

Precinct Code

Gungahlin Town Centre

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Introduction

Gungahlin Town Centre is the major hub for employment, shopping, social activities and public transport particularly serving suburbs within the Gungahlin district. **Gungahlin Town Centre** is bounded on the north-west by Gundaroo Drive, the south-west by Gungahlin Drive, Anthony Rolfe Avenue to the north, Manning Clark Crescent to the east and the Mulanggari Grasslands in the south.

Application

This **Precinct Code** applies to development on land in Gungahlin Town Centre in the District of Gungahlin as shown in Figure 1. This precinct code contains controls that apply to *blocks* in addition to the development and general codes for particular zones in the Territory Plan.

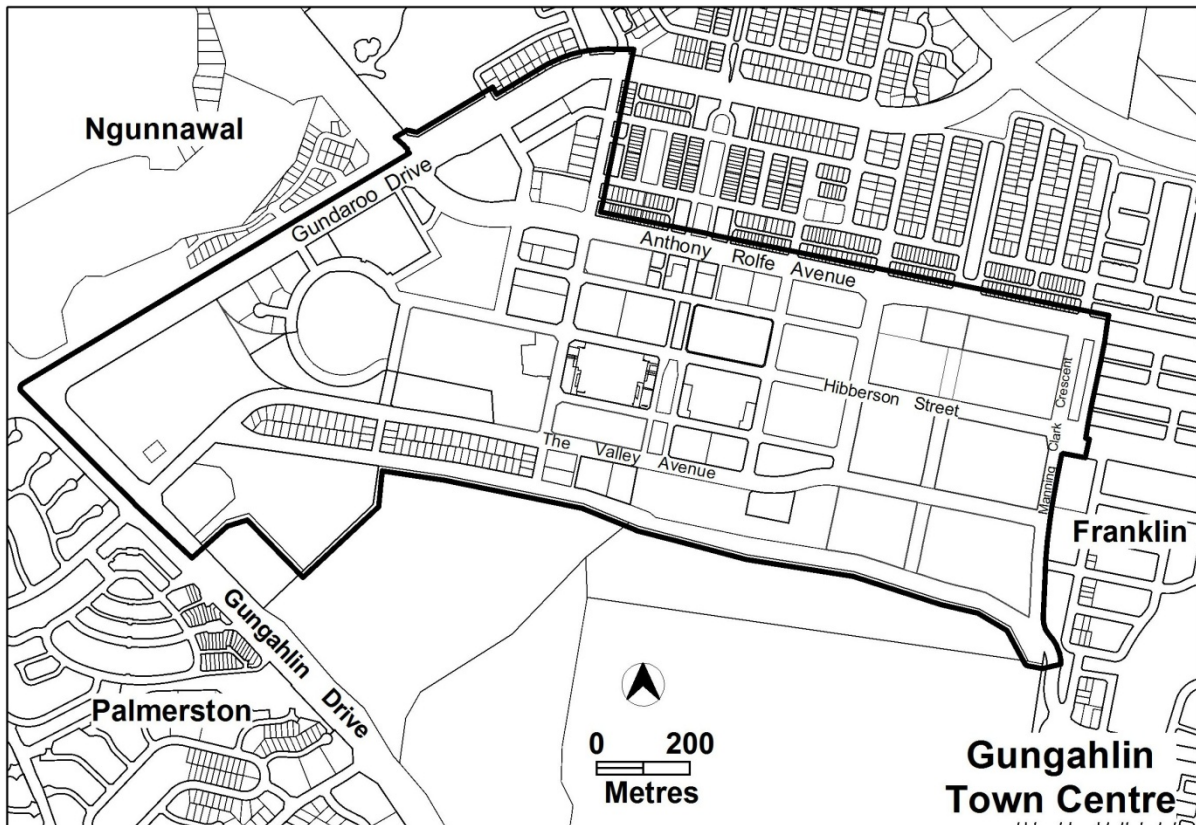


Figure 1 Area covered by this Precinct Code

Purpose

The purpose of this Precinct Code is to:

- guide the design and assessment of *estate development plans* (subdivision proposals) in **Gungahlin Town Centre**
- inform the allocation of final zones at the time when a parcel of land ceases to have a Future Urban Area (FUA) overlay (refer to note below) following subdivision
- guide the development of individual *blocks* in concert with other relevant codes under the *Territory Plan*
- support zone objectives and assessable uses in the development tables
- guide the development and management of the public realm.

A Future Urban Area (FUA) overlay on the Territory Plan map identifies land that has yet to be developed. The final zoning, while generally indicated on the Territory Plan map, will be set after an *estate development plan* has been approved in accordance with the provisions of a relevant precinct code.

Structure

This code has three parts

Part A – Land use and subdivision contains provisions for Future Urban Area land

Part B – General controls

Part C – Area specific controls

Generally, each part is divided into one or more elements. Each element has one or more rules, each having an associated criterion (unless the rule is mandatory). Rules provide quantitative, or definitive, controls, while criteria are chiefly qualitative in nature.

In some instances rules are mandatory and 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. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement. Provided the relevant criterion can be met, strict compliance with the rule is not required.

Desired planning outcomes

The intent of the development controls is to:

- (a) provide a mix of land use types and densities
- (b) provide opportunities for people to live, work and recreate which delivers environmental, social and economic benefits for the community
- (c) balance and protect residential amenity with the commercial uses
- (d) provide a safe and vibrant night time economy
- (e) ensure retail activity is well distributed around the retail core and future sites are viable through inclusion of an anchor store
- (f) promote social inclusion through providing accessible commercial and community facilities
- (g) provide a structure to the town centre that is robust, while recognising the changing needs of the town centre
- (h) continue the ‘main street’ character to Hibberson Street that promotes quality of public realm and a ‘human scale’ to the built form
- (i) provide public spaces and a street network that promotes pedestrian movement, particularly along Hibberson Street and Gungahlin Place
- (j) provide opportunity for a variety of public transport
- (k) build upon the distinct public domain character and provide opportunity for variety and change in the public realm
- (l) encourage flexibility and innovation in design of the built form and open space
- (m) provide a street network designed for low vehicle speeds and easy pedestrian access
- (n) support a strong employment base in the district of Gungahlin
- (o) provide a business park within precinct 2b that contains a variety of building heights consistent with a campus style development

Code hierarchy

Under the Planning and Development Act 2007, where more than one type of code applies to a development, the order of precedence 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 and references to legislation and other documents are italicised.

Most terms are defined in the Territory Plan although additional terms, which are specific to this code, have been included within the relevant part of the code.

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Part A – Land Use and Subdivision

This part applies to land with a Future Urban Area overlay in the town centre. Part B contains provisions that apply to all development within the area subject to this precinct code, while Part C contains additional area specific controls.

Element 1: Land use zones in Future Urban Area

Rules	Criteria
<p>R1</p> <p>Zones are allocated in accordance with the Territory Plan map.</p>	<p>C1</p> <p>Zones identified in <i>estate development plans</i> are in accordance with the principles and policies set out in the structure plan.</p>
<p>R2</p> <p>A minimum of 6 hectares of land is provided with a community facility zone within the area shown in Figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

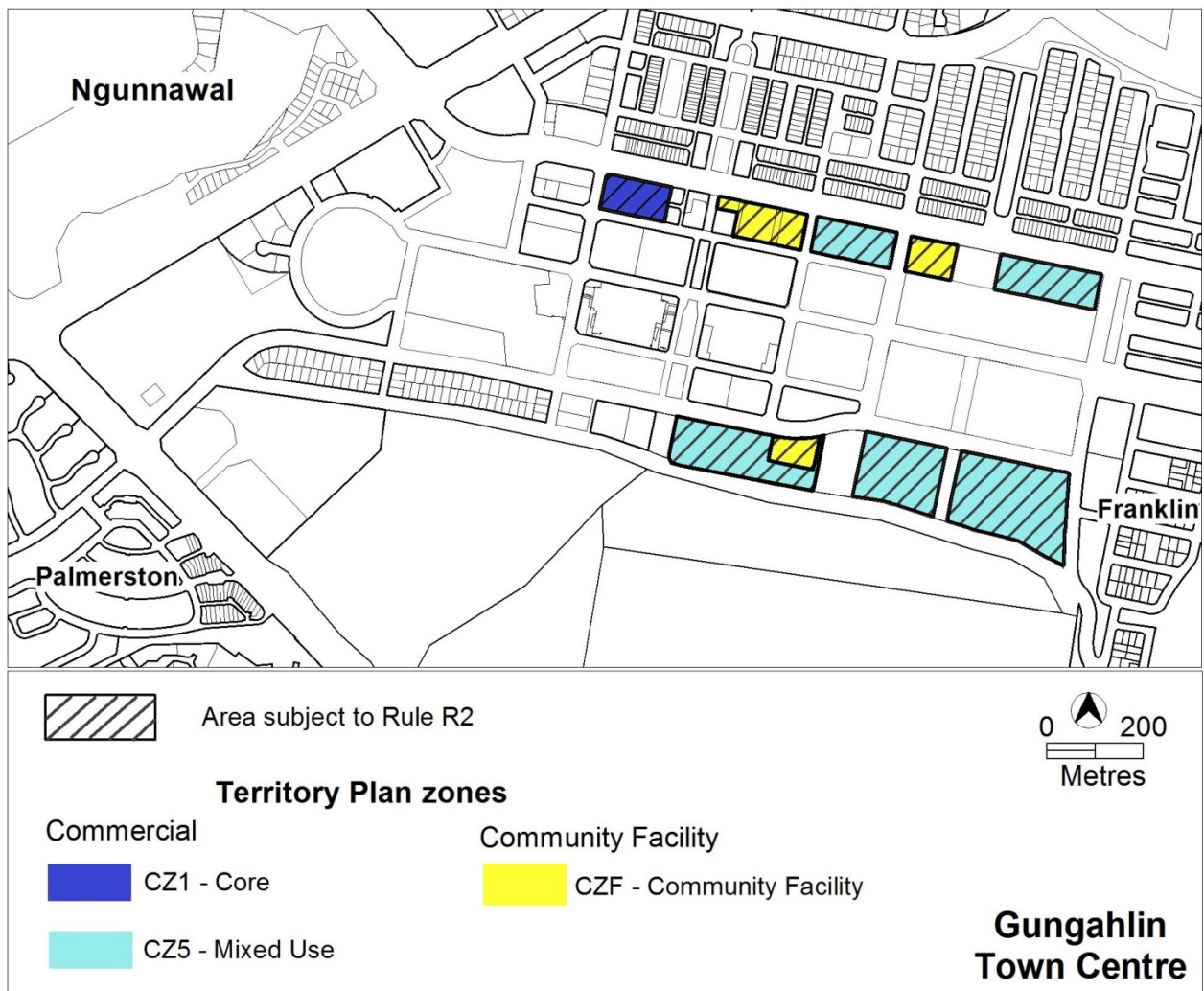


Figure 2 Location of land available for zoning as Community Facility CFZ zone

Element 2: Subdivision

Rules	Criteria
3.1 Road network	
<p>R3</p> <p>The design of each street complies with all of the following:</p> <ul style="list-style-type: none"> a) the road reservations specified in Appendix A b) the road hierarchy shown in Figure 3 	<p>C3</p> <p>Street design achieves all of the following:</p> <ul style="list-style-type: none"> a) street functions and facilities can be provided b) capable of accommodating traffic growth c) hierarchy of the network is clearly identifiable d) endorsed by TAMS

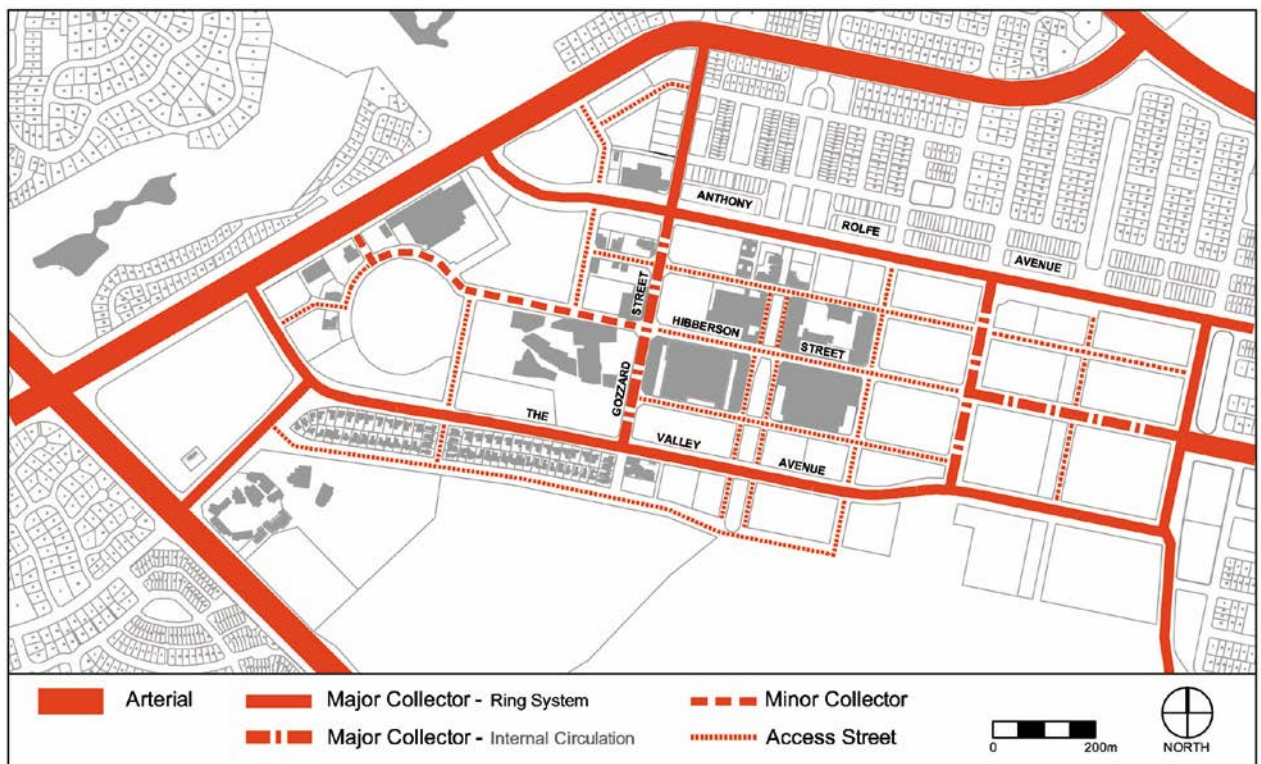


Figure 3 Road hierarchy

Rules	Criteria
3.4 Pedestrian and cyclist network	
<p>R4</p> <p>Pedestrian and cyclist network is consistent with the trunk walking and cycling network shown in Figure 4 and Appendix A.</p>	<p>C4</p> <p>Pedestrian and cyclist network meets all of the following:</p> <ul style="list-style-type: none"> a) supports walking and cycling b) provides a high level of accessibility to the existing network c) provides pedestrian and cycle facilities d) is endorsed by the Territory.

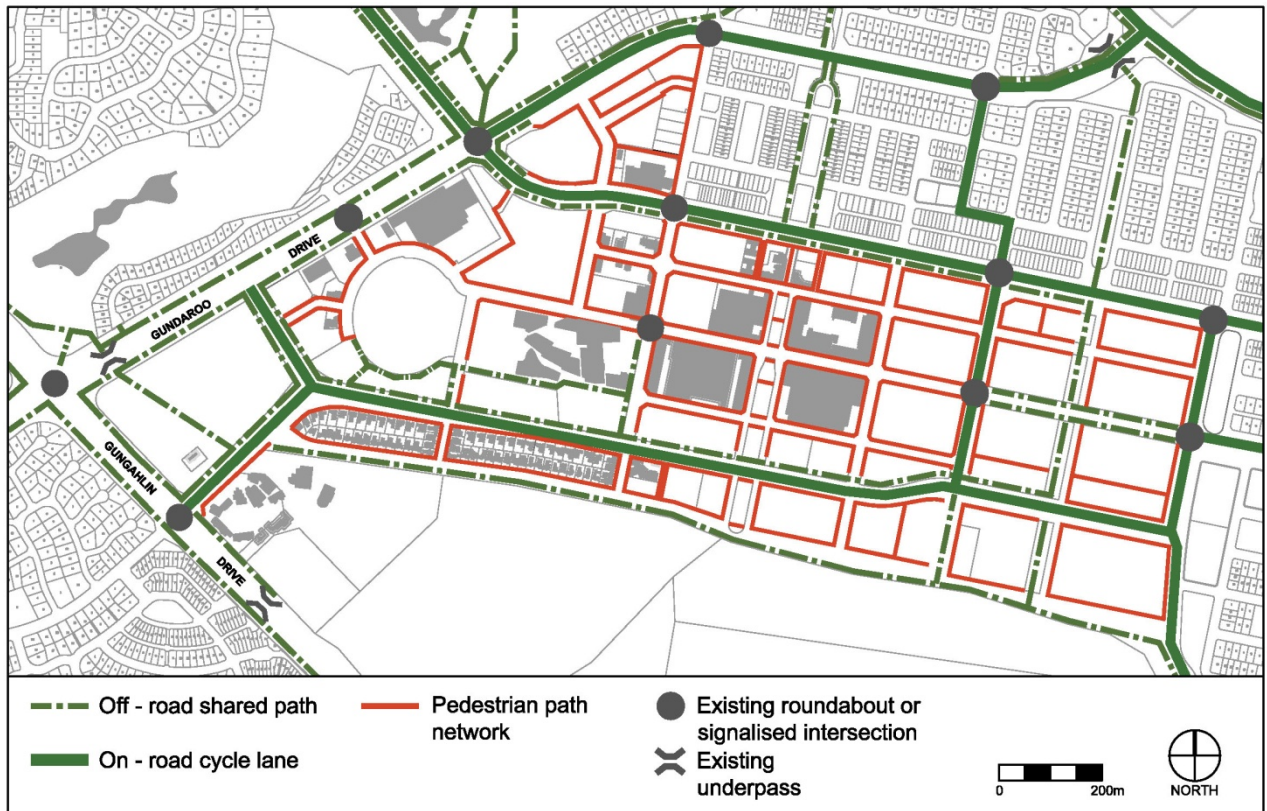


Figure 4 Trunk walking and cycling network

Rules	Criteria
3.5 Bushfire protection	
<p>R5 Development in Area A complies with all of the following (see Figure 5):</p> <ul style="list-style-type: none"> a) Any development in Area A complies with <i>Planning for Bushfire Risk Mitigation General Code</i> b) A perimeter road is to be provided along the southern edge of Area A. All roads constructed within this area need to comply with ACT Fire Brigade standards c) Well Station Track is to be maintained as a fire trail and provide access gates from the perimeter road. d) Fencing between Well Station Track and Mulanggari Grassland is to comply with <i>Planning for Bushfire Risk Mitigation General Code</i> and be endorsed by the relevant land manager e) Hydrants are to be provided along the perimeter road to the satisfaction of the ACT Emergency Services Agency (ESA) f) Open space adjacent to the bushfire interface area within the town centre is maintained in accordance with the Strategic Bushfire Management Plan. <p>A bushfire risk assessment plan endorsed by the ACT ESA and the Conservator of Flora and Fauna is required for any development within or adjacent to the bushfire prone area identified in Figure 5 as a 20m wide Inner Asset Protection Zone (IAPZ) within the Well Station Track reserve. The plan must not impose any bushfire management strategies within Mulanggari Grasslands. The bushfire management strategies identified in the bushfire risk management plan must be consistent with the standards specified in the Strategic Bushfire Management Plan (SBMP).</p>	<p>C5 Development within or adjacent to the bushfire prone area identified in Figure 5 is endorsed by the Territory. In making its assessment the Territory will consider all of the following:</p> <ul style="list-style-type: none"> a) vegetation types and management b) access for emergency vehicles c) management objectives and values on the land to be effected by the proposed bushfire management strategies. <p>Development within this area must not impose any bushfire management strategies within Mulanggari Grasslands. If the proposed bushfire management strategies do not meet the standards specified in the Strategic Bushfire Management Plan, justification is required for any differences (for instance, reduced risk or alternative but equivalent strategy).</p>

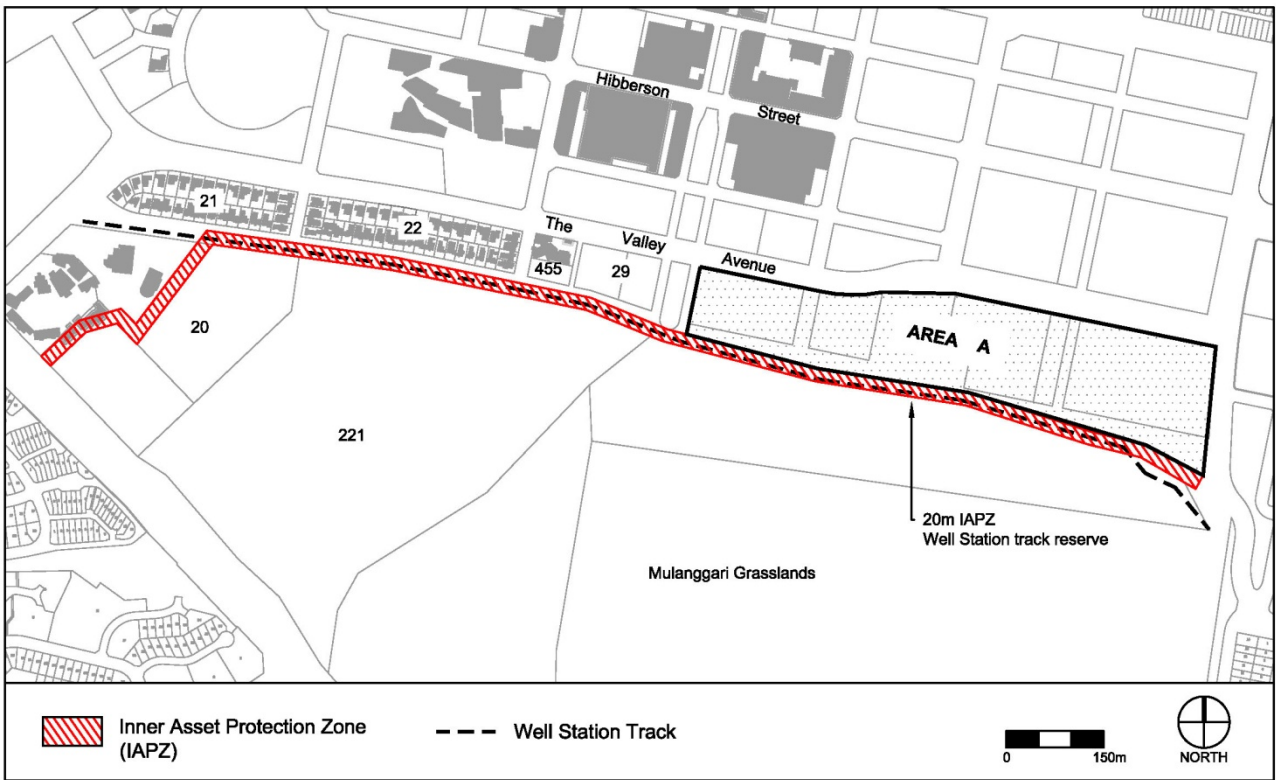


Figure 5 Bushfire protection

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Part B – General Development Controls

Element 2: Building and site controls

Rules	Criteria
2.1 Height of buildings	
R6 Minimum <i>height of buildings</i> is two (2) storeys however uses such as service stations, places of worship or ancillary structures may be one (1) storey.	C6 Buildings achieve a compact urban form and are consistent with the desired planning outcomes described in the introduction of this document.

Element 3: Built form

3.1 Building design - general	
There is no applicable rule.	C7 Development complies with all of the following: a) contributes to the desired planning outcomes of the town centre as described in the introduction of this document b) corner buildings contain focal points providing architectural interest and variety to the building design c) entrances to common lobbies for residential use provide strong visual connection to the street and ensure a high level of surveillance d) buildings incorporate sun shading to reduce summer sun into the building interior e) car parking structures are designed to integrate with the built form of adjoining development.
R8 Open structured car parks, loading docks and substations are not located on frontages to the street in the area shown in Figure 6.	This is a mandatory requirement. There is no applicable criterion.

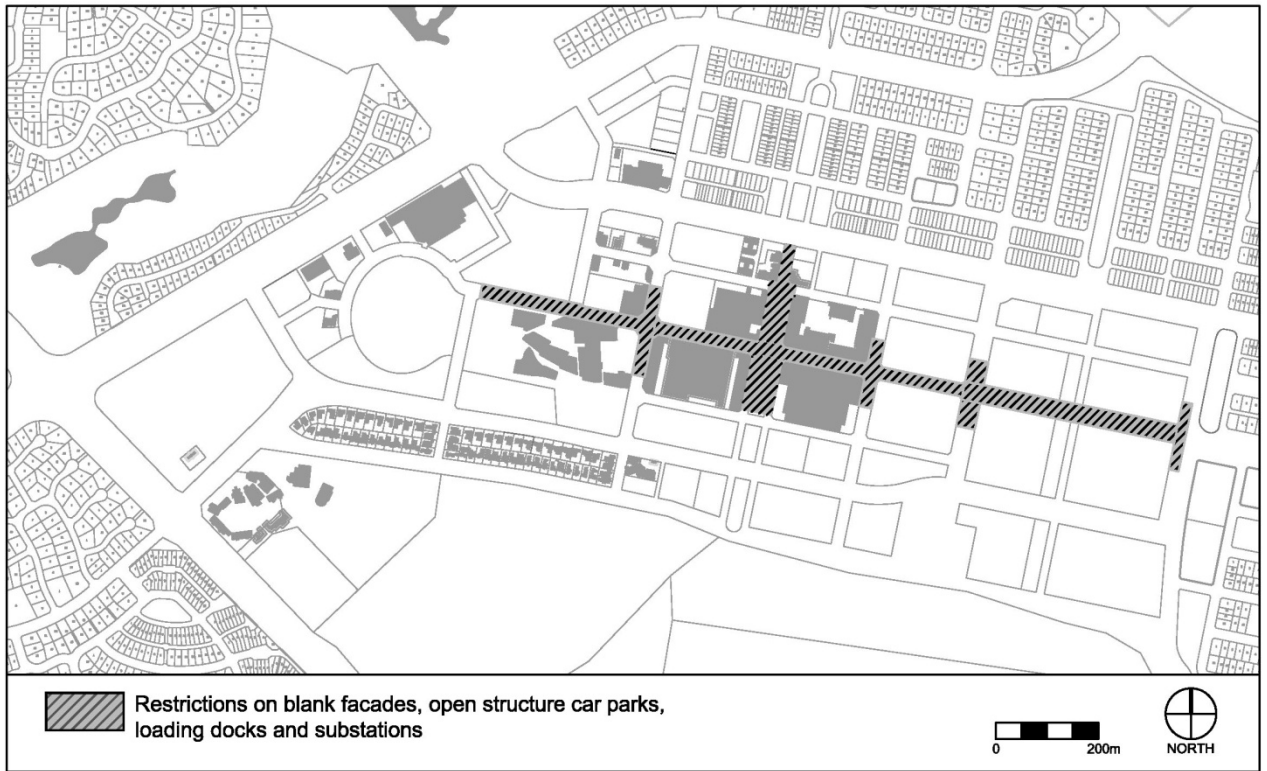


Figure 6 Restrictions on blank facades

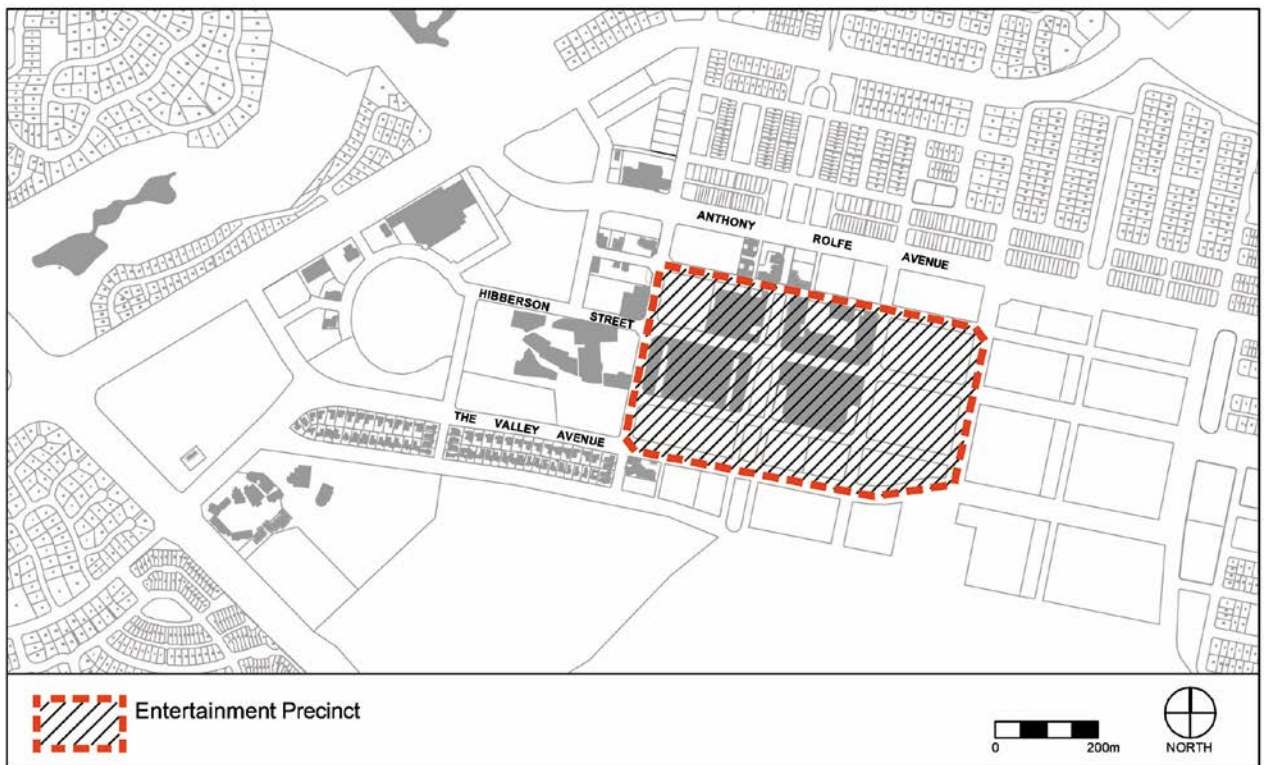


Figure 7 Entertainment precinct

Note: Land included in the entertainment precinct includes blocks that may be affected by noise from external sources. Development of multi unit housing in this area is subject to the noise attenuation requirements contained in the multi unit housing development code.

Rules	Criteria
3.2 Public transport stations and adjacent development	
<p>R9 Public transport stops or stations are provided at the locations shown in Figure 8.</p>	<p>C9 The location of public transport stations on Hibberson Street achieve all of the following:</p> <ul style="list-style-type: none"> a) supports public transport usage by town centre patrons b) provides access to retail and office areas c) is endorsed by the Territory
<p>There is no applicable rule.</p>	<p>C10 New buildings adjacent to a (current or future) public transport station shown in Figure 8 are designed to support public transport use by providing a comfortable environment for public transport patrons which is a short walking distance from a public transport station and locating a major public entrance of the development within close walking distance to the public transport station.</p>

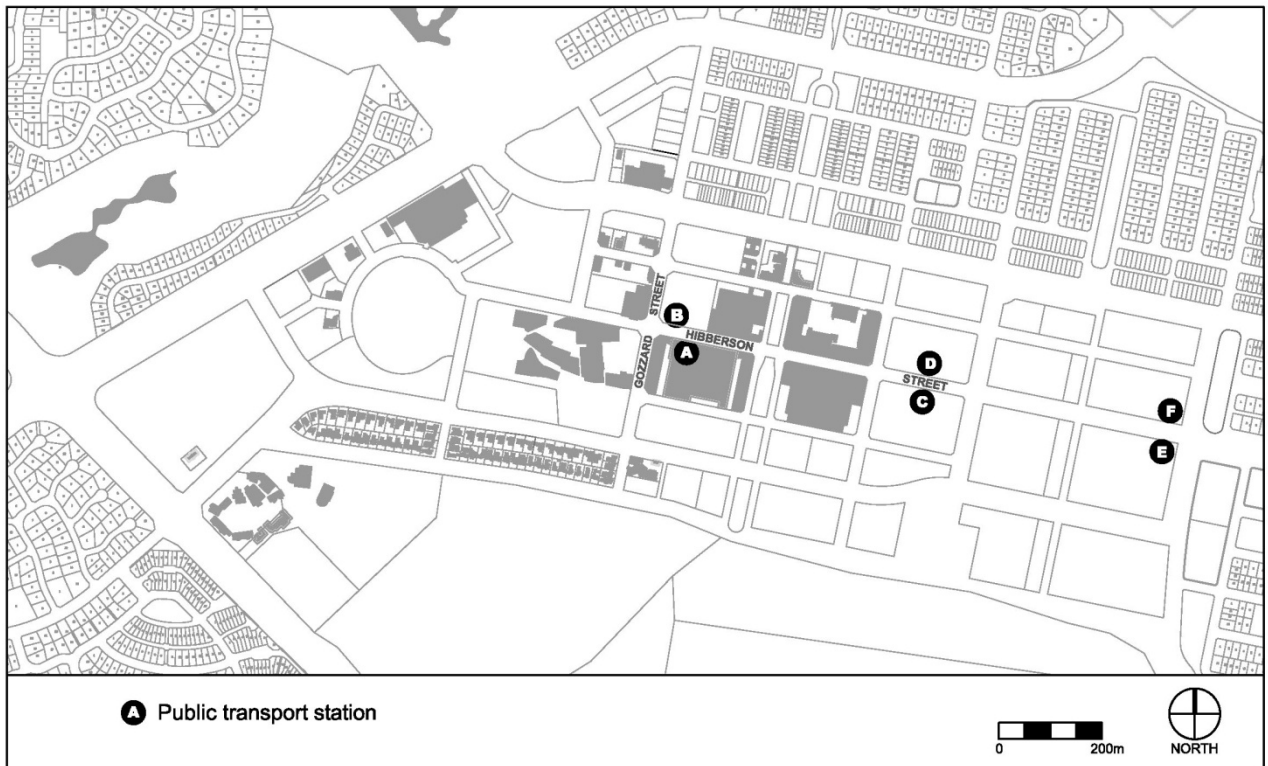


Figure 8 Public transport stations

Element 4: Parking and site access

Rules	Criteria
4.1 Sites for public car parking	
<p>R11</p> <p>Development on <i>sites</i> identified in Figure 9 includes one (1) of the following:</p> <ul style="list-style-type: none"> a) surface car park with number of spaces endorsed by the Territory agency responsible for transport planning b) other development where all of the following are provided: <ul style="list-style-type: none"> i) provide a number of car parking spaces endorsed by the Territory agency responsible for transport planning ii) accommodate onsite any additional demand for car parking generated by the development iii) ensure the number of car parking spaces identified in R11 b) i) remains available for public access iv) complies with the <i>Parking and Vehicular Access General Code</i>. 	<p>C11</p> <p>Development on <i>sites</i> identified in Figure 9 may be considered where the 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 public parking supply for the whole town centre as endorsed by the Territory.

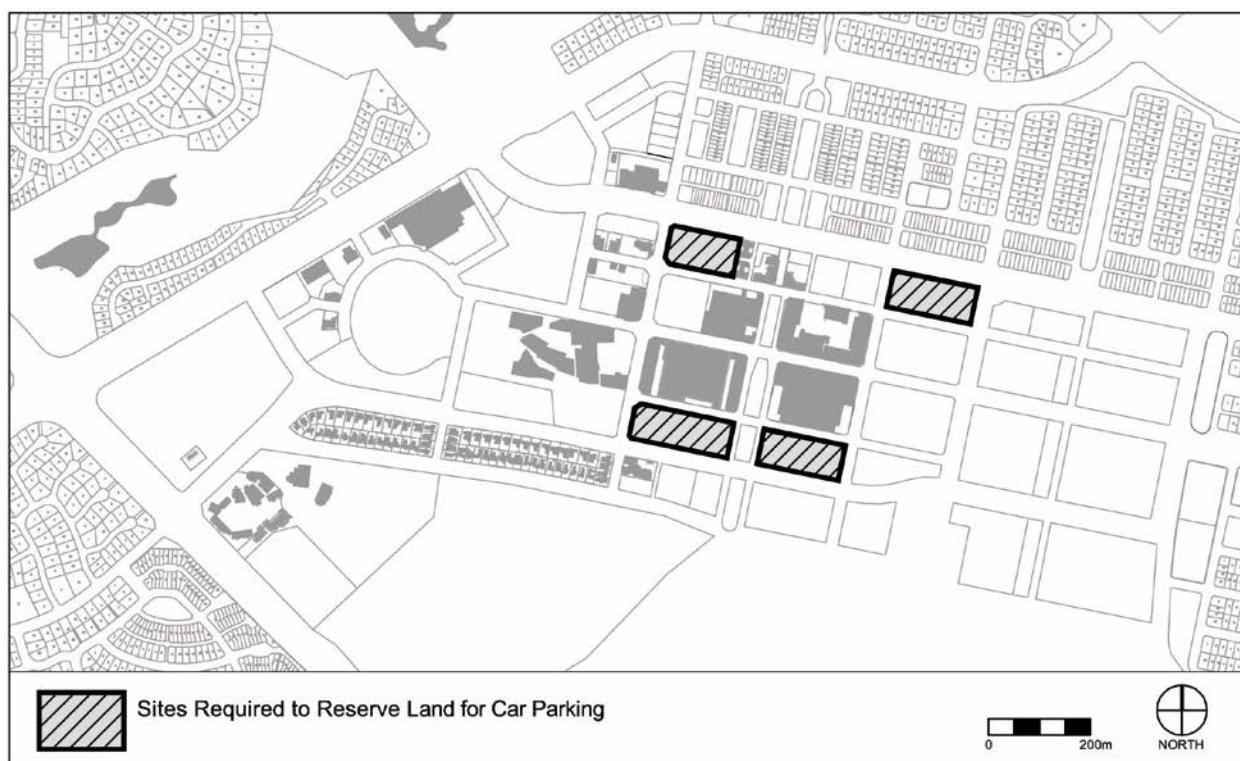


Figure 9 Location of *sites* for public car parking

Rules	Criteria
4.2 Restrictions on driveway access	
<p>R12</p> <p>Driveway access or egress to Hibberson Street, Flemington Road and Gungahlin Place is not permitted, other than for ceremonial and visitor access, in the areas shown in Figure 10.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

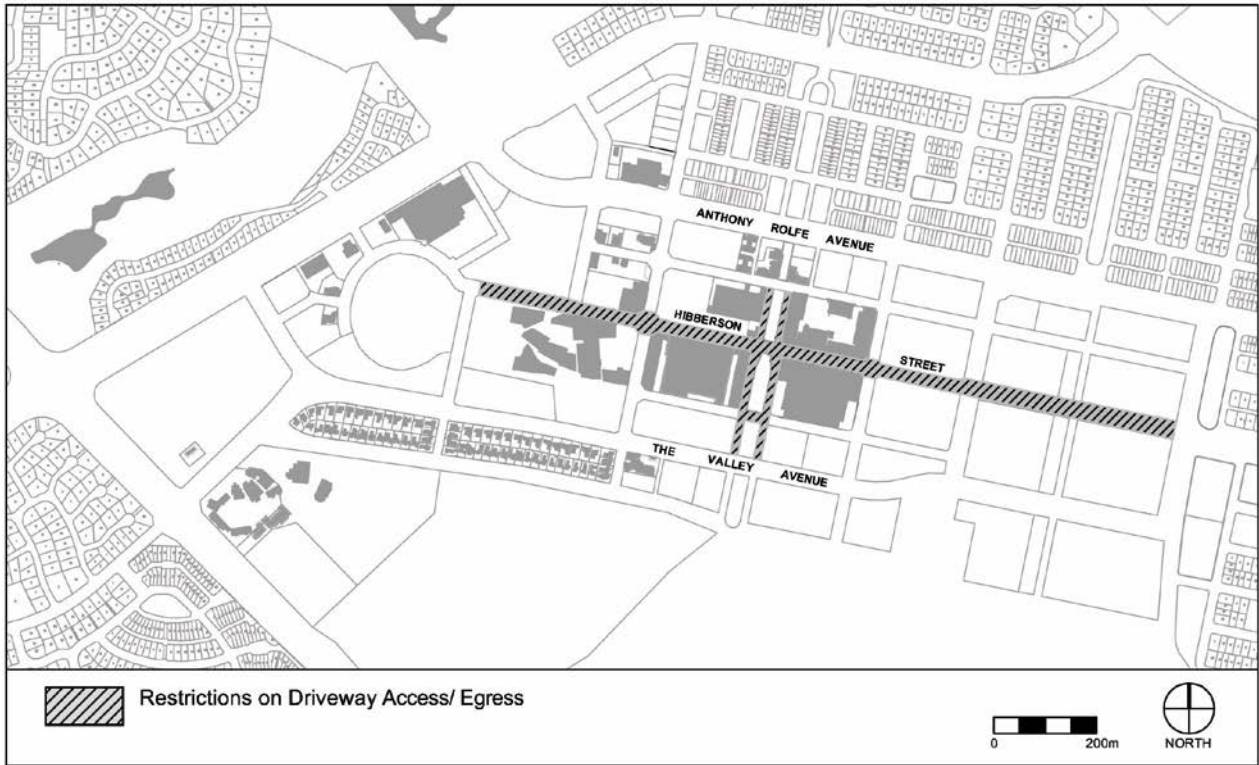


Figure 10 **Restriction on driveway access and egress**

Element 5: Amenity

Rules	Criteria
5.1 Design of Hibberson Street public realm	
There is no applicable rule.	<p>C13 Hibberson Street, between Gozzard Street and Kate Crace Street, has all of the following characteristics:</p> <ul style="list-style-type: none"> a) provides convenient pedestrian access along both sides of Hibberson Street to promote an accessible and safe environment for active shop fronts b) provides convenient and safe pedestrian access across Hibberson Street at appropriate locations between the adjacent retailing c) provides direct and visible pedestrian access to public transport facilities along Hibberson Street.
5.2 Design of Gungahlin Place public realm	
There is no applicable rule.	<p>C14 Gungahlin Place, between Ernest Cavanagh Street and The Valley Avenue, has all of the following characteristics:</p> <ul style="list-style-type: none"> a) provide direct and convenient east-west and north-south pedestrian access in Gungahlin Place between adjacent retailing and community amenities b) provide pedestrian access along both verges within Gungahlin Place to promote an accessible and safe environment for active shop fronts c) provide open space in Gungahlin Place that allows for outdoor seating areas and promotes uses such as community events, markets, cafes and kiosks d) provide unobtrusive weather protection and high quality landscaping within Gungahlin Place that is consistent with the surrounding character and use of Gungahlin Place.

Rules	Criteria
5.3 Active frontage	
<p>R15</p> <p>For building frontages shown as 'Active Frontage – Mandatory' in Figure 11, building design is to comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings fronting streets and / or public open spaces incorporate 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 c) buildings incorporate a minimum of two shop fronts and entrances per frontage. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R16</p> <p>For building frontages shown as 'Active Frontage – Adaptable Built Form' in Figure 11, building design is to comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings fronting streets and/or public open spaces incorporate display windows or shop fronts at the ground floor level b) direct pedestrian access at grade with the verge level is to be provided for access and egress for persons with disabilities. 	<p>C16</p> <p>For buildings fronting streets identified as 'Active Frontage – Adaptable Built Form' in Figure 11, development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> a) be adaptable for shops b) where building access is provided, direct pedestrian access is at street level.
<p>R17</p> <p>For building frontages shown as "Partial Active Frontage" in Figure 11, no less than 20% of a frontage to the street or public open space incorporates shop fronts with pedestrian access at ground floor level.</p>	<p>C17</p> <p>Each street frontage of a development can be adapted to incorporate active frontages with direct pedestrian access.</p>

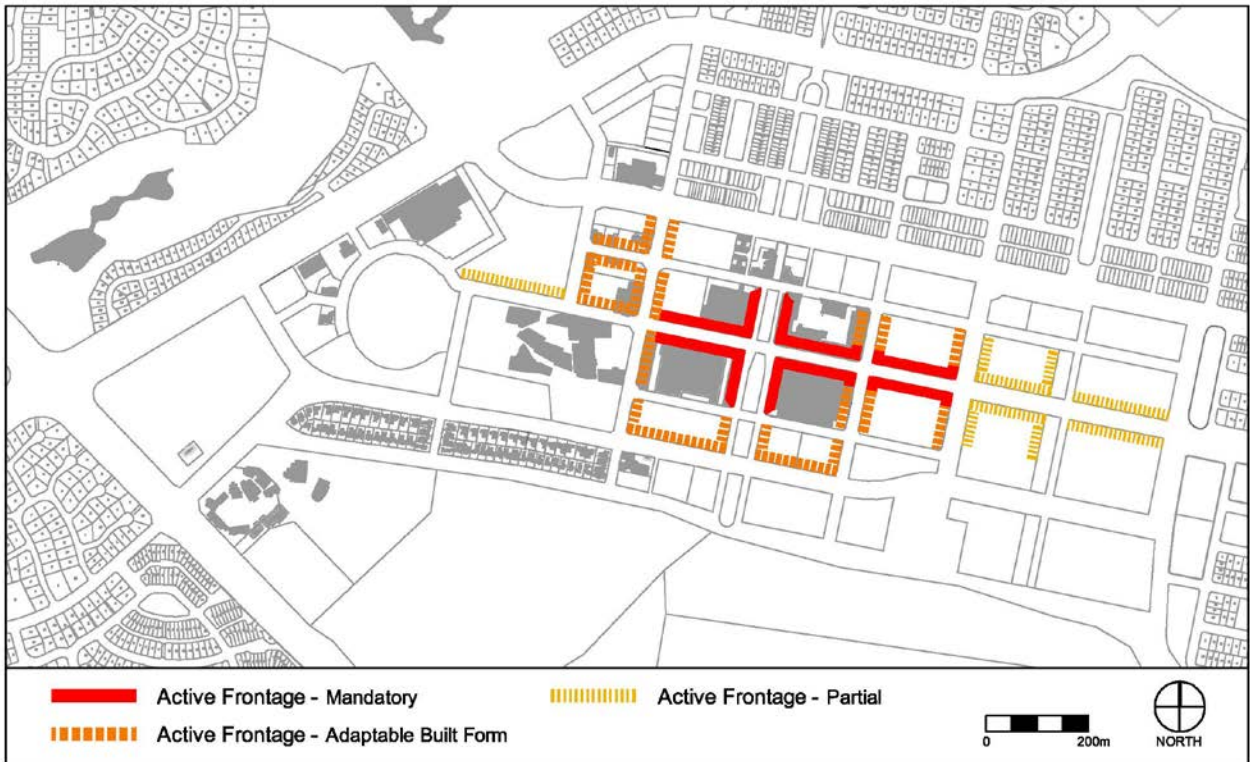


Figure 11 Active frontage requirements

Rules	Criteria
<p>5.4 Landscape</p>	
<p>There is no applicable rule.</p>	<p>C18 Landscaping achieves all of the following:</p> <ul style="list-style-type: none"> a) is sensitive to <i>site</i> attributes, including <i>streetscapes</i> and landscapes of documented heritage significance b) use of vegetation types and landscaping styles which complement the <i>streetscape</i> character and integrate with Gungahlin Place, linear parks, public spaces, reserves and public transport corridors c) contributes to energy efficiency and amenity of public space by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor spaces d) satisfies utility maintenance requirements and minimises the visual impact and risk of damage to aboveground and underground utilities e) provides landscaping with low and high elements which does not obscure or obstruct sightlines to building entries, paths and driveways to reduce the actual or perceived personal safety and security

	<ul style="list-style-type: none">f) tree planting in and around car parks to provide shade and soften the visual impact of parking areasg) Water Sensitive Urban Design (WSUD) principles are applied to all landscape treatments within the town centreh) Drought tolerant plant species are used in both public and private realms to contribute to a high quality landscape character.
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Part C – Area Specific Controls

This part contains controls that apply to development within the selected areas in the Gungahlin Town Centre.

To remove any doubt, the provisions in this part apply to development in the precincts. Where there is any consistency between parts B and C, the latter shall prevail to the extent of any consistency.

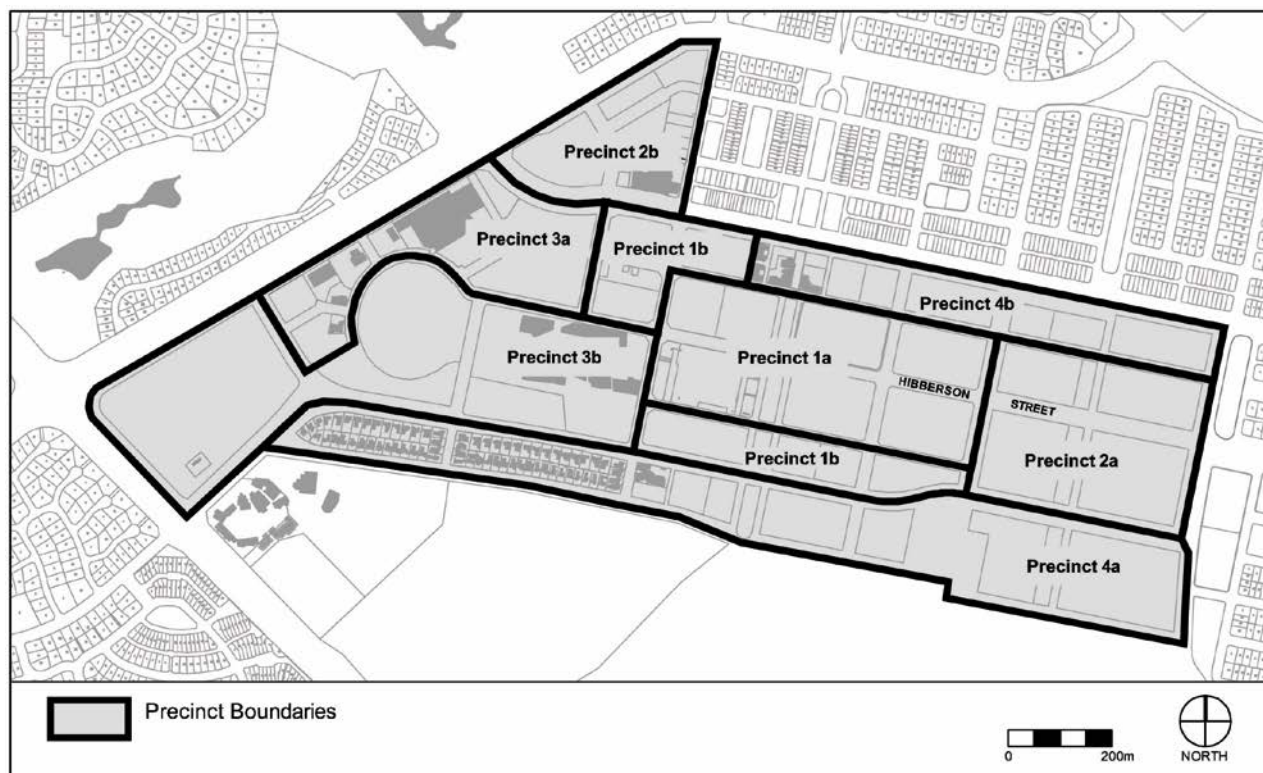


Figure 12 Precinct areas within the Gungahlin Town Centre

Gungahlin Town Centre has several precincts as the following:

Precinct 1a – Retail Core

Precinct 1b – Retail Core Mixed Use

Precinct 2a – Office Core

Precinct 2b – Office Park

Precinct 3a – Services and Trades

Precinct 3b – Major Community and Recreation Facilities

Precinct 4a – Southern Transition

Precinct 4b – Northern Transition

In this part

Large retail anchor means a department store, cinema complex with more than 3 screens or a supermarket or retail outlet of 1 200m² or more in *gross floor area*.

Part C(1) – Precinct 1a – Retail core

Element 1: Restrictions on use

Rules	Criteria
1.1 Protection of retail expansion opportunities	
<p>R19</p> <p>The following uses are not permitted on both the ground and first floors of buildings in Precinct 1a:</p> <p><i>Serviced apartment</i></p> <p>RESIDENTIAL USE</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Development in Gungahlin Place (Gungahlin sections 36, 37 and 38)	
<p>R20</p> <p>Development achieves all of the following:</p> <p>a) a maximum of 200 m² GFA per section</p> <p>b) a maximum of 75m² GFA per tenancy</p> <p>c) is endorsed by the land custodian.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Distribution and coordination of retail	
<p>R21</p> <p>Each section contains at least <i>one large retail anchor</i>.</p> <p>Note: The definition of <i>large retail anchor</i> can be found on the first page of Part C of this code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

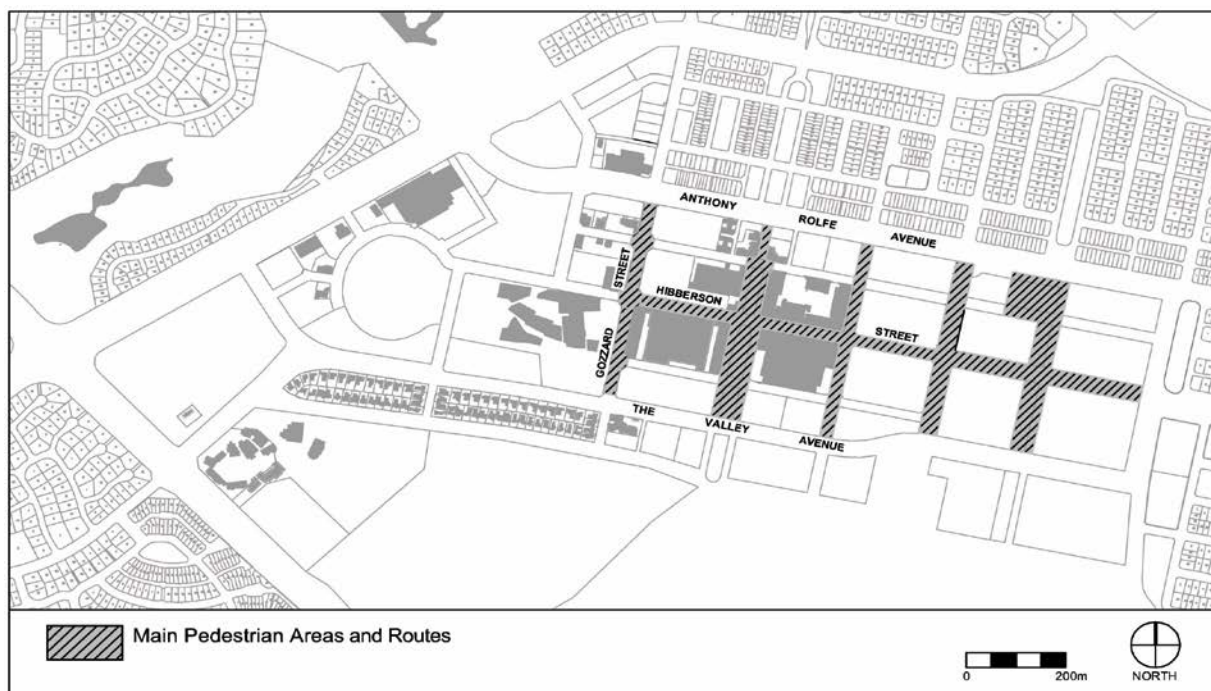
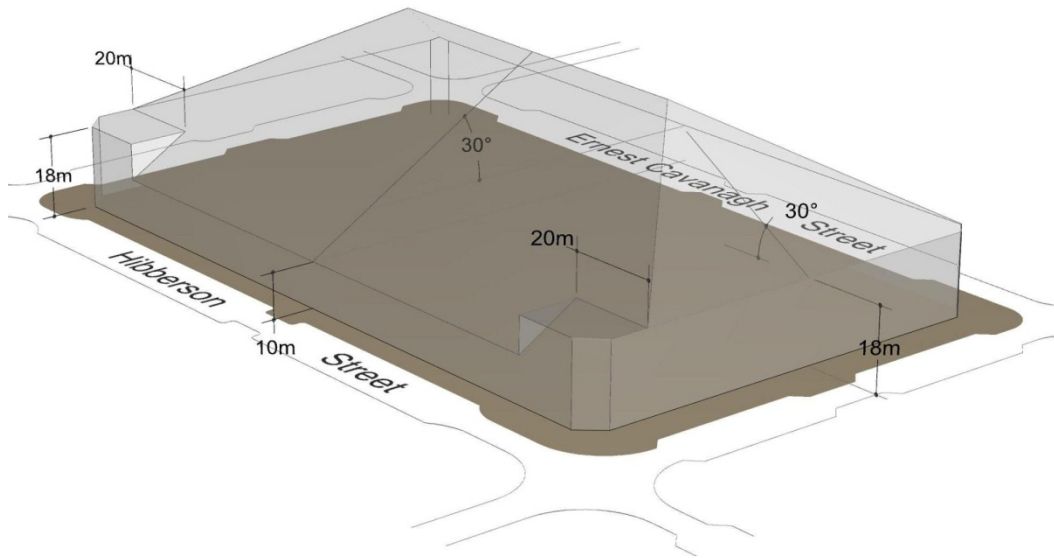


Figure 13 Main pedestrian areas and routes

Element 2: Building and site controls

Rules	Criteria
2.1 Building envelope	
<p>R22</p> <p>Rooftop building elements, including lift overruns and plant and equipment are contained within the building envelope controls shown in Figure 14 for <i>sites</i> north of Hibberson Street and Figure 15 for <i>sites</i> south of Hibberson Street.</p> <p>Note: Minor encroachments of building envelopes are addressed below, in a separate provision.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Note: This illustration shows a potential built form within the building envelope

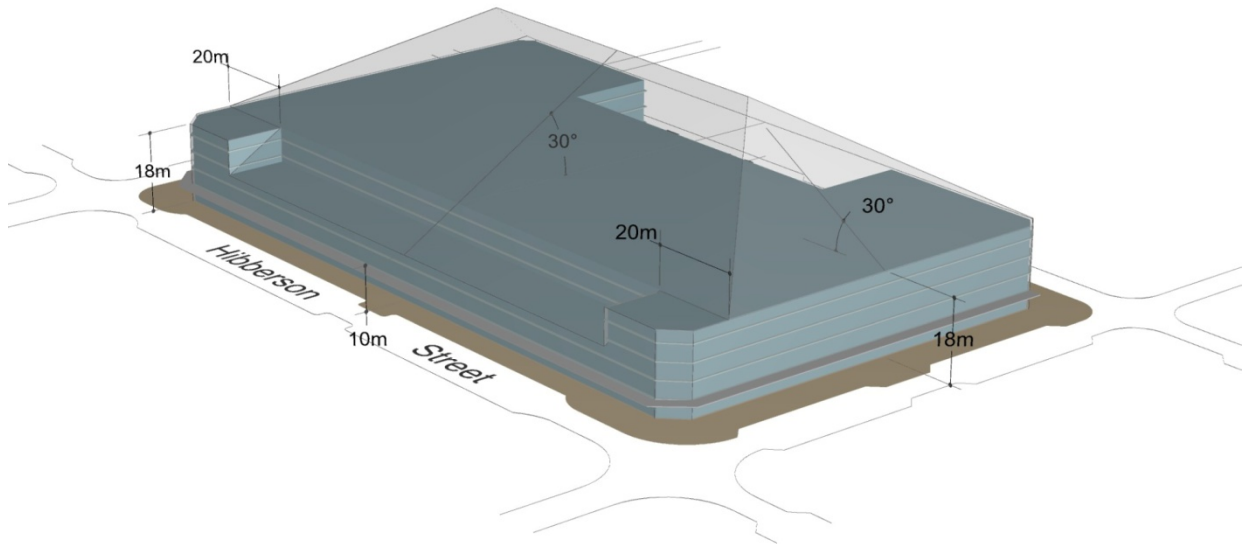
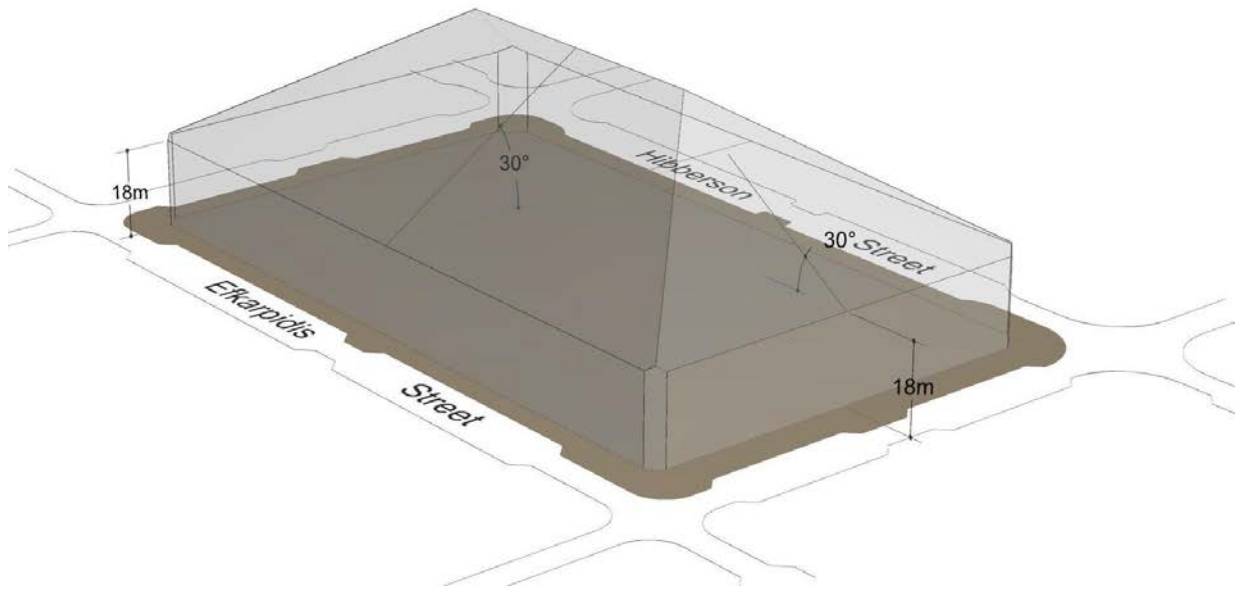


Figure 14 Building envelope in Precinct 1a (north side of Hibberson Street)



Note: This illustration shows a potential built form within the building envelope

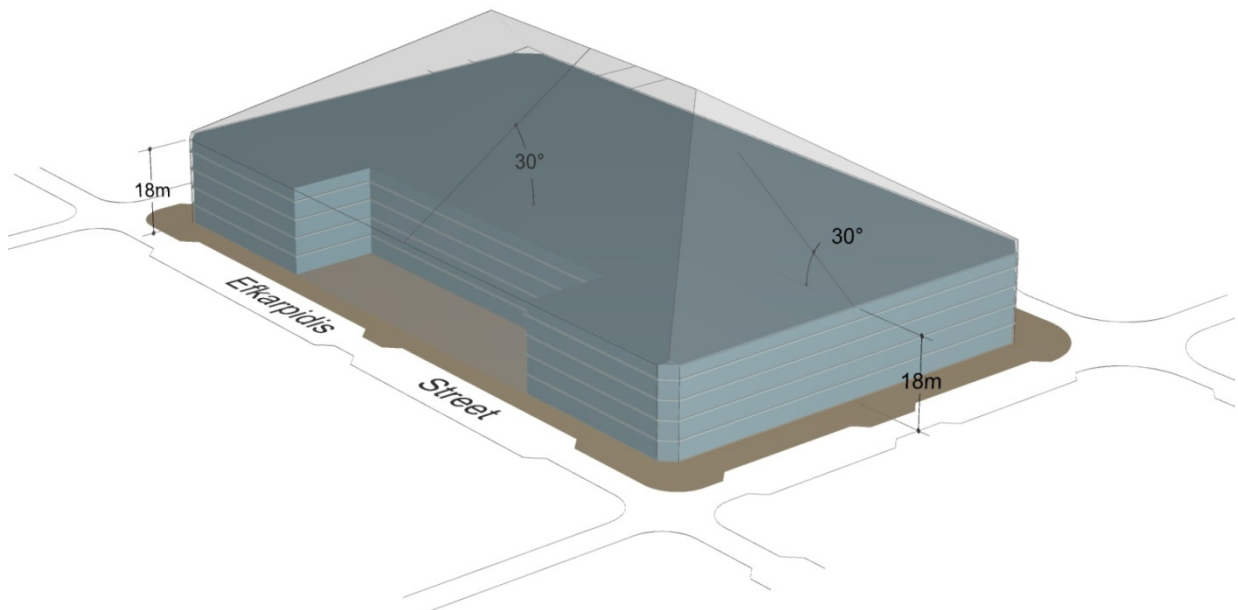


Figure 15 Building envelope in Precinct 1a (south side of Hibberson Street)

Rules	Criteria
2.2 Protection of solar access for activities on south side of Hibberson Street	
<p>R23</p> <p>For development on sections on the northern side of Hibberson Street, encroachment above the building envelope shown in Figure 14 is permitted only in the area identified in Figure 16 where all of the following is achieved:</p> <ul style="list-style-type: none"> a) on the vertical plane, the height of any building elements is a maximum 1.5m above the 30 degree pitch on the building envelope b) on the horizontal plane, the length of all building elements is a maximum of 15% of the length of each block frontage. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

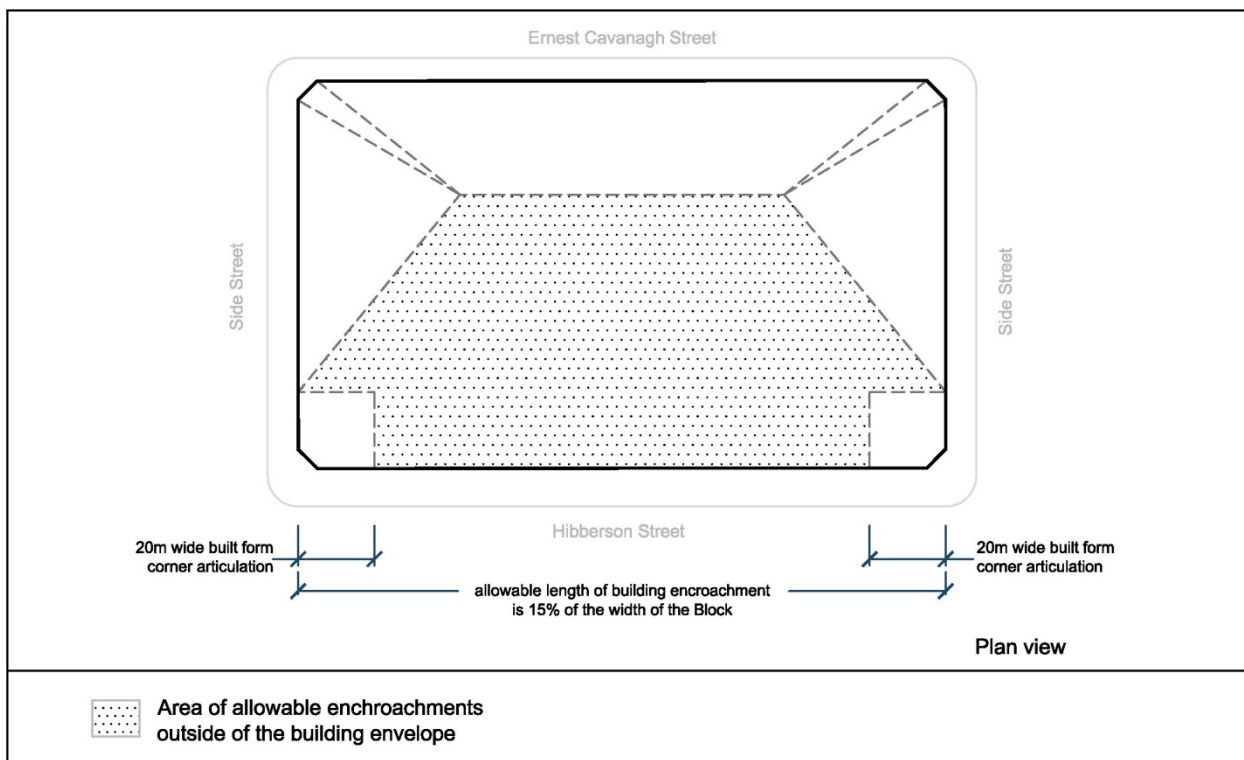


Figure 16 Building envelope in Precinct 1a (south side of Hibberson Street)

Rules	Criteria
2.3 Setbacks	
<p>R24</p> <p>Buildings are joined at party walls and built to the front property boundary along main pedestrian areas and routes identified in Figure 13.</p>	<p>C24</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with desired planning outcomes b) compatibility with adjacent development. <p>Minor setbacks in building alignment may be permitted to provide small spaces for active uses.</p>

Element 3: Built form

Rules	Criteria
3.1 Building Design	
<p>R25</p> <p>The minimum ground floor level floor to ceiling height is 3.6m.</p>	<p>C25</p> <p>Ground floor level of buildings are designed to be adaptable for commercial use.</p>
<p>There is no applicable rule.</p>	<p>C26</p> <p>Major public entrances of retail centres achieve all of the following:</p> <ul style="list-style-type: none"> a) are visible from the major public entrances of nearby retail centres b) provide convenient access between major public entrances of nearby retail centres.
3.1 Awnings	
<p>R27</p> <p>Buildings must incorporate awnings that comply with all of the following:</p> <ul style="list-style-type: none"> a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in Figure 13 b) awnings are to be a minimum of 3m in cantilever width c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

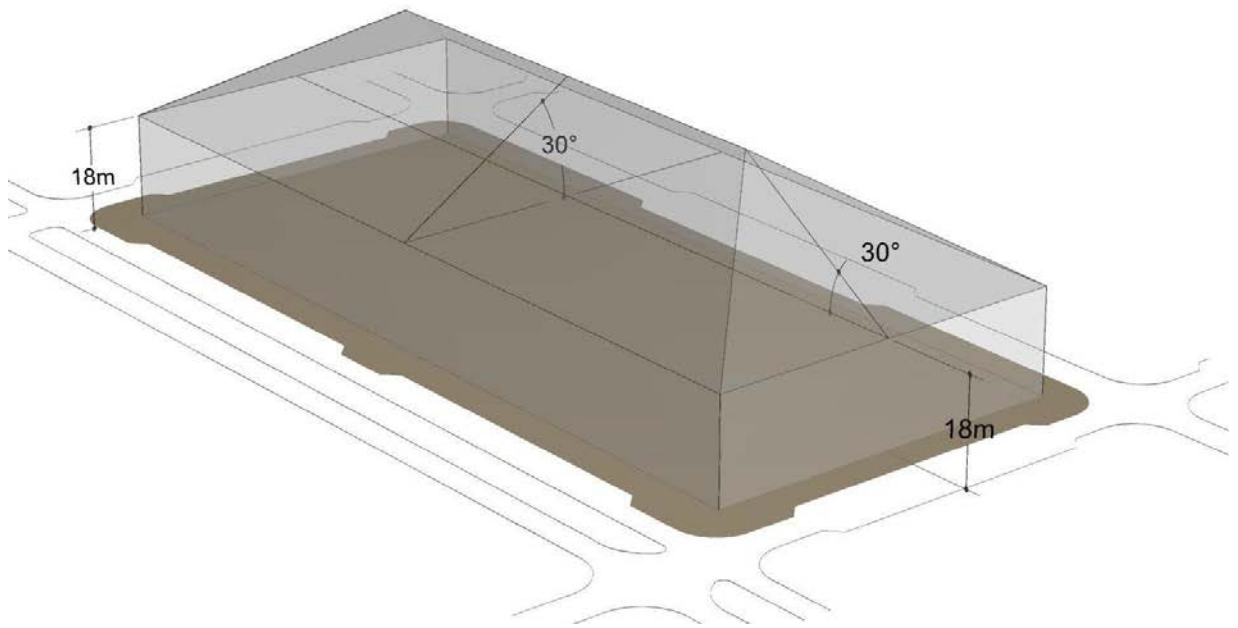
Part C(2) – Precinct 1b – Retail core mixed use

Element 1: Restrictions on use

Rules	Criteria
1.1 Scale of retail activity	
<p>R28</p> <p>Until the six sections in Precinct 1a contains one (1) <i>large retail anchor</i>, the following uses in Precinct 1b are restricted to a maximum of 200m² <i>Gross Floor Area</i> per tenancy:</p> <p style="padding-left: 40px;"><i>Department Store</i></p> <p style="padding-left: 40px;"><i>Discount Department Store</i></p> <p style="padding-left: 40px;"><i>Supermarket</i></p> <p style="padding-left: 40px;"><i>SHOP</i> selling food</p> <p>Note: This rule restricts the scale of the listed developments until the retail core area is developed. The definition of <i>large retail anchor</i> can be found on the first page of Part C of this code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Serviced <i>apartment</i> and RESIDENTIAL USE	
<p>R29</p> <p>The following uses are not permitted on both the ground and first floors of buildings in Precinct 1b:</p> <p style="padding-left: 40px;"><i>Serviced apartment</i></p> <p style="padding-left: 40px;"><i>RESIDENTIAL USE</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Building and site controls

Rules	Criteria
2.1 Building envelope and setbacks	
<p>R30</p> <p>All building elements, including lift overruns and roof top plant are contained within the building envelope controls shown in Figure 17.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R31</p> <p>Buildings are joined at party walls and built to the front property boundary along main pedestrian areas and routes identified in Figure 13.</p>	<p>C31</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with desired planning outcomes b) compatibility with adjacent development. <p>Minor setbacks in building alignment may be permitted to provide small spaces for active uses.</p>



Note: This illustration shows a potential built form within the building envelope

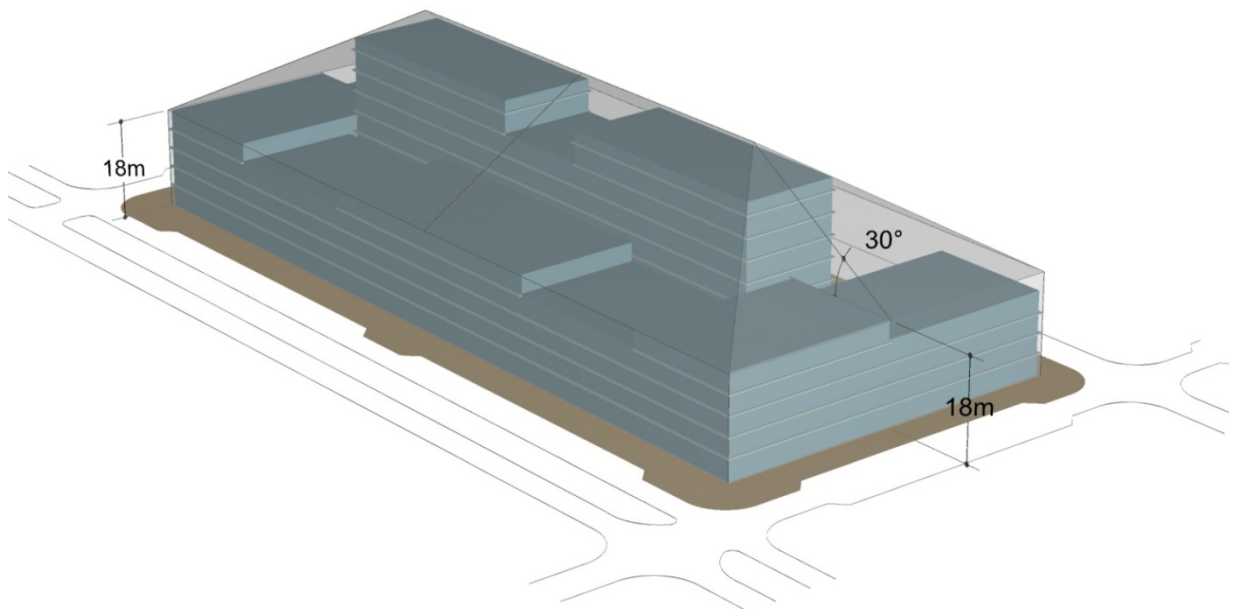


Figure 17 Building envelope in Precinct 1b

Element 3: Built form

Rules	Criteria
3.1 Building Design	
R32 The minimum ground floor level floor to ceiling height is 3.6m.	C32 Ground floor level of buildings are designed to be adaptable for commercial use.
3.2 Awnings	
R33 Buildings must incorporate awnings that comply with all of the following: a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in Figure 13 b) awnings are to be a minimum of 3m in cantilever width c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level.	This is a mandatory requirement. There is no applicable criterion.

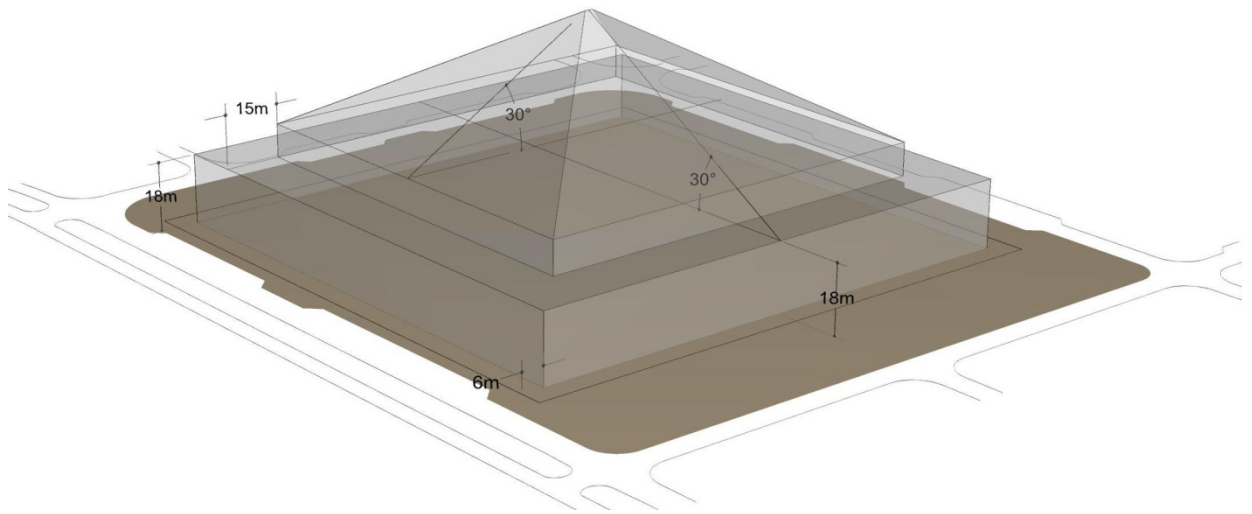
Part C(3) – Precinct 2a – Office core

Element 1: Restrictions on use

Rules	Criteria
1.1 Protection of office development	
<p>R34 The following uses are not permitted on <i>sites</i> in Precinct 2a:</p> <p style="padding-left: 40px;"><i>Serviced apartment</i></p> <p style="padding-left: 40px;">RESIDENTIAL USE</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Street level uses	
<p>R35 A minimum of one (1) of the following uses is provided at the ground floor level adjacent to the street or main building entry for buildings of 2,000m² or greater:</p> <p style="padding-left: 40px;"><i>Business agency</i></p> <p style="padding-left: 40px;"><i>Drink establishment</i></p> <p style="padding-left: 40px;"><i>Health facility</i></p> <p style="padding-left: 40px;"><i>Public agency</i></p> <p style="padding-left: 40px;"><i>Restaurant</i></p> <p style="padding-left: 40px;">SHOP with a maximum GFA of 200m².</p>	<p>C35 Buildings facing main pedestrian areas and routes identified in Figure 13 incorporate uses that generate activity at the ground level in the public space.</p>

Element 2: Building and site controls

2.1 Building envelope and setbacks	
<p>R36 All building elements, including lift overruns and roof top plant are contained within the building envelope illustrated in Figure 18.</p> <p>Note: Building envelopes shown in Figure 18 and 19 are applied to whole sections in precinct 2a.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R37 Minimum 6m setback to all front boundaries as illustrated in Figures 18 and 19.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Note: This illustration shows a potential built form within the building envelope

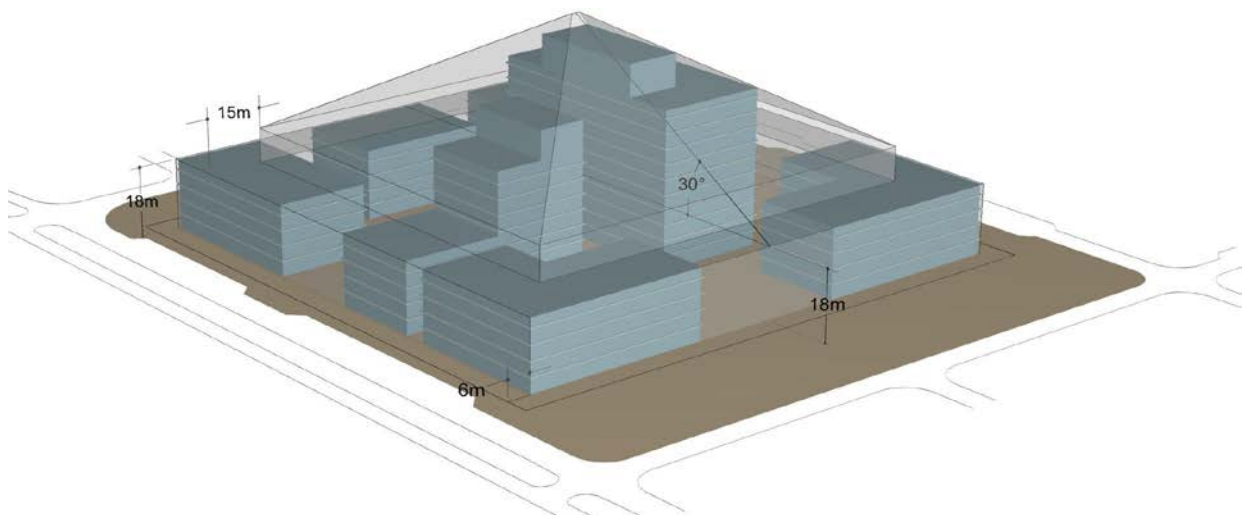


Figure 18 Building envelope in Precinct 2a

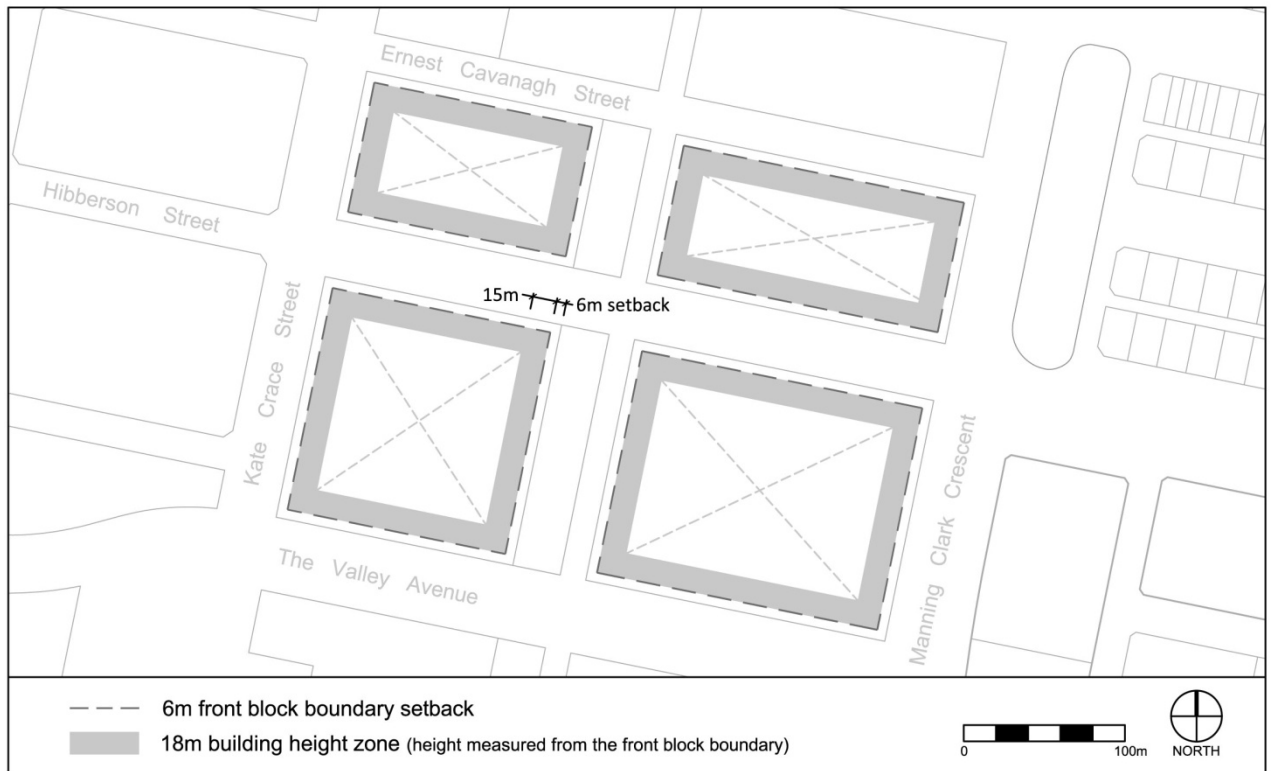


Figure 19 Setbacks and building height zones in Precinct 2a

Element 3: Built form

Rules	Criteria
<p>3.1 Location of public entrances</p>	
<p>There is no applicable rule.</p>	<p>C38 To provide public entrances that are easily identifiable and convenient, the development achieves all of the following:</p> <ul style="list-style-type: none"> a) entrances to commercial and other uses provide a strong visual connection to the street b) the main building entrance relates to the overall bulk and scale of the building to emphasise the entrance to main lobby or foyer c) provide articulated building entrance to the street and/ or public space at grade with the adjoining verge or finished <i>site</i> levels.

Rules	Criteria
3.2 Landscape	
There is no applicable rule.	<p>C39 Provide a high quality landscape character to the office core Precinct 2a and achieve all of the following:</p> <ul style="list-style-type: none"> a) a documented landscape design showing how landscape associated with the development addresses all of the items described in criterion C18 in this code b) use vegetation types and landscaping styles which complement the <i>streetscape</i> character and integrate with the north-south linear park, public spaces, reserves and public transport corridors.

Part C(4) – Precinct 2b – Office park

Element 1: Restrictions on use

Rules	Criteria
1.1 Street level uses	
<p>R40 A minimum of one (1) of the following uses is provided at the ground floor level abutting the street or main building entry for buildings of 2,000m² or greater:</p> <p><i>Business agency</i> <i>Drink establishment</i> <i>Health facility</i> <i>Public agency</i> <i>Restaurant</i> <i>SHOP</i></p>	<p>C40 Buildings abutting the street or main building entry incorporate uses that generate activity at the ground level in the public space.</p>

Element 2: Building and site controls

2.1 Building height	
<p>R41 Maximum <i>height of buildings</i> is 23 metres above the <i>datum ground level</i>.</p> <p>For leases granted before 30 November 2010, this provision will not apply until five (5) years from that date, being 30 November 2015.</p>	<p>C41 Maximum <i>height of buildings</i> comply with all of the following:</p> <ol style="list-style-type: none"> are compatible with adjacent development are appropriate to scale and function of use minimise detrimental impacts, including overshadowing and excessive scale contribute to the desired planning outcomes.

Element 3: Built form

3.1 Location of public entrances	
<p>There is no applicable rule.</p>	<p>C42 To provide public entrances that are easily identifiable and convenient, the development provides all of the following:</p> <ol style="list-style-type: none"> entrances to commercial and other uses provide a strong visual connection to the street the main building entrance relate to the overall bulk and scale of the building to emphasise the entrance to main lobby or foyer provide articulated building entrance to the street and/ or public space that is at grade with the adjoining verge or finished <i>site</i> levels.

Part C(5) – Precinct 3a – Services and Trades

Element 2: Building and site controls

Rules	Criteria
2.1 Height and setbacks	
<p>R43 Maximum <i>height of buildings</i> is 14 metres above the <i>datum ground level</i>.</p>	<p>C43 <i>Height of buildings</i> comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with existing character in the Service Trades Precinct b) is appropriate to the scale and function of the use c) minimise detrimental impact to adjacent open space and development, including overshadowing and excessive scale.
<p>R44 Buildings maintain a continuous <i>building line</i> along Hibberson Street.</p>	<p>C44 Building setbacks comply with all of the following:</p> <ul style="list-style-type: none"> a) frontages to Hibberson Street maintain a continuous <i>building line</i> b) setbacks in building alignment may be permitted where it provides small spaces for active uses and / or building entrances.

Element 3: Built form

3.1 Building design	
<p>There is no applicable rule.</p>	<p>C45 To provide development that is identifiable and contributes to the existing <i>streetscape</i> character, the development is to provide all of the following:</p> <ul style="list-style-type: none"> a) entrances provide a strong visual connection to the street and ensure a high level of surveillance b) building frontages to streets provide interesting and attractive facades that positively contribute to the <i>streetscape</i>.

Part C(6) – Precinct 3b – Major Community and Recreation Facilities

Element 1: Building and site controls

Rules	Criteria
2.1 Height and setbacks	
R46 Maximum <i>height of buildings</i> is 14m above the <i>datum ground level</i> .	C46 Maximum <i>height of buildings</i> comply with all of the following: a) are compatible with adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.
R47 A minimum setback of 6 metres applies to Warwick Street and The Valley Avenue street frontages.	C47 Setbacks comply with all of the following: a) are compatible with adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Element 3: Built form

3.1 Building design	
There is no applicable rule.	C48 To provide development that is identifiable and contributes to the existing <i>streetscape</i> character, development achieves all of the following: a) entrances have a strong visual connection to the street b) ensure a high level of surveillance c) building frontages to streets provide interesting and attractive facades that positively contribute to the <i>streetscape</i> d) building frontage onto The Valley Avenue is to provide articulation in the building facade.

Element 5: Amenity

5.1 Open space	
There is no applicable rule.	C49 Provide a landscape buffer along the southern <i>block</i> boundary parallel to The Valley Avenue that achieves all of the following: a) variety in vegetation species and sizes b) vegetation types and landscaping styles that complement the <i>streetscape</i> character, particularly street trees on The Valley Avenue, public spaces and reserves c) is appropriate to the bulk and scale of the development.

Part C(7) – Precinct 4a – Southern Transition

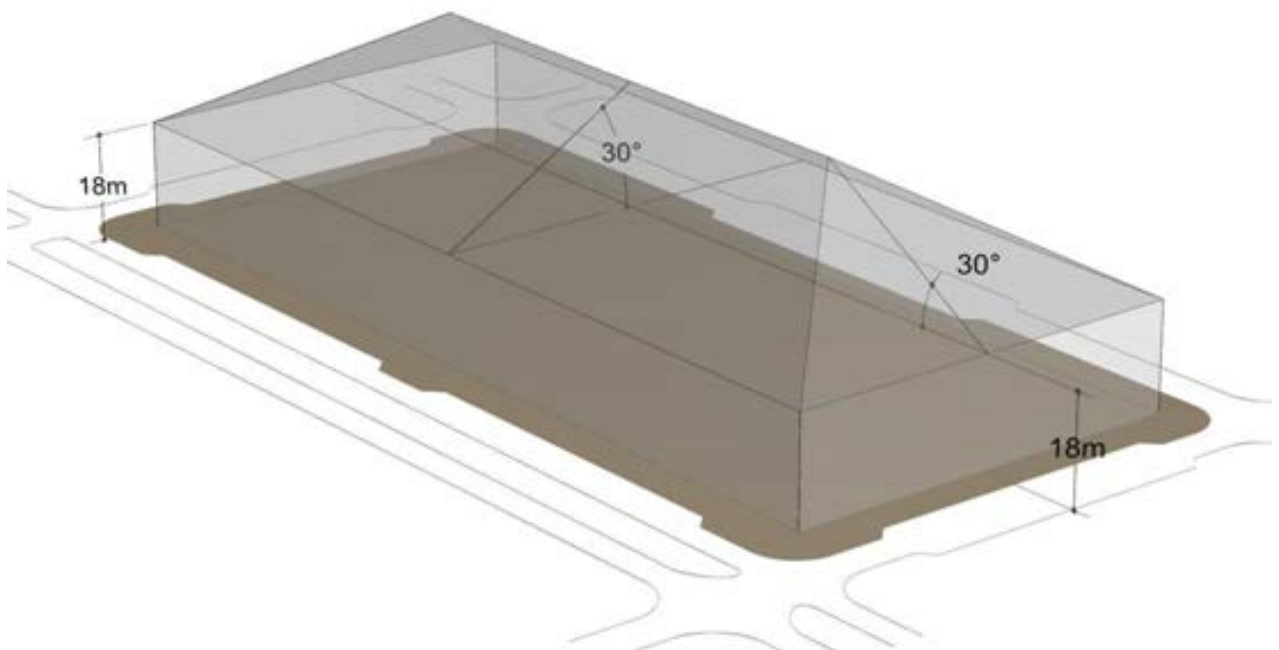
Element 2: Building and site controls

Rules	Criteria
2.1 Building envelope	
<p>R50</p> <p>All building elements, including lift overruns and roof top plant are contained within building envelope controls shown in Figure 20.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Redevelopment of sections 21 and 22 Gungahlin	
<p>R51</p> <p>Redevelopment, other than for a single <i>dwelling</i>, requires the amalgamation of a minimum of six (6) adjoining <i>blocks</i>. The resulting <i>block</i> is required to have a minimum area of 3000 m² and approximately equal frontage to both The Valley Avenue and Delma View.</p> <p>Note: Where <i>block</i> amalgamation is approved, registered Lease and Development Conditions for individual <i>blocks</i> are no longer considered.</p>	<p>C51</p> <p>Amalgamation of less than six (6) <i>blocks</i> is permitted where less than six (6) adjoining single <i>dwelling blocks</i> remain in a section and these adjoining single <i>dwelling blocks</i> are all amalgamated. The resulting <i>block</i> is required to have approximately equal frontage to both The Valley Avenue and Delma View.</p>
<p>R52</p> <p>Redevelopment of more than two <i>blocks</i> for other than a single <i>dwelling</i> is not permitted where it adjoins an existing single <i>dwelling</i> that has an existing or approved redevelopment on the other side boundary, unless the single <i>dwelling site</i> is included in the amalgamation of <i>sites</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R53</p> <p>Subdivision, amalgamation and boundary realignments of <i>blocks</i> resulting in single <i>dwelling</i> development is not permitted.</p>	<p>C53</p> <p>Minor boundary realignments to the side boundaries of redevelopment <i>sites</i> shared with single <i>dwelling blocks</i> is only permitted where the resulting development on the affected <i>blocks</i> is consistent with Rule R56 and Rule R57 of this Code.</p>
<p>R54</p> <p>Redevelopment shall not result in the reduction of the <i>dwelling</i> numbers on the subject <i>blocks</i> to below that the existing at the close of business on 30 November 2010.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R55</p> <p>Development is built to a minimum 4m <i>front boundary</i> setback to all street frontages.</p>	<p>C55</p> <p>Minor encroachments into the front setback are permitted to allow for elements such as awnings, sun shading and roof overhang.</p>
<p>R56</p> <p>Articulation is provided to a minimum depth of 2m behind the front setback to all street frontages for all <i>storeys</i> in the development.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 3: Built form

3.1 Building design	
<p>There is no applicable rule.</p>	<p>C56</p> <p>Buildings are to contribute to the public realm that is safe and convenient by providing the following:</p> <ul style="list-style-type: none"> a) corner buildings are to provide focal points providing interest and variety b) building entrances are to be at grade with the adjoining verges or finished <i>site</i> levels to provide level building access c) entrances to commercial and residential uses are to provide a strong visual connection to the street d) entrances ensure a high level of surveillance.



Note: The following illustration shows a potential built form within the building envelope

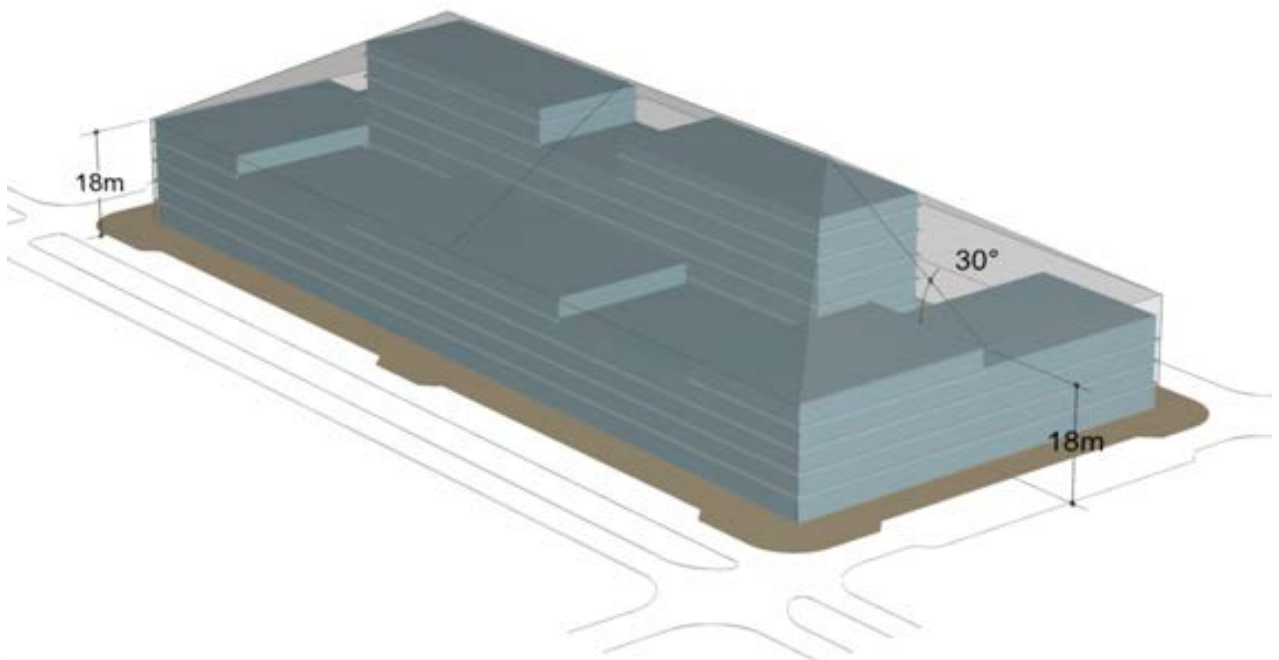


Figure 20 Building envelopes in Precinct 4a and Precinct 4b

Element 2: Building and site controls

Rules	Criteria
2.1 Building envelope and setbacks	
<p>R58 All building elements, including lift overruns and roof top plant are contained within building envelope controls shown in Figure 20.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R59 Buildings are joined at party walls and built to the front property boundary along Anthony Rolfe Avenue and main pedestrian areas and routes identified in Figure 13.</p>	<p>C59 Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) strong urban edge for the town centre along Anthony Rolfe Avenue b) compatibility with adjacent development c) consistency with desired planning outcomes.

Element 3: Built form

3.1 Building design	
<p>There is no applicable rule.</p>	<p>C60 Buildings are to contribute to the public realm that is safe and convenient by providing all of the following:</p> <ul style="list-style-type: none"> a) corner buildings are to provide focal points giving interest and variety b) building entrances are to be at grade with the adjoining verges or finished <i>site</i> levels to provide level building access c) entrances to commercial and lobbies to residential use are to provide a strong visual connection to the street and ensure a high level of surveillance.
<p>R61 Buildings must incorporate awnings that comply with the following:</p> <ul style="list-style-type: none"> a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in Figure 13 b) awnings are to be a minimum of 3m in cantilever width c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Appendix A – Road Reservation

Street name	The Valley Avenue	The Valley Avenue extension (up to Gundaroo Drive)	Flemington Road (Kate Crace Street to Hamer Street)	Kate Crace Street	North–south leg of ring system at eastern end of the town centre (adjacent to Hamer Street, Manning Clark Crescent south to The Valley Avenue)
Carriageway	4 traffic lanes	4 traffic lanes	2 traffic lanes	4 traffic lanes	4 traffic lanes
Median	required (including turning)	required	required	required (including turning)	required (including turning)
On-street car parking	both sides	not required	both sides	western side only	not required
Verge width each side (m)	7 (northern side) 7 (southern side)	8 (northern side) 7 (southern side)	7 (northern side) 7 (southern side)	7 (western side) 5 (eastern side)	7 (western side) 7 (eastern side)
Bike path each side	yes (refer Figure 4)	yes (refer Figure 4)	yes (refer Figure 4)	yes (refer Figure 4)	yes (refer Figure 4)
Service lane	on the southern side, with parking only on the northern side				
Bus lane each side			yes		

Street name	Ernest Cavanagh Street	Access streets (not specifically listed above)	Hibberson Street	Hinder Street
Carriageway	2 traffic lanes	2 traffic lanes	continue current width	continue current width
Median	not required	not required		
On-street car parking each side (m)	yes (both sides)	yes (both sides)		
Verge	yes (both sides)	yes (both sides)		