p>External lighting is provided in accordance with the Crime Prevention Through Environmental Design General Code.</p>
<p>R54</p> <p>All external lighting provided is in accordance with <i>AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>C54</p> <p>All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.</p>
5.3 Signs	
There is no applicable rule.	<p>C55</p> <p>Signs comply with the Signs General Code.</p>
5.4 Neighbourhood Plans	
There is no applicable rule.	<p>C56</p> <p>Where a Neighbourhood Plan exists development demonstrates response to the key strategies and actions of the relevant Neighbourhood Plan.</p>

Element 6: Environment

Intent:

- a) To identify and mitigate potential onsite and offsite environmental impacts of development and incorporate alternative design options where necessary

Rules	Criteria
<p>6.1 Water Sensitive Urban Design</p> <p>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</p>	
<p>R57</p> <p>Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R58</p> <p>Evidence is provided that demonstrates that for developments on sites <2000m², a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days can be achieved.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R59</p> <p>Evidence is provided that demonstrates that for developments on sites >2000m², a reduction in average annual stormwater pollutant export load of all of the following:</p> <ul style="list-style-type: none"> a) suspended solids by 60% b) total phosphorous by 45% c) total nitrogen by 40% d) using the MUSIC model to demonstrate compliance. 	<p>C59</p> <p>For developments on sites >2000m² the development is demonstrated to achieve a reduction in average annual stormwater pollutant export load of all of the following:</p> <ul style="list-style-type: none"> a) suspended solids by 60% b) total phosphorous by 45% c) total nitrogen by 40% compared to an urban catchment with no water quality management controls, d) using any other method, eg XP-AQUALM, PURRS, Aquacycle, that can demonstrate, to the satisfaction of the Authority, compliance.

Rules	Criteria
<p>R60</p> <p>a) a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days, and</p> <p>b) a reduction of 1-in-5 year and 1-in-100 year stormwater peak run off flow to pre-development levels</p> <p>c) using XP-RAFTS, DRAINS (ILSAX), RORB or WBNM models to demonstrate compliance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>6.2 Heritage</p>	
<p>R61</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications for development on land or buildings subject to interim or full heritage registration are to be accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i>.</p>	<p>C61</p> <p>If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>6.3 Trees</p>	
<p>R62</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application must be accompanied by a Tree Management Plan approved under the <i>Tree Protection Act 2005</i>.</p> <p>Note: "Protected tree" is defined under the <i>Tree Protection Act 2005</i>.</p>	<p>C62</p> <p>If an approved Tree Management Plan is required, but not provided, then a draft Tree Management Plan is to accompany the application. The draft Tree Management Plan will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R63</p> <p>Trees on development sites may be removed only with the prior agreement in writing of the Territory.</p>	<p>C63</p> <p>Retained trees are protected and maintained during construction to the satisfaction of the Territory.</p>

Rules	Criteria
6.4 Hazardous Material	
<p>R64</p> <p>For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005, a Hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person and is endorsed by Environment Protection.</p> <p>The Survey is provided and covers the disposal of hazardous materials, showing that:</p> <ul style="list-style-type: none"> a) Hazardous material disposal (including asbestos) is to be at a licensed disposal facility in the ACT b) If hazardous materials are to be transported for disposal interstate, approval from the Environment Protection Authority is obtained prior to removal of material from the site c) An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site. <p>* construction date means the date when the Certificate of Occupancy was issued</p>	<p>C64</p> <p>If an endorsed Hazardous Materials Survey is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.5 Contamination	
<p>R65</p> <p>A statement is provided that the potential for land contamination has been assessed in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000</i>, and it is demonstrated that the land is suitable for the proposed development.</p>	<p>C65</p> <p>If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Rules	Criteria
6.6 Erosion and Sediment Control	
<p>R66</p> <p>For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the <i>ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007</i>.</p>	<p>C66</p> <p>If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R67</p> <p>For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by ACT Environment Protection.</p>	<p>C67</p> <p>If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.7 Excavation	
<p>There is no applicable rule.</p>	<p>C68</p> <p>Onsite cut and fill is minimised and managed to ameliorate negative off site impacts.</p>
6.8 Air Emissions - Odours	
<p>R69</p> <p>A statement is provided that all exhaust and ventilation systems for food retail premises are installed and operated to comply with <i>AS1668.1 The Use of Ventilation and Air-conditioning in Buildings</i></p>	<p>C69</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
6.9 Noise	
<p>R70</p> <p>A Noise Management Plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustical Society, endorsed by Environment Protection is provided for the following uses:</p> <ul style="list-style-type: none"> -club -drink establishment -hotel -industry (except light industry) -indoor entertainment facility -restaurant 	<p>C70</p> <p>If an endorsed Noise Management Plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Rules	Criteria
The Noise Management Plan details the design, siting and construction methods, which will be used to minimise the impact of noise on neighbours.	

Element 7: Services

Intent:

- a) To ensure, to the satisfaction of the relevant authority, provision of all necessary onsite services required for the construction and operation stages of the proposed use

Rules	Criteria
7.1 Waste Management	
<p>R71</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications are to be accompanied by a statement of compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the <i>Development Control Code for Best Practice Waste Management in the ACT 1999</i>.</p>	<p>C71</p> <p>If a statement of compliance is not provided the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R72</p> <p>A Statement of Compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.</p>	<p>C72</p> <p>If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
7.2 Servicing and Site Management	
<p>R73</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the <i>Design Standards for Urban Infrastructure</i>.</p>	<p>C73</p> <p>If a Statement of Endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Rules	Criteria
7.3 Utilities	
<p>R74</p> <p>A Statement of Compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p>Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other provisions of this Code.</p>	<p>C74</p> <p>If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R75</p> <p>All new permanent or long-term electricity supply lines are underground.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
7.4 Waste Water	
<p>R76</p> <p>Subject to ACTEWAGL approval, all under cover areas drain to the sewer.</p>	<p>C76</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
7.5 Storage	
<p>R77</p> <p>Outdoor storage areas address all of the following:</p> <ul style="list-style-type: none"> a) are located behind the building line b) are screened from view from any road or other public area c) do not encroach on car-parking areas, driveways, or landscape areas. 	<p>C77</p> <p>Where the proposed use requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.</p>
7.6 Easements	
<p>R78</p> <p>There is no encroachment over easements or rights of way.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>