



ACT

Government

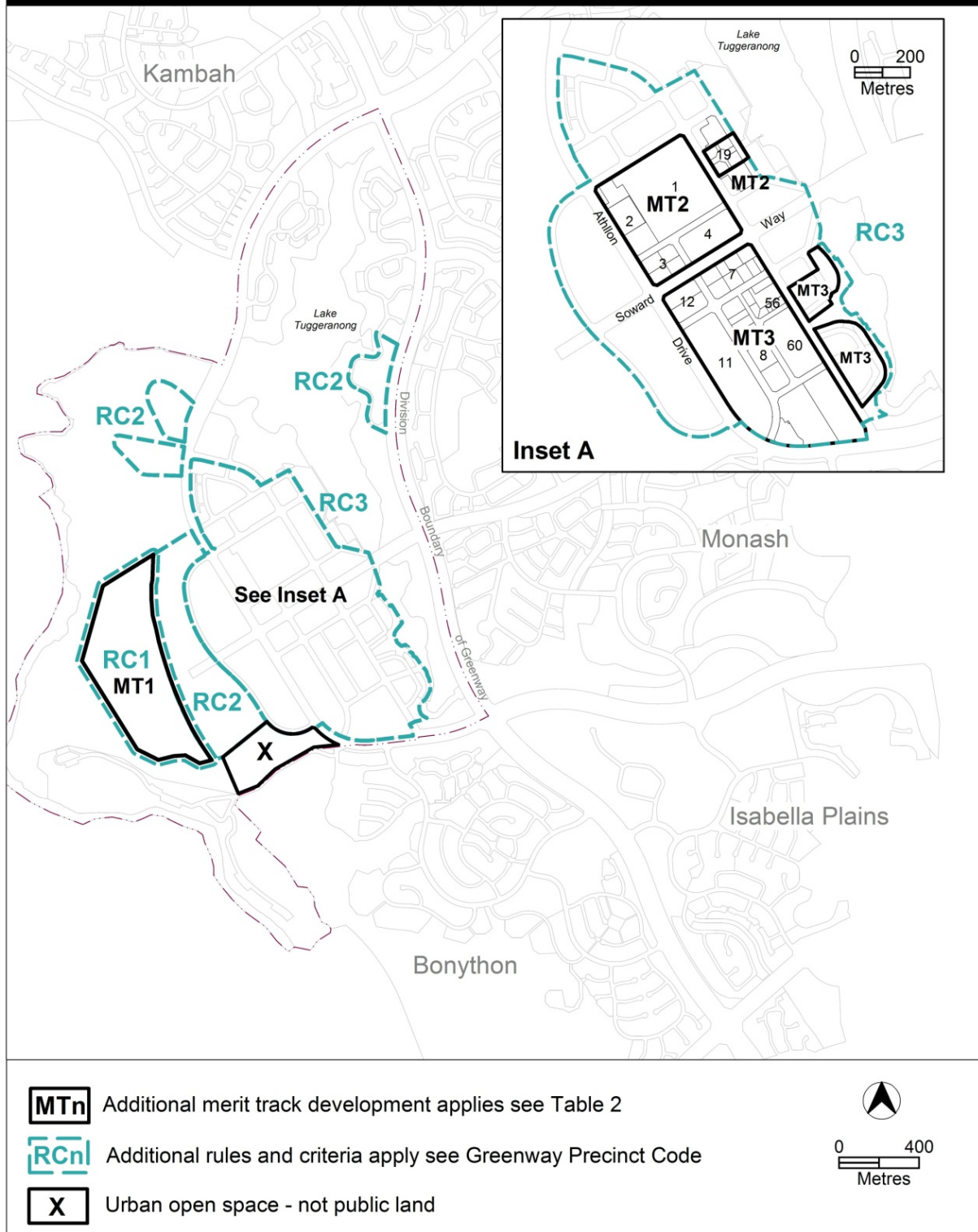
Environment and
Sustainable Development

Greenway Precinct Map and Code

includes
Tuggeranong Town Centre

This page is intentionally blank.

Greenway Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Greenway 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 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	NUZ4	<i>group or organised camp overnight camping area tourist facility</i>
MT2	CZ1	<i>produce market</i>
MT3	CZ3	<i>corrections facility</i>

Greenway Precinct Code

Contents

Introduction.....	4
Additional rules and criteria.....	6
RC1 – Murrumbidgee River corridor	6
Element 1: Use	6
1.1 Campsite and tourist facility	6
RC2 – Leisure and accommodation area	6
Element 2: Buildings and use	6
2.1 Protection of visual character.....	6
Element 3: Environment	7
3.1 Protection of water quality.....	7
RC3 – Tuggeranong Town Centre	7
Element 4: Use	7
4.1 Ground floor use	7
4.2 SHOP – CZ2 – floor area limit	8
4.3 Development on nominated car parking areas	8
Element 5: Buildings	11
5.1 Height of buildings	11
5.2 Active frontages	11
5.3 Setback to main streets and pedestrian areas and routes	11
5.4 Built form	12
5.5 Materials and finishes	12

Figures

Figure 1	9
Figure 2 Building heights – Lakefront Development Area.....	10

Introduction

Name

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

Application

The code applies to the Division of Greenway.

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

RC1 – Murrumbidgee River corridor

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

Element 1: Use

Rules	Criteria
1.1 Campsite and tourist facility	
There is no applicable rule.	C1 Development is of low intensity on large blocks permitting point source retention of storm water runoff and opportunities for large scale landscaping. Stormwater runoff should be containable on site.
There is no applicable rule.	C2 Development, including existing uses, incorporates measures to minimise impacts on the ecology and improve the visual character of the locality.

RC2 – Leisure and accommodation area

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

Element 2: Buildings and use

Rules	Criteria
2.1 Protection of visual character	
There is no applicable rule.	C3 Development achieves all of the following: a) visual and functional compatibility with the Tuggeranong Town Centre b) visual and functional compatibility with the Murrumbidgee River and Lake Tuggeranong environments c) minimal servicing and structural demands.

Element 3: Environment

Rules	Criteria
3.1 Protection of water quality	
There is no applicable rule.	<p>C4</p> <p>Development achieves one of the following:</p> <ul style="list-style-type: none">a) containment of stormwater runoff on-siteb) diversion of stormwater runoff to Lake Tuggeranong. <p>Compliance with this criterion is demonstrated by a report by a suitably qualified person.</p>

RC3 – Tuggeranong Town Centre

This part applies to blocks and parcels identified in area RC3 shown on the Greenway Precinct Map. RC3 includes the Tuggeranong Town Centre.

Element 4: Use

Rules	Criteria
4.1 Ground floor use	
<p>R5</p> <p>This rule applies to buildings in area a fronting the hatched area shown on figure 1.</p> <p>Only the following uses are permitted on the ground floor level:</p> <ul style="list-style-type: none">a) <i>business agency</i>b) <i>club</i>c) <i>community activity centre</i>d) <i>drink establishment</i>e) <i>financial establishment</i>f) <i>hotel</i>g) <i>indoor entertainment facility</i>h) <i>indoor recreation facility</i>i) <i>public agency</i>j) <i>restaurant</i>k) <i>SHOP.</i>	<p>C5</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
There is no applicable rule.	<p>C6</p> <p>This criterion applies to buildings in area b fronting the hatched area shown on figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>

Rules	Criteria
4.2 SHOP – CZ2 – floor area limit	
<p>R7</p> <p>This rule applies to area b shown on figure 1.</p> <p>The maximum <i>gross floor</i> area of any <i>SHOP</i> is 200m².</p>	<p>C7</p> <p><i>SHOPS</i> are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</p>
4.3 Development on nominated car parking areas	
<p>R8</p> <p>This rule applies to the shaded area shown on figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) the existing number of car parking spaces is retained on the site and made available for public use at all times b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i> in addition to the spaces required by item a) 	<p>C8</p> <p>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 parking supply for the town centre as endorsed by the Territory

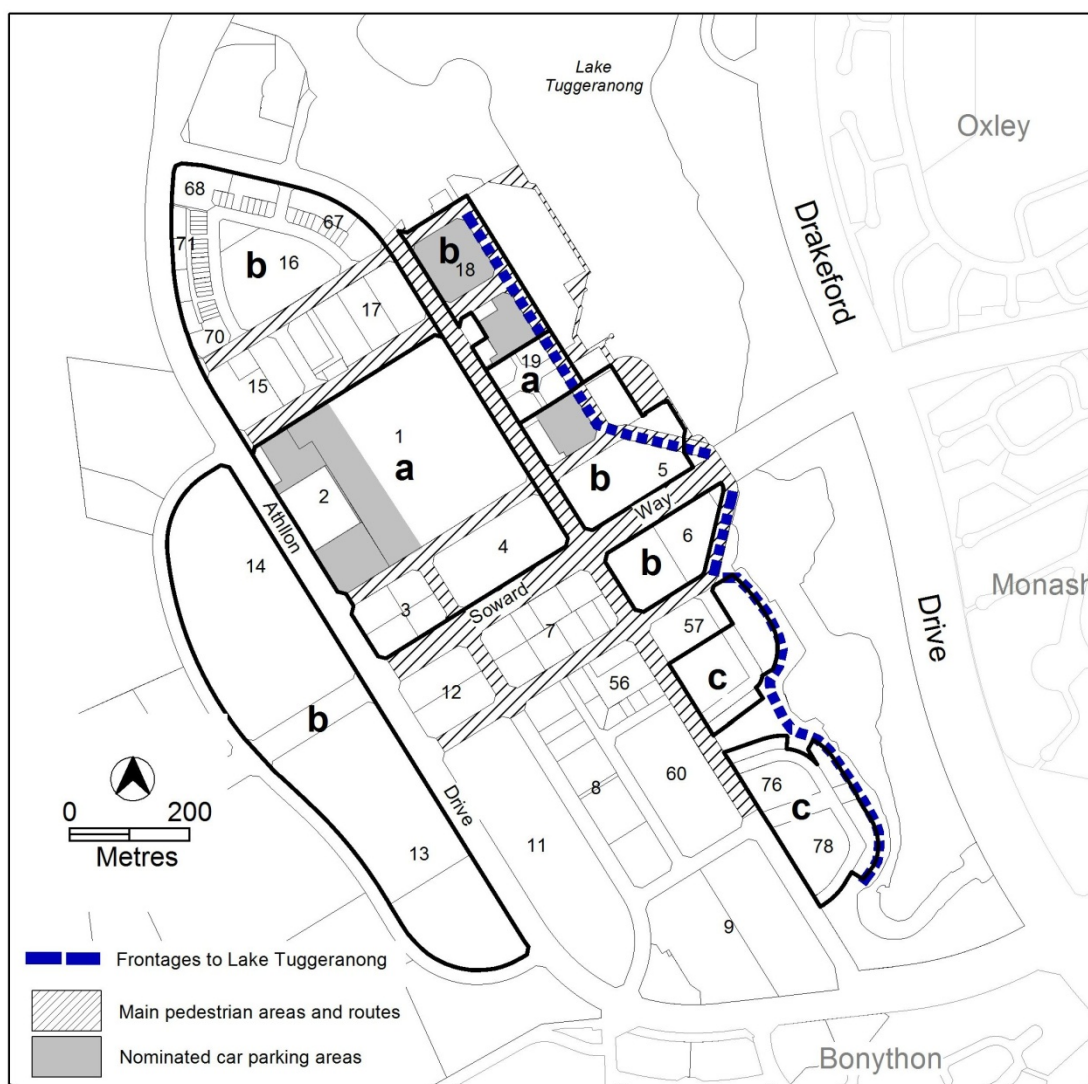


Figure 1



Figure 2 Building heights – Lakefront Development Area

Element 5: Buildings

Rules	Criteria
5.1 Height of buildings	
There is no applicable rule	<p>C9</p> <p>This criterion applies to areas a and b shown on figure 1.</p> <p>Height of buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) scale appropriate to the function of the use c) minimal detrimental impacts including overshadowing and excessive scale <p>The maximum number of storeys is generally 4.</p>
<p>R9A</p> <p>This rule applies to area c shown on figure 1.</p> <p>The maximum <i>height of building</i> is shown on figure 2.</p>	<p>C9A</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) scale appropriate to the function of the use c) minimal detrimental impacts including overshadowing and excessive scale.
5.2 Active frontages	
<p>R10</p> <p>This rule applies to buildings fronting the hatched area shown in figure 1.</p> <p>Buildings incorporate display windows and shop fronts with direct pedestrian access at ground floor level.</p>	<p>C10</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) direct pedestrian access from main pedestrian areas b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like
There is no applicable rule	<p>C11</p> <p>This criterion applies to frontages to Lake Tuggeranong shown on figure 1.</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) an attractive frontage to the waterfront b) pedestrian activity along the waterfront
5.3 Setback to main streets and pedestrian areas and routes	
<p>R12</p> <p>This rule applies to the area shown in figure 1.</p> <p>Buildings maintain a continuous <i>building line</i> along main streets and pedestrian areas and routes.</p>	<p>C12</p> <p>Building alignment may include small spaces for active uses.</p>

Rules	Criteria
5.4 Built form	
<p>R13</p> <p>This rule applies to the area shown in figure 1.</p> <p>Buildings include pitched roofs and awnings consistent with surrounding development.</p>	<p>C13</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) compatibility with existing development b) consistency with the <i>desired character</i>
5.5 Materials and finishes	
<p>R14</p> <p>This rule applies to the area shown in figure 1.</p> <p>Buildings incorporate all of the following:</p> <ul style="list-style-type: none"> a) masonry materials of earth tones colours b) roofs are predominantly red c) block paving in pedestrian areas consistent with existing paving 	<p>C14</p> <p>Building colours, materials and finishes achieve compatibility with adjacent development.</p>