



ACT

Government

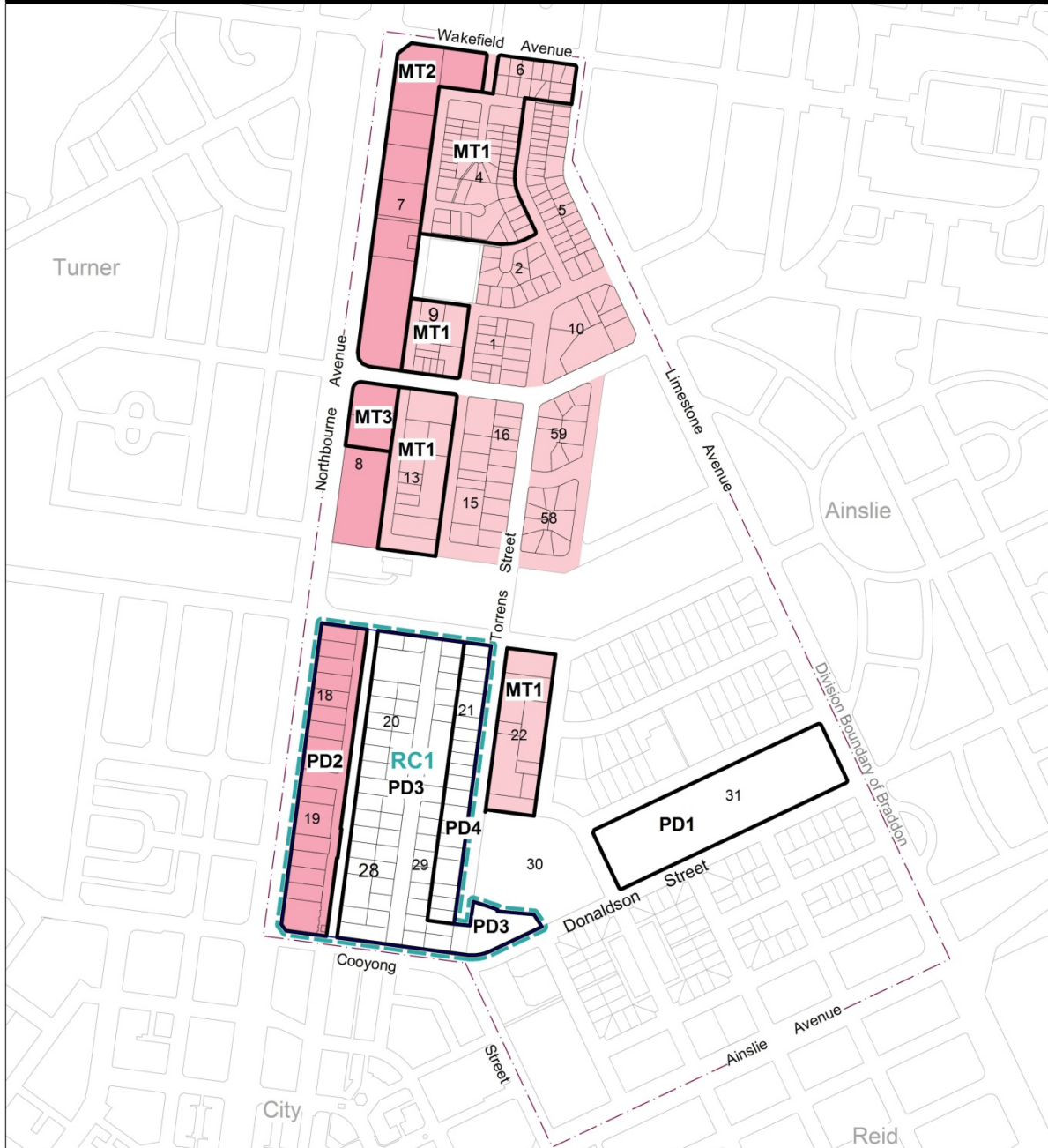
Environment and
Sustainable Development

Braddon Precinct Map and Code

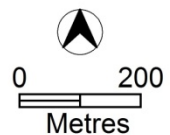
includes
part City Centre

This page is intentionally blank.

Braddon Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Braddon Precinct Code
- Northbourne Avenue Precinct Code applies
- Inner North Precinct Code applies



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Braddon Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village</i> <i>supportive housing</i>
PD2	CZ2	<i>place of assembly</i> <i>place of worship</i> <i>SHOP (except for personal service)</i>
PD3	CZ3	<i>place of assembly</i> <i>place of worship</i> <i>religious associated use</i> <i>tourist facility</i> <i>tourist resort</i>
PD4	CZ2	<i>Club</i> <i>COMMERCIAL ACCOMMODATION USE</i> <i>Community theatre</i> <i>Cultural facility</i> <i>Drink establishment</i> <i>Educational establishment</i> <i>Emergency services facility</i> <i>Financial establishment</i> <i>Indoor entertainment facility</i> <i>Indoor recreation facility</i> <i>Outdoor recreation facility</i> <i>Place of assembly</i> <i>Place of worship</i> <i>Religious associated use</i> <i>Restaurant</i> <i>SHOP</i> <i>Tourist facility</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	RZ4	<i>business agency office restaurant SHOP</i>
MT2	CZ5	<i>club place of assembly scientific research establishment</i>
MT3	CZ5	<i>club</i>

Braddon Precinct Code

Contents

Introduction.....	5
Additional rules and criteria.....	7
RC1 – City centre – Braddon commercial area	7
Element 1: Use	7
1.1 Shop – floor area limit – CZ3	7
1.2 Residential – ground floor and first floor - CZ3	7
1.3 Offices - CZ3	7
1.4 Ground floor tenancies - CZ3.....	7
Element 2: Buildings	8
2.1 Building design.....	8
2.2 Building height.....	9
2.3 Building envelopes – sections 21 and 29 – CZ2.....	9
2.4 Building envelopes – CZ3	9
2.5 Plot ratio – CZ2	9
2.6 Plot ratio – CZ3	9
2.7 Setbacks – Torrens Street – CZ2	10
2.8 Setbacks – CZ3.....	10
Element 3: Parking and access	11
3.1 Existing driveway verge crossings – Torrens Street.....	11
3.2 Car parking - CZ3	11
3.3 Site access – CZ3.....	11

Figures

Figure 1 Building Envelope Diagram - Braddon section 21 blocks 1- 12.....	12
Figure 2 Building Envelope Diagram - Braddon section 29 blocks 1– 4, 7,8, 10, 11and 21.....	13
Figure 3 Building Envelope Diagram - Braddon section 20.....	14
Figure 4 Building Envelope Diagram - Braddon section 21 blocks 13 – 21	15
Figure 5 Building Envelope Diagram - Braddon section 28.....	16
Figure 6 Building Envelope Diagram - Braddon section 29 blocks 9, 10, 12 – 20	17
Figure 7 Building Envelope Diagram - Braddon section 30.....	18

Introduction

Name

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

Application

The code applies to the Division of Braddon.

Purpose

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

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

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

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

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

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

The provisions of the Inner North Precinct Code and the Northbourne Avenue Precinct Code shall take precedence over this code but only to the extent of any inconsistency.

Definitions

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

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

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

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

RC1 – City centre – Braddon commercial area

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

Element 1: Use

Rules	Criteria
1.1 Shop – floor area limit – CZ3	
<p>R1</p> <p>This rule applies to CZ3.</p> <p>The maximum <i>gross floor area</i> for <i>shop</i> selling food (including a supermarket) on any <i>lease</i> is 200m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Residential – ground floor and first floor - CZ3	
<p>R2</p> <p>This rule applies to CZ3, except Braddon block 5 Section 30.</p> <p><i>RESIDENTIAL USE</i> is prohibited at ground and first floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Offices - CZ3	
<p>R3</p> <p>This rule applies to CZ3.</p> <p><i>Offices</i> uses at ground floor level do not occupy more than a total of 8m of the street frontage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 Ground floor tenancies - CZ3	
<p>R4</p> <p>This rule applies to CZ3.</p> <p>There is a minimum of 2 ground floor level tenancies or businesses addressing the street frontages of blocks. Where development includes block amalgamation, this rule applies to the number of blocks existing prior to the amalgamation.</p>	<p>C4</p> <p>Buildings fronting streets incorporate uses on the ground floor that generate activity.</p>

Element 2: Buildings

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

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

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

Element 3: Parking and access

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

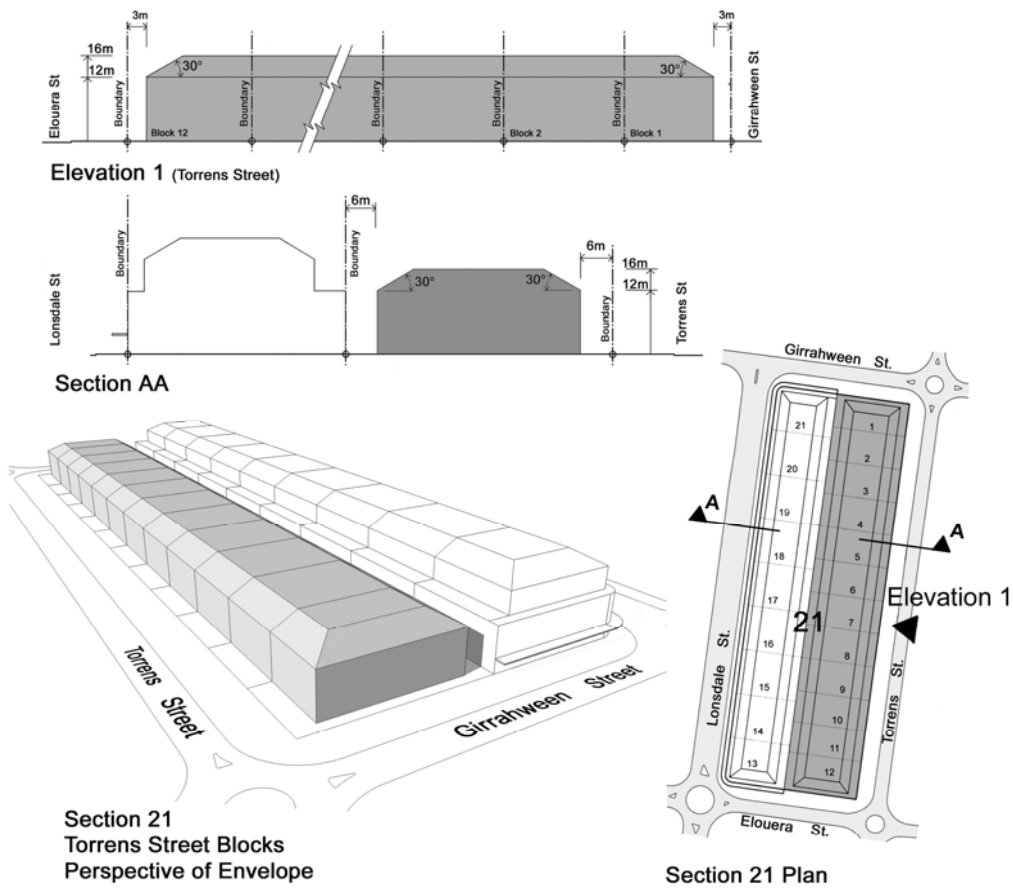


Figure 1 Building Envelope Diagram - Braddon section 21 blocks 1- 12

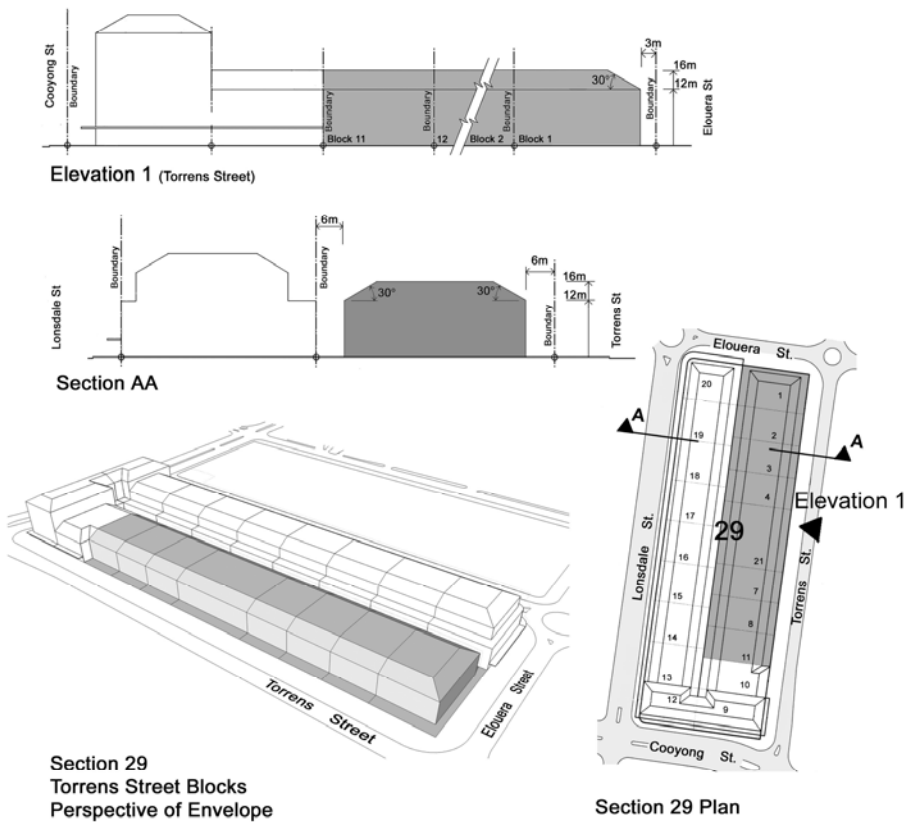


Figure 2 Building Envelope Diagram - Braddon section 29 blocks 1– 4, 7,8, 10, 11and 21

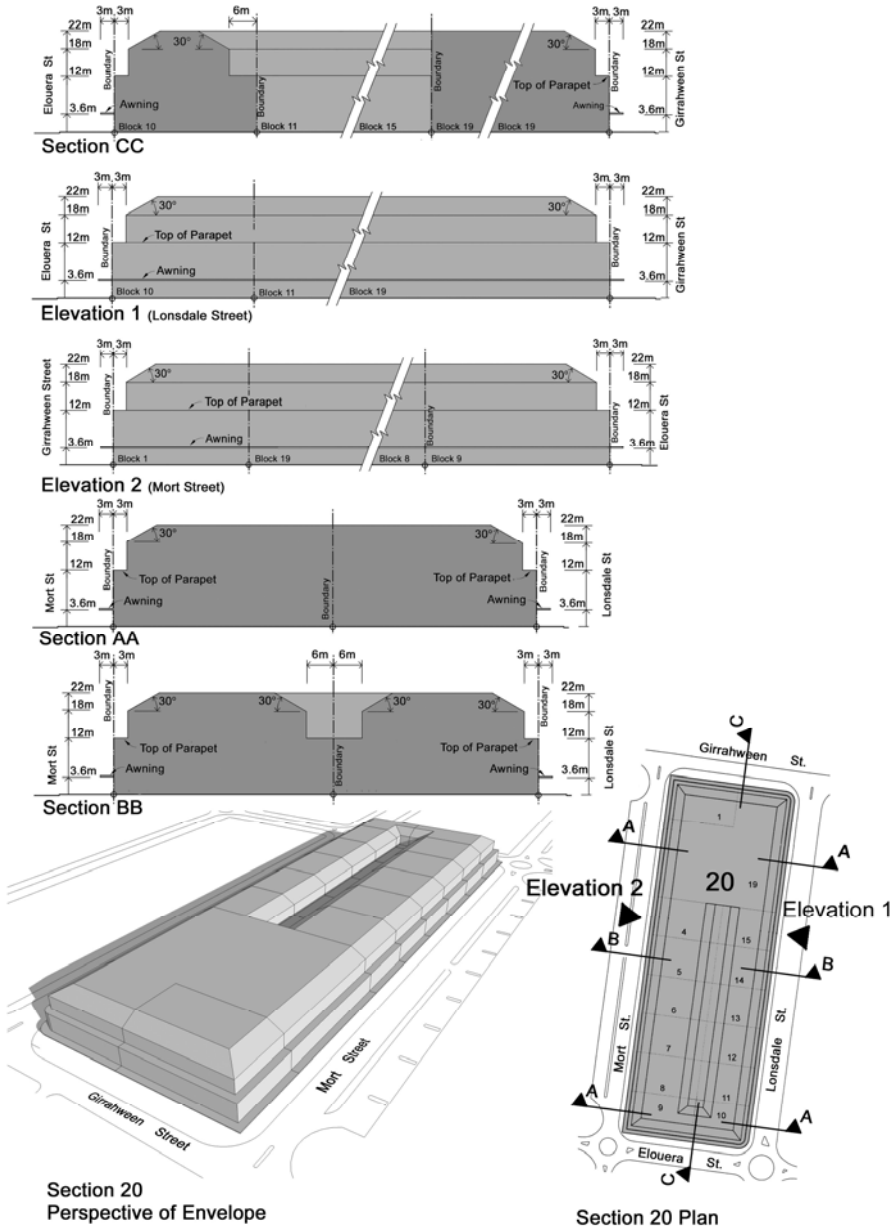


Figure 3 Building Envelope Diagram - Braddon section 20

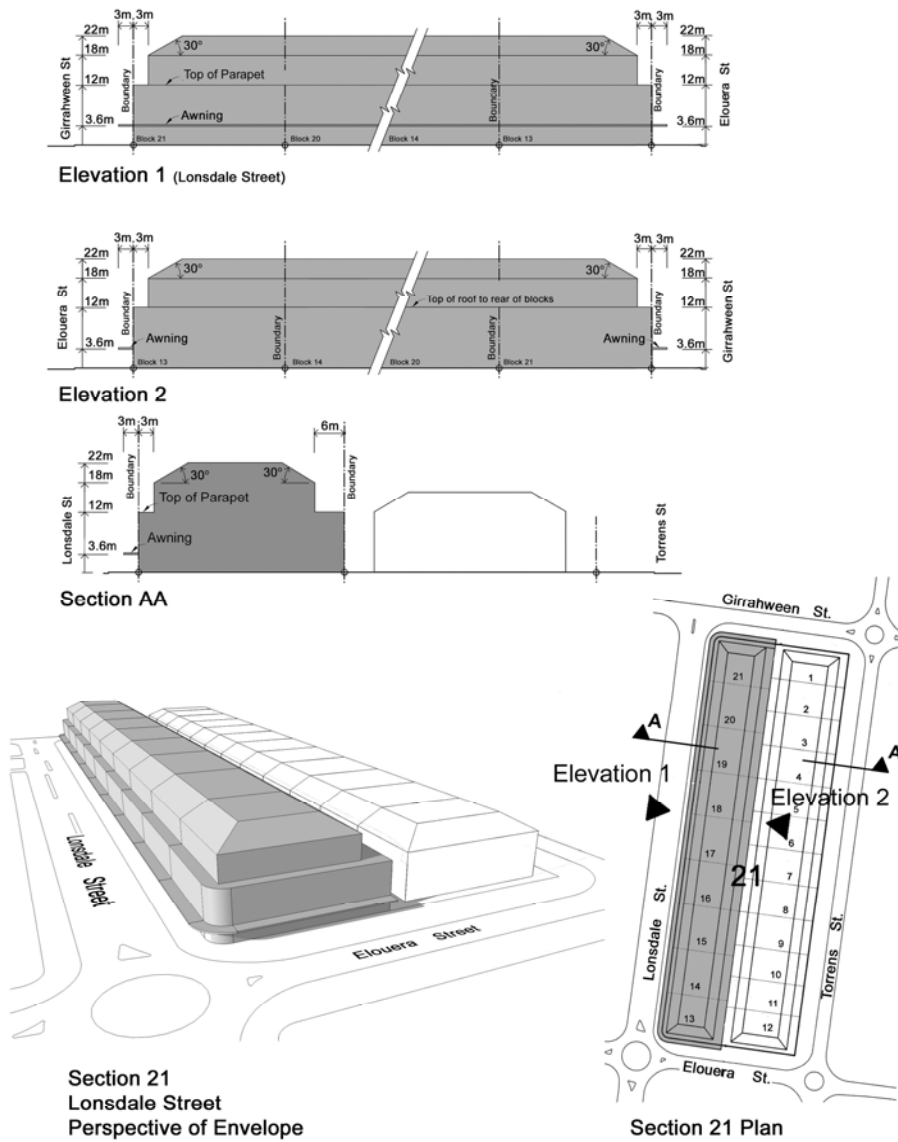


Figure 4 Building Envelope Diagram - Braddon section 21 blocks 13 – 21

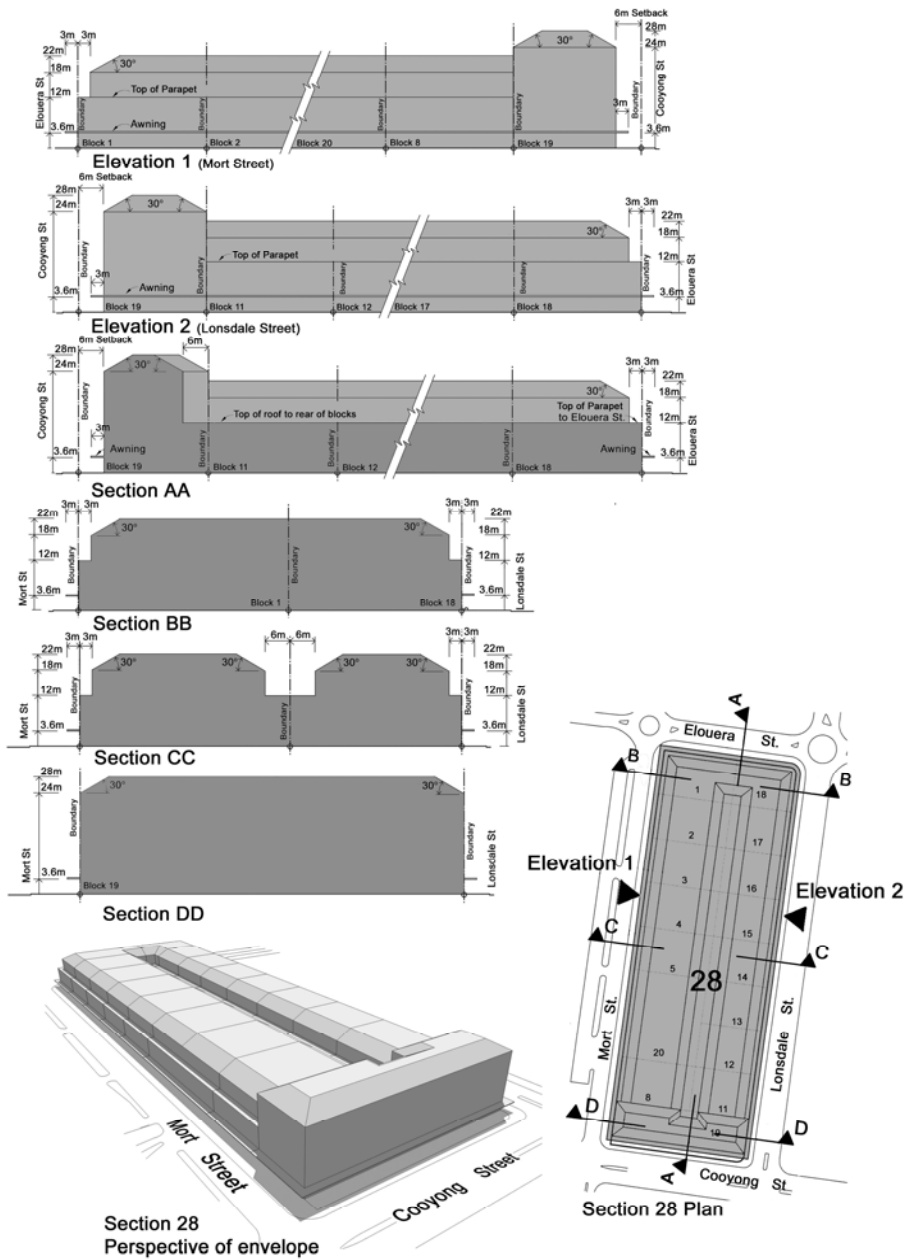


Figure 5 Building Envelope Diagram - Braddon section 28

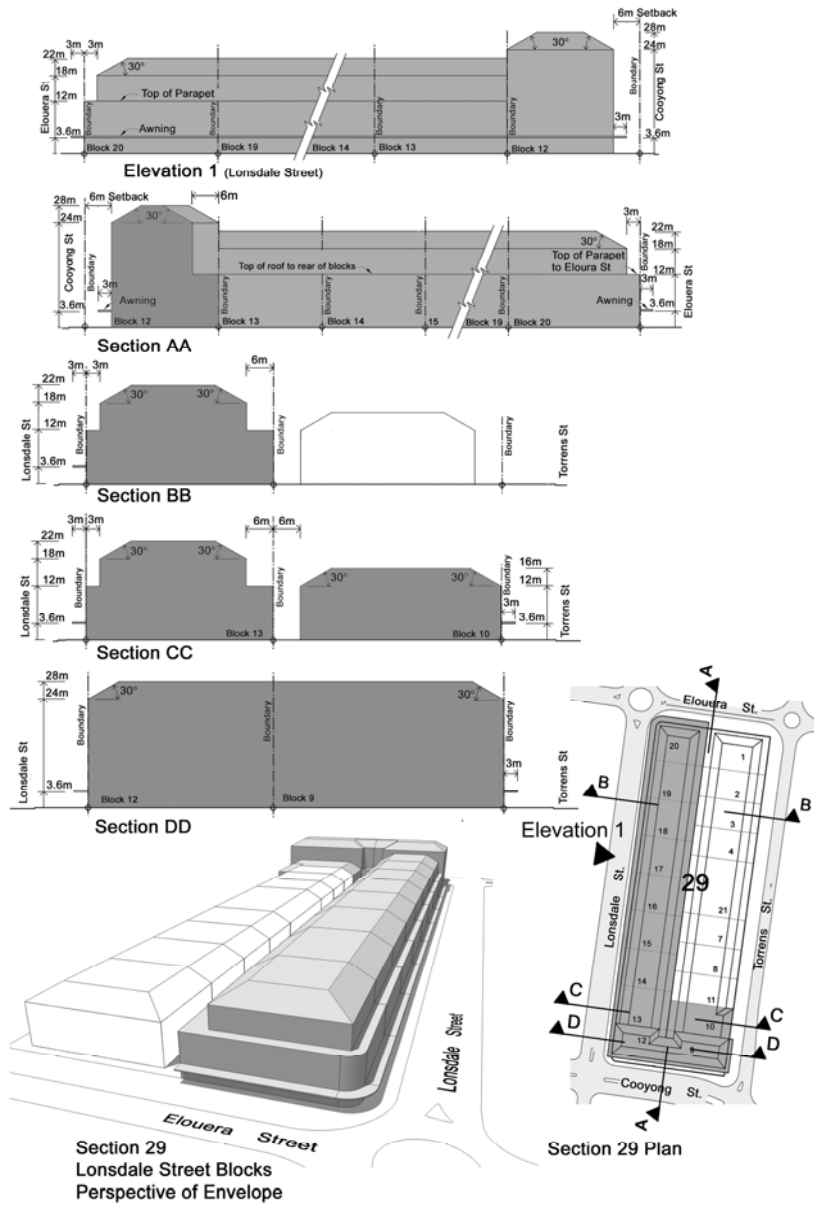


Figure 6 Building Envelope Diagram - Braddon section 29 blocks 9, 10, 12 – 20

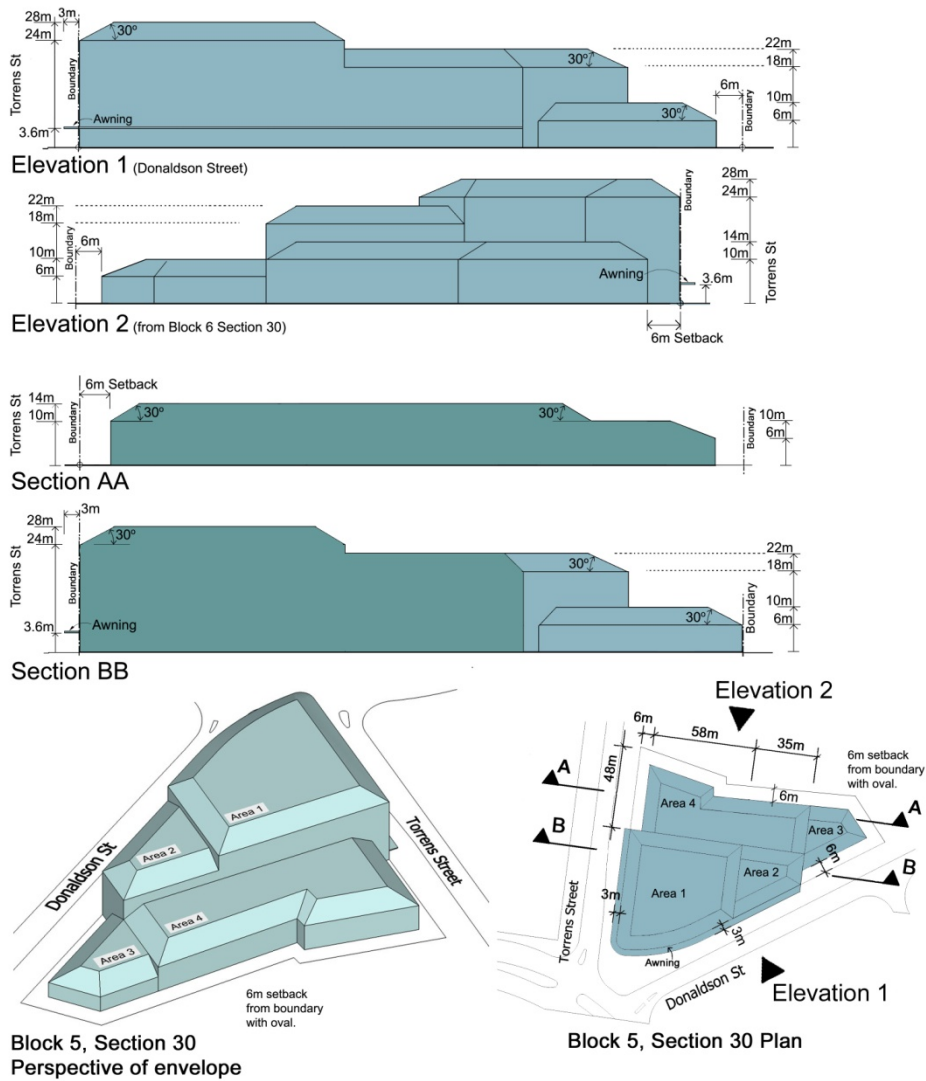


Figure 7 Building Envelope Diagram - Braddon section 30