

# Griffith Precinct Code

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# Introduction

## Name

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

## Application

The code applies to the Division of Griffith.

## Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

## Structure

This code contains the following:

### Precinct map

This map may identify blocks or parcels:

- that are referred to in development codes (eg. blocks that may have an elevated bush fire risk and require a dwelling house to be built to a certain standard)
- affected by part A or part B of this code.

### Part A – Additional rules and criteria

This part may contain:

- sub-parts
- additional rules and/or criteria for, to be read in conjunction with the relevant development code

for particular blocks or parcels identified on the precinct map.

Each part has a number of elements. Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

## Code hierarchy

Under the *Act*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

## Definitions

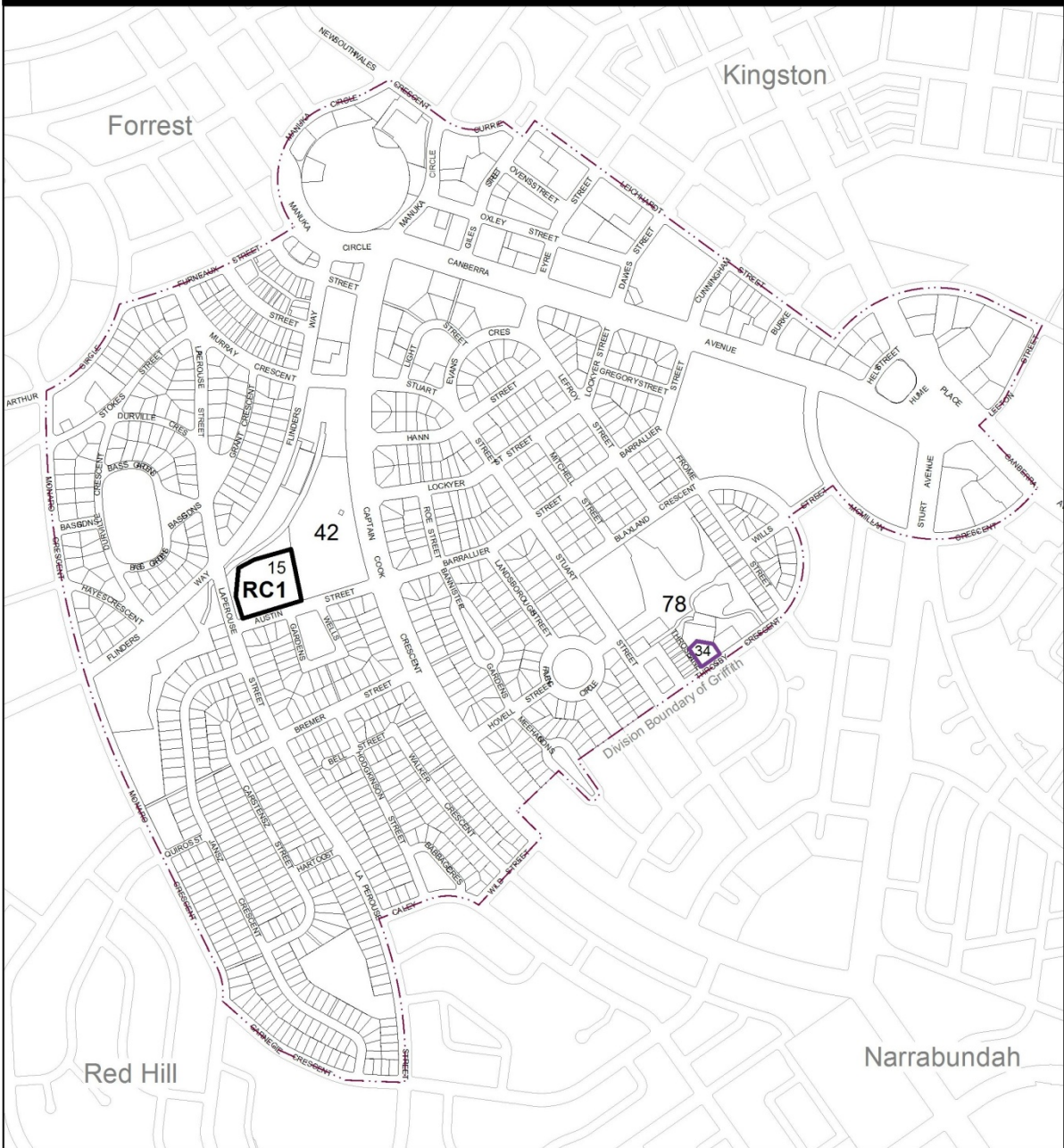
Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.


## Abbreviations

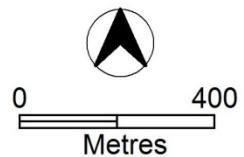
Authority	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
The Act	Planning and Development Act 2007

# Griffith Precinct Code



## Legend

- RCn** Additional rules and criteria development see Part A
-  Community Facility zoned sites where supportive Housing and retirement village are prohibited. Refer community facility zone development table



## Part A – Additional rules and criteria

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

### Part A1 Specific provisions for RC1 in the Griffith Precinct Map

#### Element 1: Restrictions on use

Rules	Criteria
<b>1.1 Basement Parking</b>	
R1 Basement Parking is limited to one (1) level.	This is a mandatory requirement. There is no applicable criterion.

#### Element 2: Building and site controls

Rules	Criteria
<b>2.1 Setback</b>	
R2 Buildings and other development are setback a minimum of 35 metres from the boundary of Griffith, section 42, block 7. Any part of block 15 within this setback is included in a public access easement.	This is a mandatory requirement. There is no applicable criterion.

#### Element 3: Built Form

Rules	Criteria
<b>3.1 Accessibility (mobility)</b>	
R3 100% of the dwellings of any multi unit housing development are designed to meet the relevant Australian Standard for Adaptable Housing and any relevant considerations in the Access and Mobility General Code.	This is a mandatory requirement. There is no applicable criterion.

#### Element 6: Environment

Rules	Criteria
<b>6.1 Trees</b>	
R4 Building and construction works do not encroach on land within the drip zone plus 2.0m of the existing stands of trees on the perimeter of Block 15 as identified on Figure 1.	C4 The health of existing trees on the perimeter of block 15 is maintained. Compliance with this criterion is supported by an assessment by a suitably qualified arborist and to the satisfaction of the Conservator of Flora and Fauna.



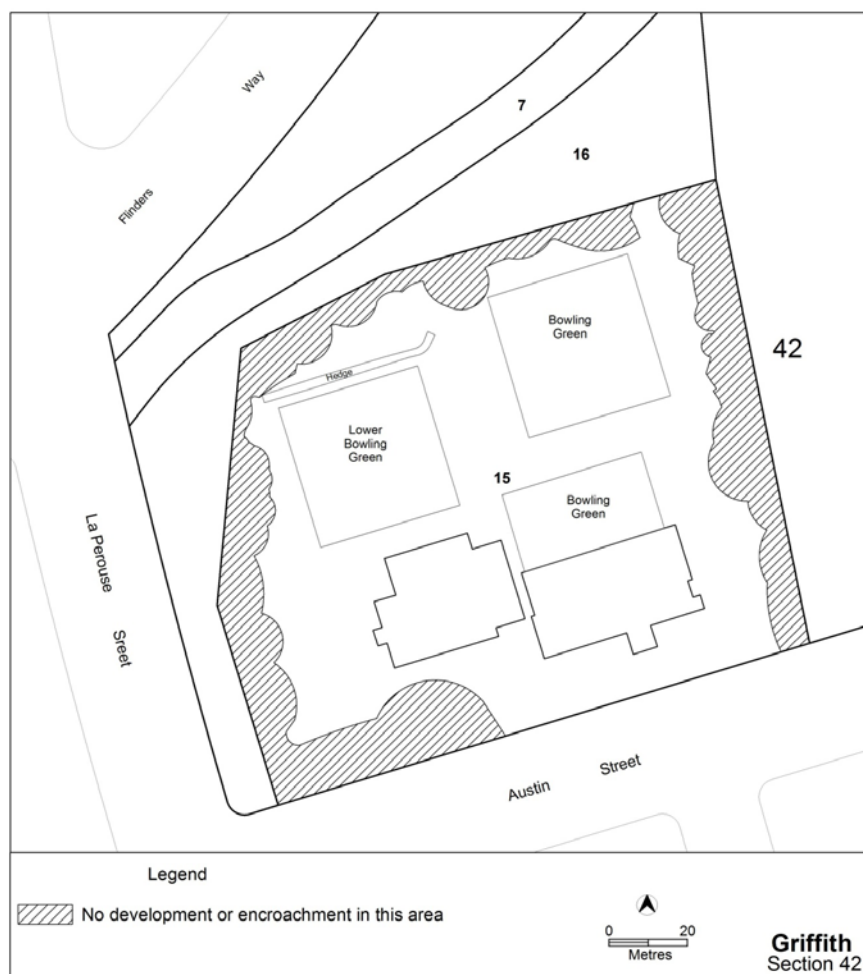


Figure 1 Areas with no development or encroachments

### Element 7 Services

Rules	Criteria
<b>7.1 Off site works</b>	
<p>R5</p> <p>Shared paths are constructed within block 16 and the part of block 15 subject to the public access easement in Rule R2, along the northern and eastern boundaries of block 15 as identified on Figure 2 and are endorsed by the Territory agency responsible for asset acceptance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R6</p> <p>Flood signage is erected along pathways and access points to Section 42 Griffith and is endorsed by the Territory agency responsible for asset acceptance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

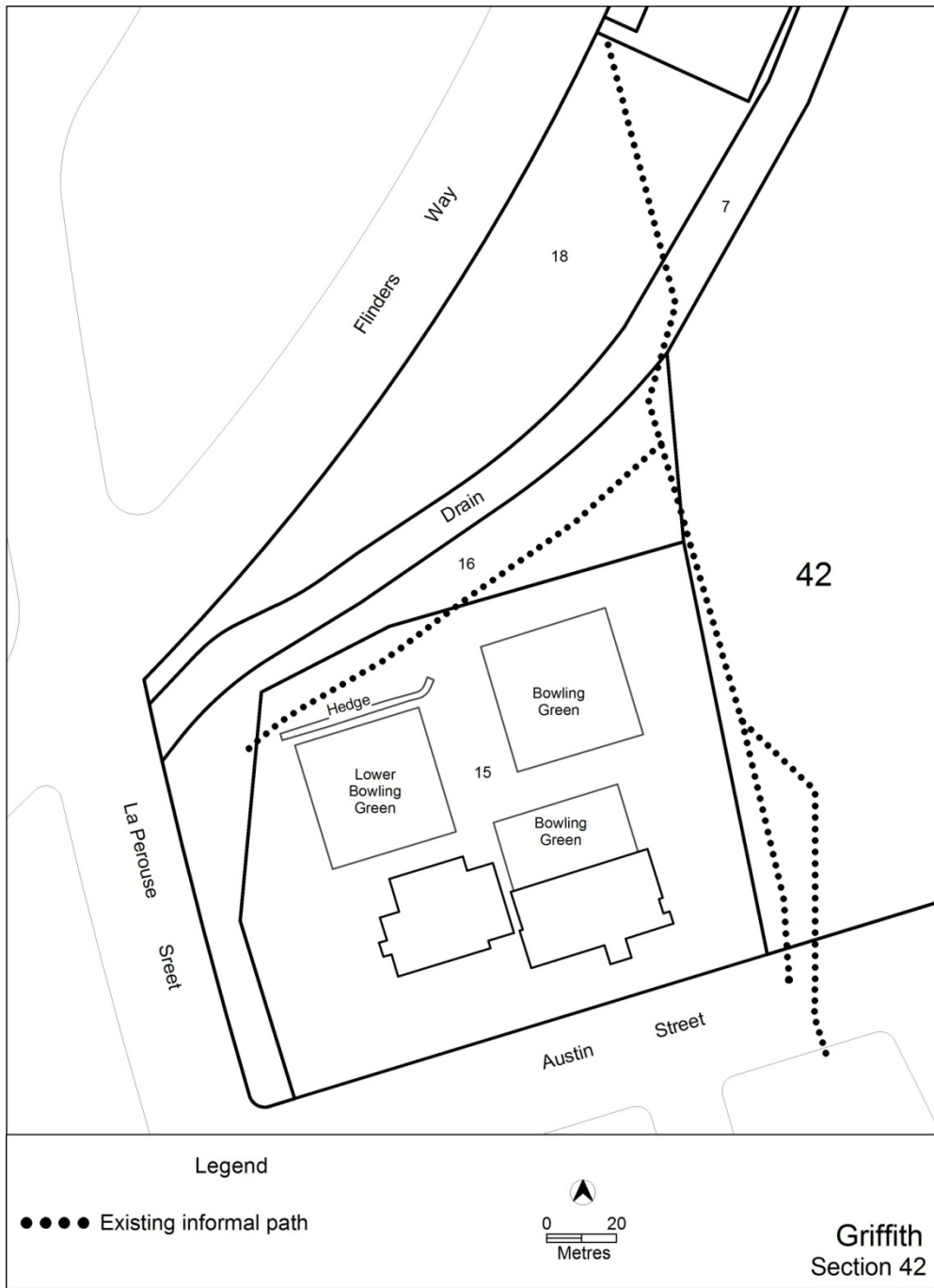


Figure 2 location of existing informal paths to be formalised