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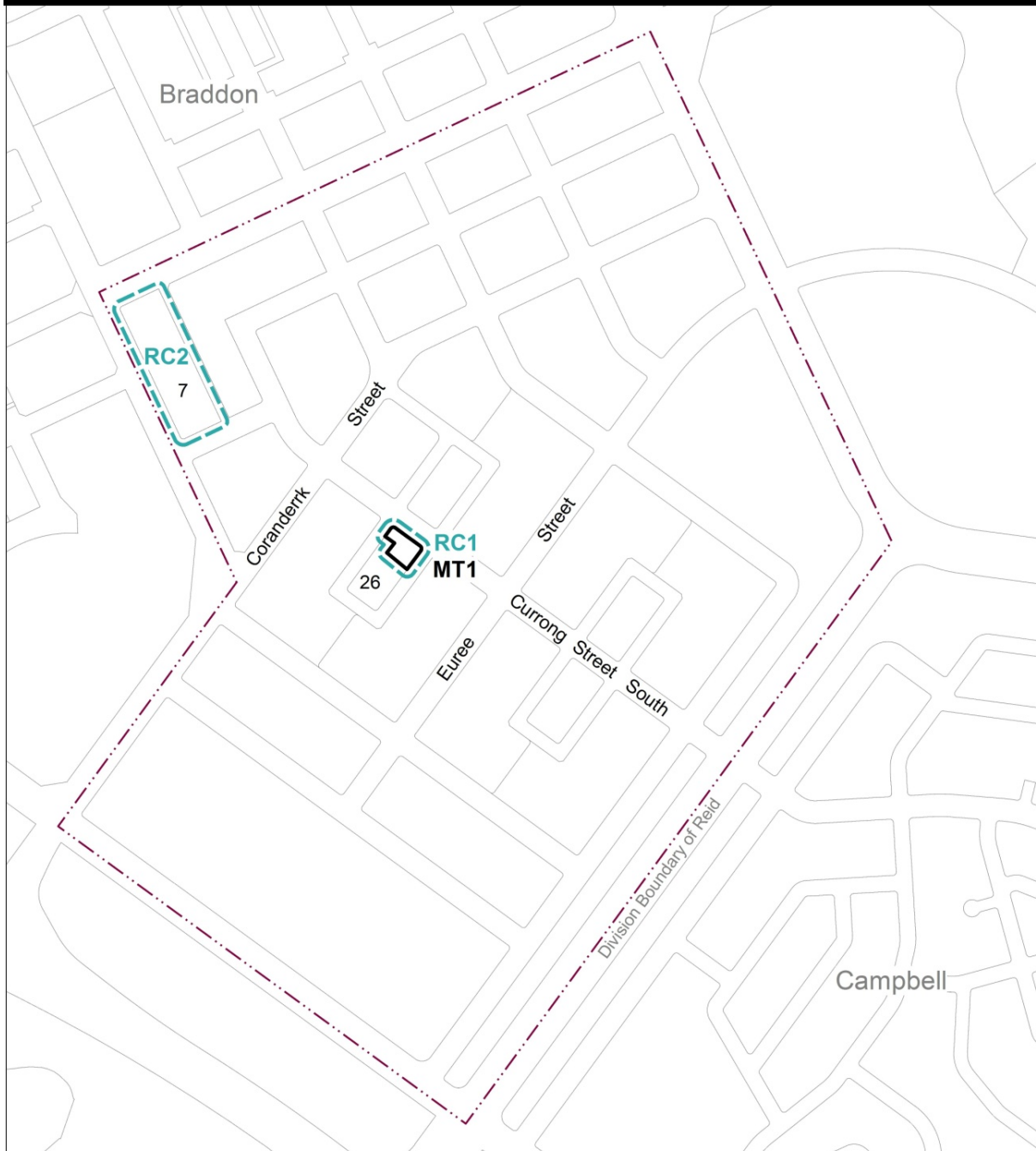
Government

Environment and
Sustainable Development

Reid Precinct Map and Code

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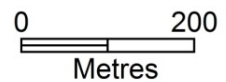
Reid Precinct Map



Additional merit track development applies see Table 2



Additional rules and criteria apply see Reid Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Reid 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 table constitutes 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	PRZ1	<i>educational establishment</i>

Reid Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Reid.

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

RC1 – Reid Preschool

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

Element 1: Use

Rules	Criteria
1.1 Educational establishment	
R1 Educational establishment complies with provisions of the Community Facility Zone Development Code.	This is a mandatory requirement. There is no applicable criterion.

RC2 – Cooyong Street urban renewal area

This part applies to block and parcels identified in area RC2 shown on the Reid Precinct Map. RC2 is part of the Cooyong Street urban renewal area. For the other part, see the Braddon Precinct Code.

Desired Character

The site has a strong urban edge to and active frontages along Cooyong Street.

A substantial component of the site is given over to higher rise buildings, with a focus on Cooyong Street and landmark taller buildings on the corners of Cooyong Street and Ainslie Avenue. There is a stepping down of building heights towards Kogarah Lane. There is a modulation in building heights within the two (2) precincts including along Cooyong Street.

Buildings have variety in form and facade articulation. The location, scale and form of buildings promote solar access, privacy, cross ventilation and shielding from wind, noise and light to other buildings on the site and at the interface with the existing residential areas of Reid.

The configuration of buildings and modulation of building heights, scale and form promote ease of access for vehicles, cycles and pedestrians. There is a clear hierarchy of public and private zones through the site with safe and attractive pedestrian areas. The landscape and spaces between the buildings are of a high quality and fit for purpose with a clearly articulated public domain.

Element 1: Site

Rules	Criteria
1.1 subdivision	
There is no applicable rule.	<p>C2</p> <p>Subdivision of the site is consistent with the pattern of proposed roads in Figure 1.</p> <p>Note:</p> <p><i>This includes provision of a stub road at the Akuna Street intersection to allow driveway access off the stub road to Reid section 7.</i></p>
R3 The design of each street complies with the road reserves shown in Figure 1.	<p>C3</p> <p>Road reserves achieve all of the following:</p> <ul style="list-style-type: none"> a) reasonable functionality b) reasonable safety c) provision for pedestrians and landscaping d) provision of adequate on street parking e) consistency with the <i>desired character</i>.

Rules	Criteria
<p>R4</p> <p>The following off-site works are provided:</p> <ul style="list-style-type: none"> a) on-street car parking for a minimum of 222 car parking spaces across the Cooyong Street urban renewal area of both the Braddon and Reid precinct codes b) cycle paths c) pedestrian connections d) footpaths e) signalised intersections. <p>The locations of these offsite works are shown in Figure 1.</p> <p>Note:</p> <p>A condition of approval may be imposed to ensure compliance with this rule.</p>	<p>C4</p> <p>Off-site works provided by the applicant achieve all of the following:</p> <ul style="list-style-type: none"> a) adequate on-street car parking b) provision for cyclists, pedestrians and motor vehicles with connections to the surrounding networks c) reasonable footpath widths d) provision for an access way in Reid e) intersections endorsed by TAMS.

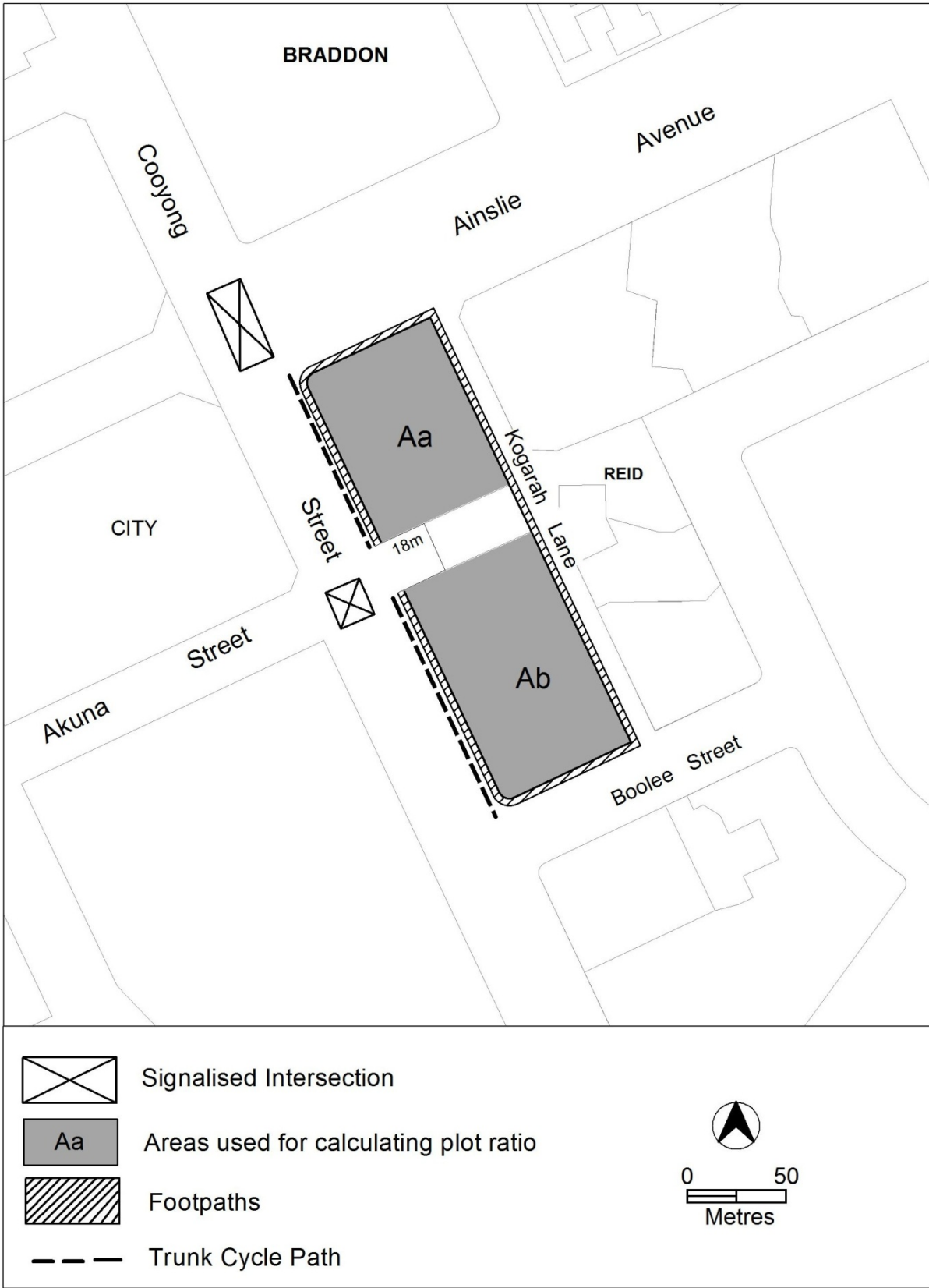


Figure 1 Subdivision and off-site works

Rules	Criteria
1.2 Car parking and site access	
There is no applicable rule.	<p>C5</p> <p>Public car parking achieves all of the following:</p> <ul style="list-style-type: none"> a) adequate on-street parking b) accessibility to the existing road, cycling and pedestrian networks c) adequate spaces dedicated for moped / motor bike and small vehicles.
<p>R6</p> <p>Driveway access or egress to buildings from Ainslie Avenue and Cooyong Street is not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Public realm development	
<p>R7</p> <p>Landscaping and facilities in public areas are to be provided by the applicant in accordance with a public areas development plan prepared by a suitably qualified person. This plan is consistent with Figure 2 and shows, as a minimum, all of the following:</p> <ul style="list-style-type: none"> a) trees (including registered trees) b) street trees, both new and retained trees c) front setback area at ground level and above. <p>Note:</p> <p>TAMS will endorse the landscaping plan if it complies with the relevant TAMS standards.</p> <p>TAMS may endorse departures.</p> <p>A condition of approval may be imposed to ensure compliance with this rule.</p>	<p>C7</p> <p>Landscaping achieves all of the following:</p> <ul style="list-style-type: none"> a) quality space for recreation and relaxation of residents b) provision for on-site infiltration of stormwater run-off c) quality landscaping adjacent to Cooyong Street and Ainslie Avenue
<p>Note: Neither rule R7 nor criterion C7 changes any requirement in the Territory Plan for the preparation of a tree management plan approved under the <i>Tree Protection Act 2005</i>.</p>	

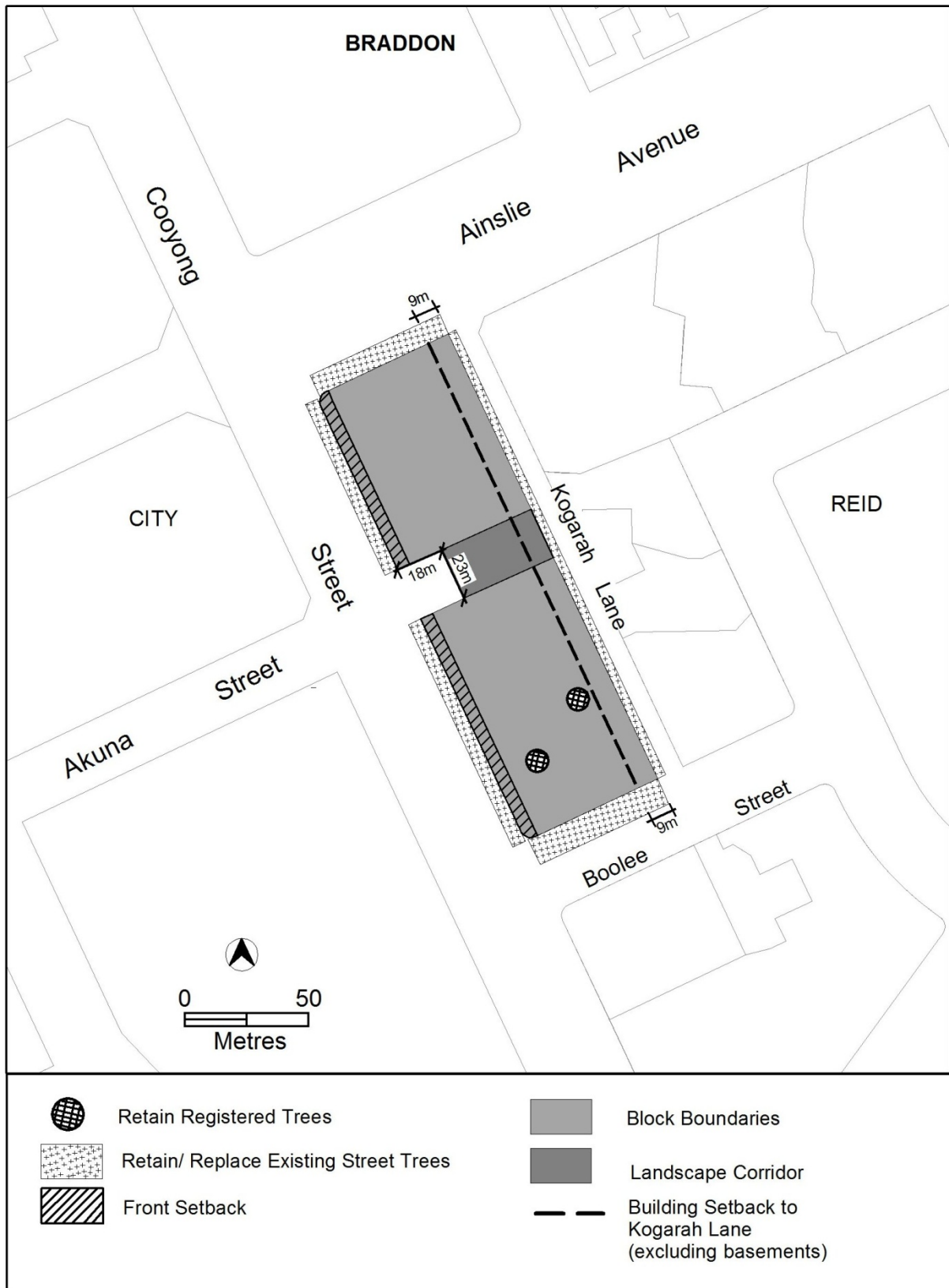


Figure 2 Landscaping

Element 2: Use

Rules	Criteria
2.1 General	
<p>R8</p> <p>This rule applies to building fronting Cooyong Street.</p> <p>The following uses are not permitted above the ground floor:</p> <ul style="list-style-type: none"> a) <i>restaurant</i> b) <i>SHOP</i> 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>This rule applies to building fronting Cooyong Street.</p> <p>The following uses are not permitted above the first floor:</p> <ul style="list-style-type: none"> a) <i>COMMUNITY USE</i> b) <i>indoor recreation facility</i> c) <i>NON RETAIL COMMERCIAL USE</i> 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R10</p> <p>This rule applies to CZ5.</p> <p>The following <i>gross floor area</i> (GFA) restrictions apply:</p> <ul style="list-style-type: none"> a) <i>NON RETAIL COMMERCIAL USE</i>: maximum GFA of 100m² per tenancy b) <i>COMMUNITY USE</i> and <i>indoor recreation facility</i> (where it is operated or subleased by a community organisation): minimum GFA of 5 800 m² in total across the Cooyong Street urban renewal area of both the Braddon and Reid precinct codes c) <i>SHOP</i>: maximum GFA of 200m² per tenancy d) <i>Restaurant</i>: maximum GFA of 200m² per tenancy. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

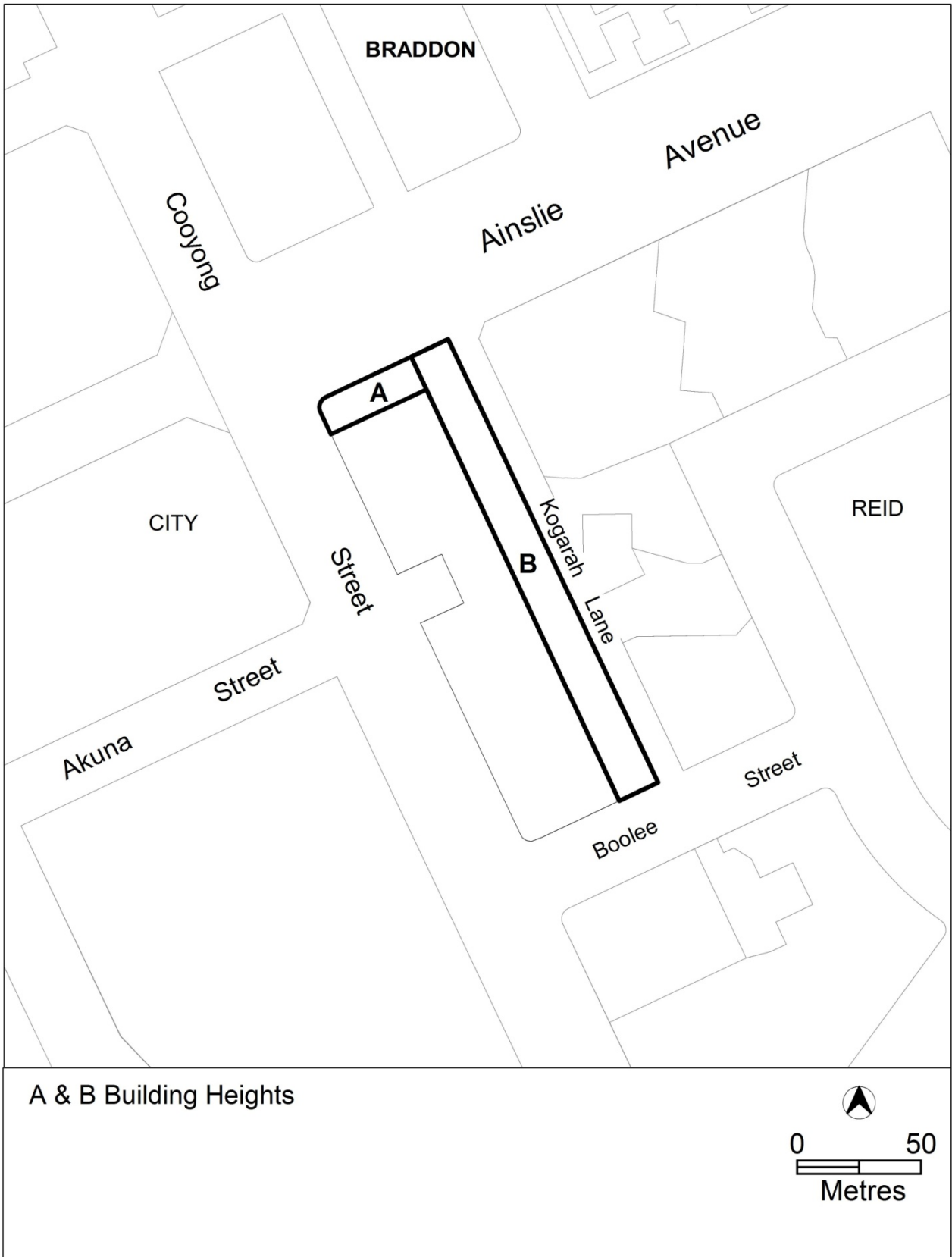


Figure 3 Building elements

Element 3: Buildings

Rules	Criteria
3.1 Height of buildings	
<p>R11</p> <p>Building heights comply with one or more of the following:</p> <ul style="list-style-type: none"> a) Buildings are contained within an envelope which rises 25 metres above datum ground level at the building line then returns at 45 degrees to a maximum of 28 metres (excluding rooftop plant and equipment) except as described below and as shown in Figure 3. b) Elements at location A in Figure 3 are no higher than 40 metres above datum ground level and a maximum of 12 storeys (excluding rooftop plant and equipment) and a maximum of 20 metres in length fronting Cooyong Street and 38 metres in length along the other frontage. c) Elements at location B in Figure 3 within 20 metres of Kogarah Lane are no higher than 16 metres (excluding rooftop plant and equipment) above datum ground level and a maximum of 20 metres in length fronting Kogarah Lane. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R12</p> <p>Minimum number of storeys is three 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 Plot ratio	
<p>R13</p> <p>This rule applies to blocks and sections identified in Figure 1.</p> <p>The maximum plot ratio is:</p> <ul style="list-style-type: none"> a) 370% for block Aa b) 390% for block Ab 	<p>C13</p> <p>Plot ratios are consistent with the desired character of the Cooyong Street urban renewal area.</p>

Rules	Criteria
3.3 Setback to Cooyong Street	
<p>R14</p> <p>At the locations shown in Figure 2 fronting Cooyong Street the minimum setback is 6 metres.</p>	<p>C14</p> <p>Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> a) presents a hard edge to the street b) provision of a landscaped area fronting Cooyong Street that satisfies criterion C7 c) reasonable solar access to the public realm on Cooyong Street.
<p>Note: Neither the previous rule nor criterion applies to underground car parking fronting Cooyong Street. The transfer of land above underground car parking to the Territory is not prevented by this provision.</p>	
<p>R15</p> <p>This rule applies to buildings fronting one or more of the following:</p> <ul style="list-style-type: none"> a) Cooyong Street b) Ainslie Avenue c) public open space. <p>Display windows and pedestrian access are provided at the ground floor level.</p>	<p>C15</p> <p>Development can be adapted to incorporate active frontage with direct pedestrian access at ground floor of buildings fronting one or more of the following:</p> <ul style="list-style-type: none"> a) Cooyong Street b) Ainslie Avenue c) Public open space.
<p>There is no applicable rule.</p>	<p>C16</p> <p>Floor to ceiling heights at the ground level of buildings fronting Cooyong Street and Ainslie Avenue can accommodate commercial use.</p>
<p>R17</p> <p>This rule applies to the frontage of blocks to Cooyong Street or Ainslie Avenue in CZ5.</p> <p>The maximum percent of ground floor façade that is blank is 20%.</p>	<p>C17</p> <p>Ground floor facades of buildings fronting Cooyong Street and Ainslie Avenue present a varied and interesting design.</p>
3.4 Setback to Kogarah Lane	
<p>R18</p> <p>At the location shown in Figure 2 fronting Kogarah Lane the minimum setback of buildings is 9 metres and the minimum setback of basements is 6 metres.</p>	<p>C18</p> <p>There is continuity of building lines fronting Kogarah Lane and the proposed service lane identified in the Braddon precinct code.</p> <p>Deep root planting and other landscaping is provided in the area identified in Figure 2, between the building frontage and Kogarah Lane.</p>

Rules	Criteria
3.5 Landscape corridor	
<p>R19</p> <p>No buildings or structures are located within a 23 metre wide landscape corridor from the stub road off the Akuna Street Intersection through to Kogarah Lane as identified Figure 2.</p>	<p>C19</p> <p>Views, landscaping and pedestrian access are created through a link between Akuna Street in the City through to Kogarah Lane in Reid.</p>
3.6 Building design	
<p>There is no applicable rule.</p>	<p>C20</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) corner buildings contain focal points providing architectural interest and variety to the building design b) there is modulation in building heights across the site and along Cooyong Street c) entrances to common areas for residential use provide strong visual connection to the street and ensure a high level of surveillance d) driveways and pedestrian entrances to the site are visible from the boundary e) west-facing facades incorporate sun shading into building designs f) desired planning outcomes of: <ul style="list-style-type: none"> i) contributing to a high quality, environmentally sustainable residential development near Canberra's main commercial centre ii) balancing and protecting the high quality residential amenity while providing for community facilities and limited commercial use iii) encouraging innovation in high quality design of the built form and open space iv) minimising adverse impacts on environmental and heritage qualities within the precinct and adjacent sites v) supporting a street network that is designed for low vehicle speed and easy pedestrian access.

Rules	Criteria
3.7 Rooftop gardens	
There is no applicable rule.	<p>C21</p> <p>Common open spaces in the form of rooftop gardens are provided and achieve all of the following:</p> <ul style="list-style-type: none"> a) adequate access for residents, particularly on the higher floors b) sufficient space for recreation of residents c) reasonable solar access for gardening activities.

Element 4: Entity (Government agency) endorsement

Rules	Criteria
<p>R22</p> <p>The following off-site works are to be endorsed by TAMS.</p> <ul style="list-style-type: none"> a) on-street car parking for a minimum of 222 car parking spaces across the Cooyong Street urban renewal area of both the Braddon and Reid precinct codes b) other public car parking c) cycle paths d) pedestrian connections e) footpaths f) signalised intersections <p>Note: TAMS will endorse the plan if it complies with the relevant TAMS standards. TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R23</p> <p>Road designs within the road reservations shown in Figure 1 are to be endorsed by TAMS.</p> <p>Note: TAMS will endorse the plan if it complies with the relevant TAMS standards. TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R24</p> <p>Off-site works are provided in accordance with a public realm plan endorsed by TAMS.</p> <p>Such a plan is consistent with Figures 1 and 2 and shows, as a minimum, all of the following:</p> <ul style="list-style-type: none"> a) urban open space b) trees (including registered trees) c) street trees, both new and retained d) the treatment of front setback areas. <p>Note: TAMS will endorse the public realm plan if it complies with the relevant TAMS standards, which include Standard Specification 4 Urban Infrastructure Work Section 9, Design Specifications DS-4, DS-22 and DS-23. TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>