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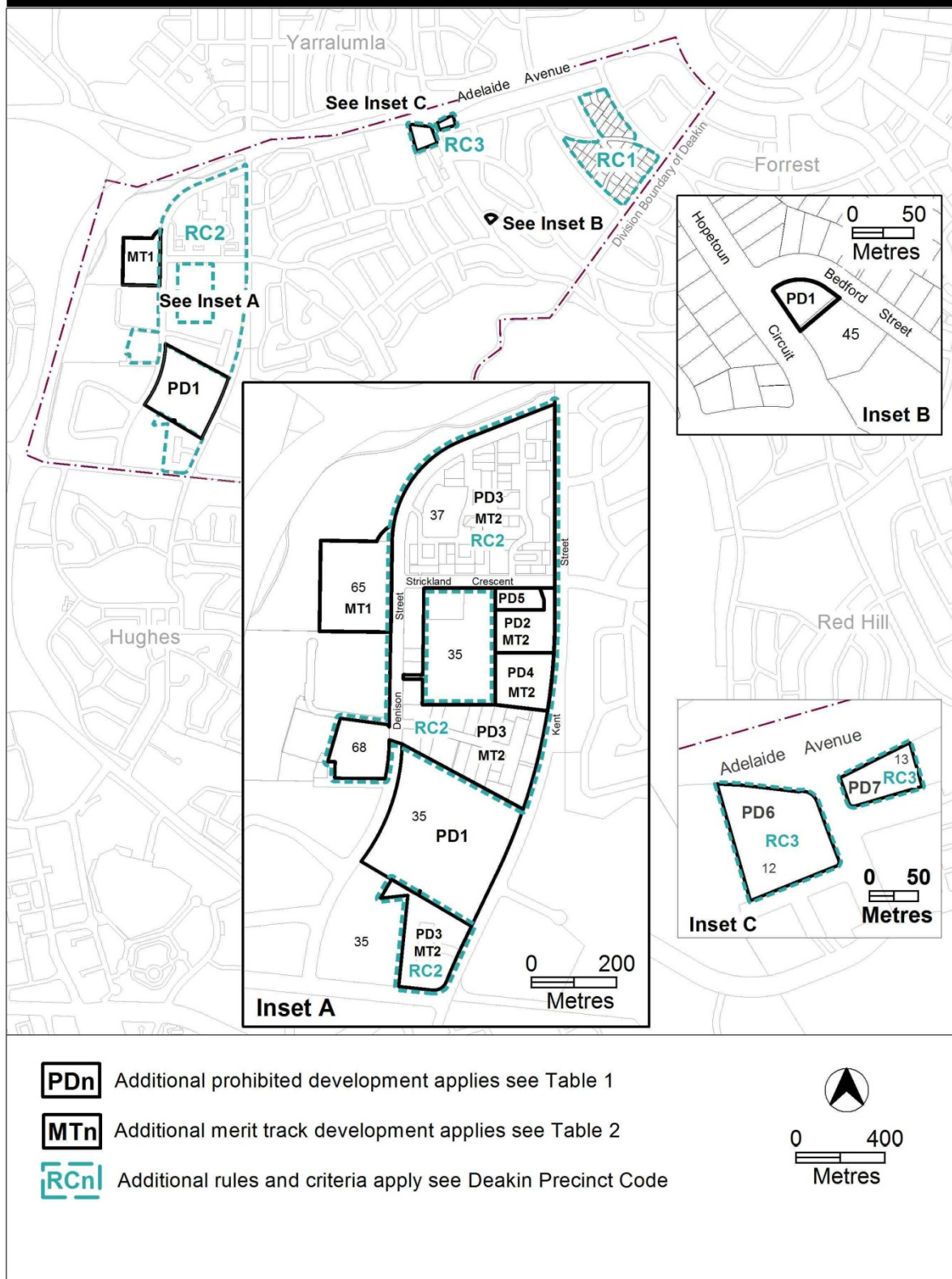
Government

Environment and
Sustainable Development

Deakin Precinct Map and Code

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Deakin Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Deakin 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>indoor entertainment facility</i> <i>tourist facility</i> <i>tourist resort</i>
PD3	CZ2	COMMERCIAL ACCOMMODATION USE <i>club</i> <i>indoor entertainment facility</i> RESIDENTIAL USE <i>tourist facility</i> <i>tourist resort</i>
PD4	CZ2	<i>club</i> <i>indoor entertainment facility</i> <i>tourist facility</i> <i>tourist resort</i>
PD5	CZ2	all uses except <i>health facility</i>
PD6	CZ5	<i>financial establishment</i> <i>indoor recreation facility</i> <i>office</i>
PD7	CZ5	SHOP (all shops other than art, craft and sculpture dealer)

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	NUZ1	<i>Australian mint</i>
MT2	CZ2	<i>defence installation</i> <i>scientific research establishment</i>

Deakin Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Deakin.

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.

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.

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 Deakin Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Residential Area

This part applies to blocks and parcels identified in area RC1 shown on the Deakin Precinct Map.

Element 1: Buildings

Rules	Criteria
1.1 Building heights	
R1 The maximum <i>height of buildings above natural ground level</i> is 11.5m.	This is a mandatory requirement. There is no applicable criterion.
1.2 Front boundary setback	
R2 The minimum front boundary setback is 10m.	C2 Front boundary setbacks respect the established building lines of surrounding properties.
1.3 Side and rear setbacks	
There is no applicable rule.	C3 Buildings and other structures are sited and designed to protect a reasonable amount of privacy and solar access to adjacent dwellings and their private open space.
1.4 Plot ratio – single dwelling housing	
The maximum plot ratio is 30%.	C4 The scale of buildings is compatible with adjacent development.
1.5 Materials and finishes	
R5 Buildings incorporate all of the following: a) exterior walls are predominantly comprised of masonry materials b) pitched roofs Note: item b) does not apply to alterations and additions for existing single dwelling houses with predominantly flat roofs. For this rule a flat roof has a gradient of less than 2 degrees to the horizontal.	C5 Materials and form are compatible with adjacent development.

Element 2: Amenity

Rules	Criteria
2.1 Landscaping	
There is no applicable rule.	<p>C6</p> <p>An evaluation of existing trees is undertaken and a comprehensive landscape design, indicating the size and type of species proposed, is submitted for consideration.</p>

RC2 – Deakin Office Site

This part applies to blocks and parcels identified in area RC2 shown on the Deakin Precinct Map.

RC2 includes the Deakin office site.

Element 3: Use

Rules	Criteria
3.1 Drink establishment, restaurant and shop	
There is no applicable rule.	<p>C7</p> <p>This criterion applies to area a shown on figure 1.</p> <p>One or more of the following</p> <ul style="list-style-type: none"> i) drink establishment ii) restaurant iii) SHOP <p>is limited to a scale that is appropriate to providing convenient services for the local workforce</p>
<p>This rule applies to area b shown on figure 1.</p> <p>The total maximum gross floor area for one or more of the following</p> <ul style="list-style-type: none"> a) <i>SHOP</i> b) <i>drink establishment</i> c) <i>restaurant</i> <p>is 720m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>This rule applies to area b shown on figure 1.</p> <p>The maximum <i>gross floor area</i> for one or more of the following</p> <ul style="list-style-type: none"> a) <i>supermarket</i> b) <i>SHOP</i> selling food <p>is 200m² per shop.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
3.2 Office	
<p>R10</p> <p>This rule applies to area c shown on figure 1.</p> <p>An application to vary the lease to increase the permissible quantum of gross floor area for office use on unit 17 shall not be approved unless the lessee has entered into a binding agreement with the Territory to provide a swimming pool which is a minimum of 25m in length and all associated amenities for access and use by members of the public on reasonable commercial terms and otherwise to a standard acceptable to the Planning and Land Authority.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Figure 1 Deakin Office Site

Element 4: Buildings

Rules	Criteria
4.1 Number of storeys	
There is no applicable rule.	<p>C11</p> <ul style="list-style-type: none"> a) Building heights achieve all of the following: <ul style="list-style-type: none"> i) compatibility with the desired character ii) appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale b) The maximum number of storeys is <ul style="list-style-type: none"> i) section 68 – 3 ii) section 35 blocks 2 and 28 – 4 iii) on all other sites – 2
<p>R12</p> <p>The maximum number of storey is 4.</p>	<p>C12</p> <p>The number of storeys comply with all of the following:</p> <ul style="list-style-type: none"> i) compatibility with existing, or future desired character of, adjacent development ii) appropriate to the scale and function of the use iii) minimise detrimental impacts, including overshadowing and excessive scale iv) no higher than the established tree canopy along main avenues with primarily landscaped frontage

RC3 – Mixed Use Commercial Area

This part applies to blocks and parcels identified in area RC3 shown on the Deakin Precinct Map.

Element 5: Use

Rules	Criteria
5.1 Restaurant, business agency and shop	
<p>R13</p> <p>This rule applies to area a and b shown on figure 2.</p> <p>One or more of the following</p> <ul style="list-style-type: none">a) restaurantb) business agencyc) SHOP <p>is only permitted at the ground floor level</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>Development provides an active frontage to Hopetoun Circuit or Grosse Street and pedestrian links to the commercial centre.</p>
5.2 Office	
<p>R15</p> <p>This rule applies to area c shown on figure 2.</p> <p>The maximum gross floor area is 500m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

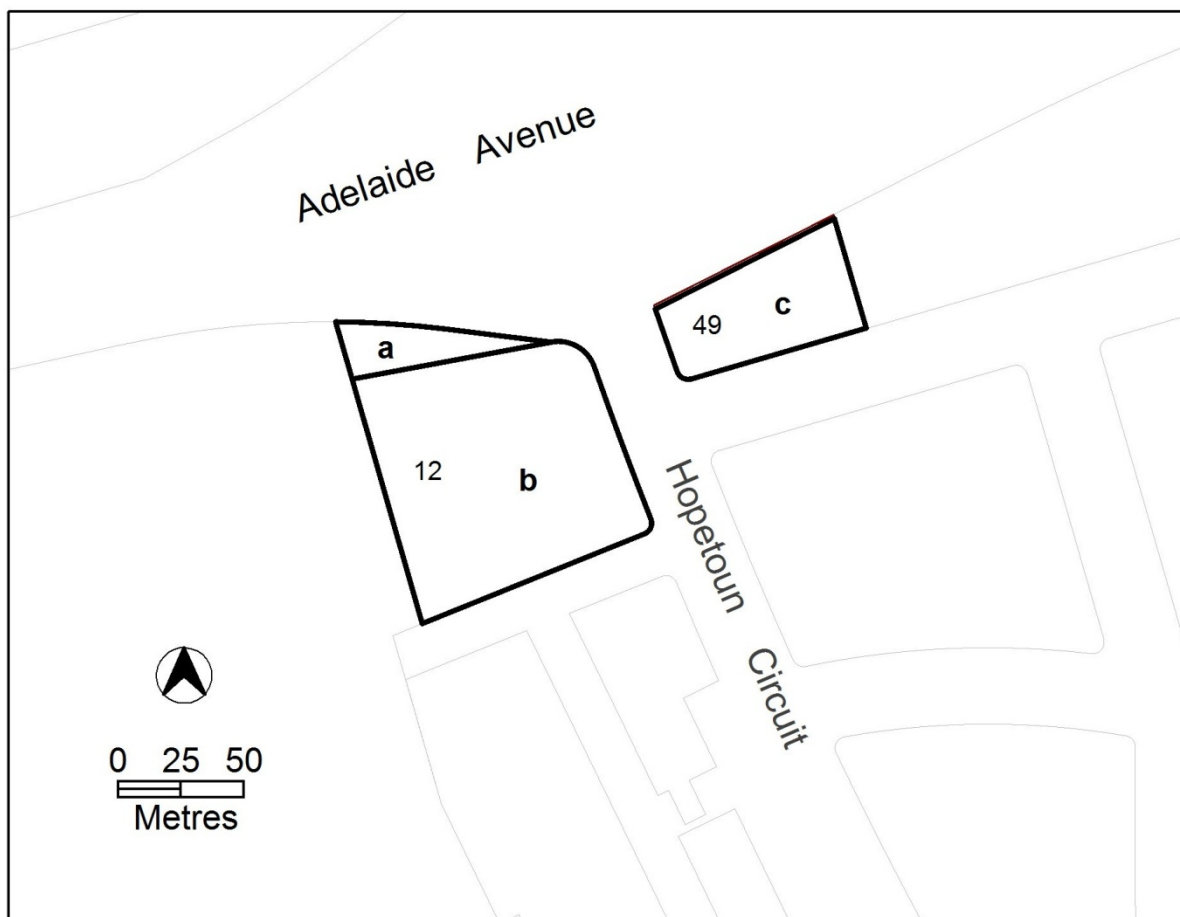


Figure 2 Mixed Use Commercial Area

Element 6: Buildings

Rules	Criteria
6.1 Setback	
There is no applicable rule.	This criterion applies to area a in figure 2. Setbacks provide for landscaping consistent with a landmark building.