



ACT

Government

Environment and
Sustainable Development

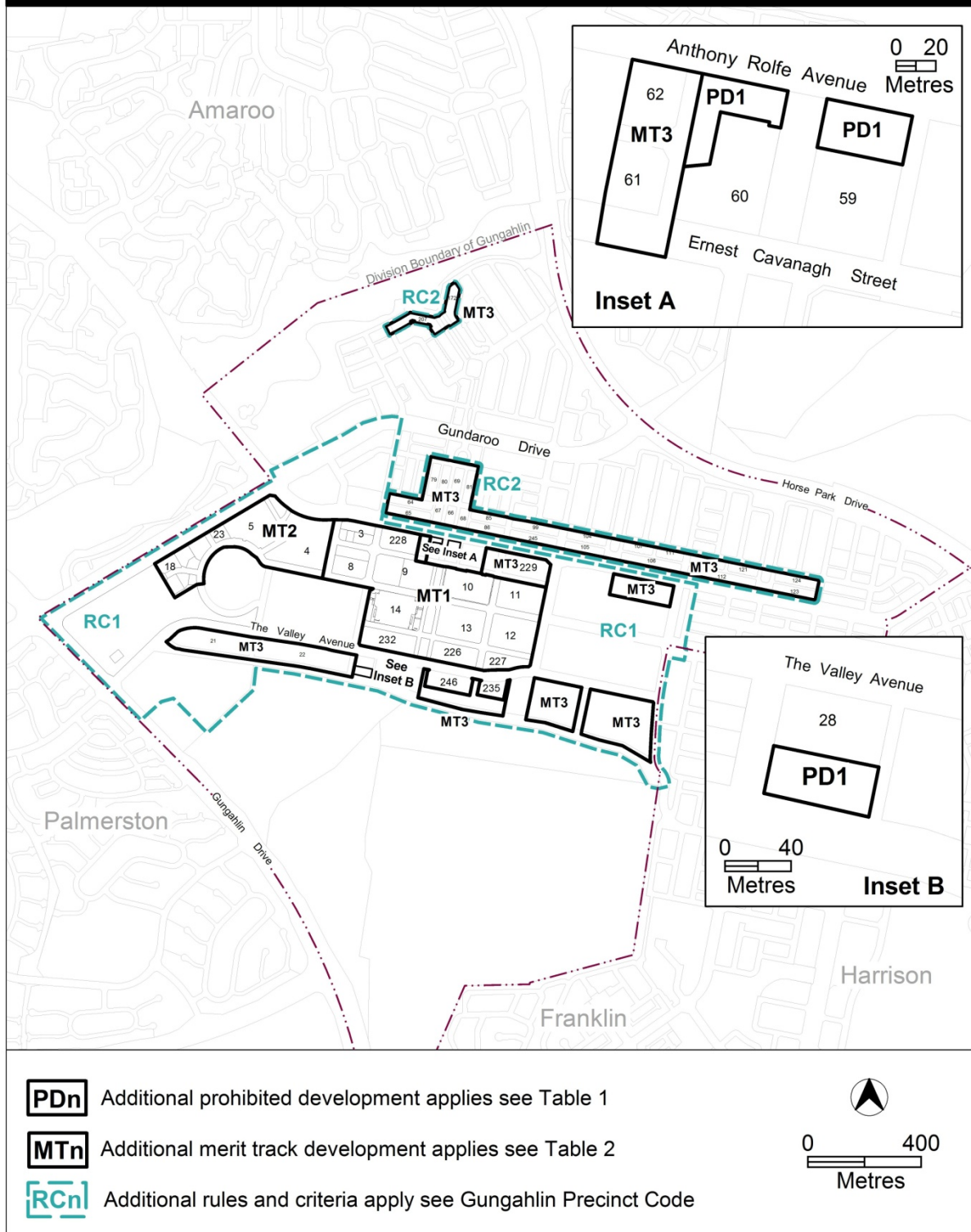
Gungahlin Precinct Map and Code

includes

Gungahlin Town Centre

This page is intentionally blank.

Gungahlin Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Gungahlin 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>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ1	<i>produce market</i>
MT2	CZ3	<i>correction facility</i>
MT3	CZ5	<i>craft workshop</i> <i>drink establishment</i> <i>indoor entertainment facility</i> <i>tourist resort</i>

Gungahlin Precinct Code

Contents

Introduction.....	6
Additional rules and criteria.....	7
RC1 – Gungahlin Town Centre.....	7
Land use and subdivision	9
Element 1: Land use zones in future urban area	9
Element 2: Subdivision	10
2.1 Road network.....	10
2.2 Pedestrian and cyclist network	11
2.3 Bushfire protection	12
General development controls.....	14
Element 3: Restrictions on use	14
3.1 Ground floor use – CZ5	14
3.2 Ground floor use – CZ5 – floor area limit.....	14
Element 4: Building and site controls	14
4.1 Height of buildings	14
Element 5: Built form	15
5.1 Building design - general	15
5.2 Public transport stations and adjacent development	17
Element 6: Parking and site access	18
6.1 Sites for public car parking.....	18
6.3 Restrictions on driveway access.....	19
Element 7: Amenity	20
7.1 Design of Hibberson Street public realm	20
7.2 Design of Gungahlin Place public realm.....	20
7.3 Active frontage	21
7.4 Landscape.....	22
Area specific controls	24
Precinct 1a – Retail core	25
Element 8: Use	25
8.1 Ground floor use	25
8.2 Protection of retail expansion opportunities.....	25
8.3 Development in Gungahlin Place.....	25
8.4 Distribution and coordination of retail	26
Element 9: Buildings	26
9.1 Building envelope.....	26
9.2 Protection of solar access for activities on south side of Hibberson Street....	29
9.3 Setbacks	30
Element 10: Built form	30
10.1 Building Design	30
10.2 Awnings.....	30
Precinct 1b – Retail core mixed use	31
Element 11: Use	31
11.1 Ground floor use	31
11.2 Scale of retail activity	31
11.3 Serviced apartment and residential use	31

Element 12: Buildings	32
12.1 Building envelope and setbacks	32
Element 13: Built form	34
13.1 Building Design	34
13.2 Awnings	34
Precinct 2a – Office core	35
Element 14: Use	35
14.1 Protection of office development	35
14.2 Street level uses	35
Element 15: Buildings	35
15.1 Building envelope and setbacks	35
Element 16: Built form	37
16.1 Location of public entrances	37
16.2 Landscape	38
Precinct 2b – Office park	39
Element 17: Use	39
17.1 Street level uses	39
Element 18: Buildings	39
18.1 Building height	39
Element 19: Built form	39
19.1 Location of public entrances	39
Precinct 3a – Services and Trades	40
Element 20: Buildings	40
20.1 Height and setbacks	40
Element 21: Built form	40
21.1 Building design	40
Precinct 3b – Major community and recreation facilities	41
Element 22: Buildings	41
22.1 Height and setbacks	41
Element 23: Built form	41
23.1 Building design	41
Element 24: Amenity	41
24.1 Open space	41
Precinct 4a – Southern transition	42
Element 25: Buildings	42
25.1 Building envelope	42
25.2 Redevelopment of sections 21 and 22 Gungahlin	42
Element 26: Built form	43
26.1 Building design	43
Precinct 4b – Northern transition	45
Element 27: Buildings	45
27.1 Building envelope and setbacks	45
Element 28: Built form	45
28.1 Building design	45
RC2 – Mixed use commercial development area	47
Element 2: Use	47
2.1 Ground floor use	47
2.2 Ground floor use – floor area limit	47
Element 3: Buildings	48
3.1 Number of storeys	48

Figures

Figure 1		7
Figure 2	Location of land available for zoning as Community Facility CFZ zone	9
Figure 3	Road hierarchy	10
Figure 4	Trunk walking and cycling network.....	11
Figure 5	Bushfire protection	13
Figure 6	Restrictions on blank facades	16
Figure 7	Entertainment precinct	16
Figure 8	Public transport stations	17
Figure 9	Location of <i>sites</i> for public car parking	18
Figure 10	Restriction on driveway access and egress.....	19
Figure 11	Active frontage requirements	22
Figure 12	Precinct areas within the Gungahlin Town Centre	24
Figure 13	Main pedestrian areas and routes	26
Figure 14	Building envelope in Precinct 1a (north side of Hibberson Street)	27
Figure 15	Building envelope in Precinct 1a (south side of Hibberson Street).....	28
Figure 16	Building envelope in Precinct 1a (south side of Hibberson Street).....	29
Figure 17	Building envelope in Precinct 1b.....	33
Figure 18	Building envelope in Precinct 2a.....	36
Figure 19	Setbacks and building height zones in Precinct 2a.....	37
Figure 20	Building envelopes in Precinct 4a and Precinct 4b	44

Introduction

Name

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

Application

The code applies to the Division of Gungahlin.

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

RC1 – Gungahlin Town Centre

This part applies to blocks and parcels identified in area RC1 shown on the Gungahlin Precinct Map. RC1 includes the Gungahlin Town Centre.

Gungahlin Town Centre is the major hub for employment, shopping, social activities and public transport particularly serving suburbs within the Gungahlin district. **Gungahlin Town Centre** is bounded on the north-west by Gundaroo Drive, the south-west by Gungahlin Drive, Anthony Rolfe Avenue to the north, Manning Clark Crescent to the east and the Mulanggari Grasslands in the south.

Application

This part of the **Precinct Code** applies to development on land in Gungahlin Town Centre in the District of Gungahlin as shown in figure 1.

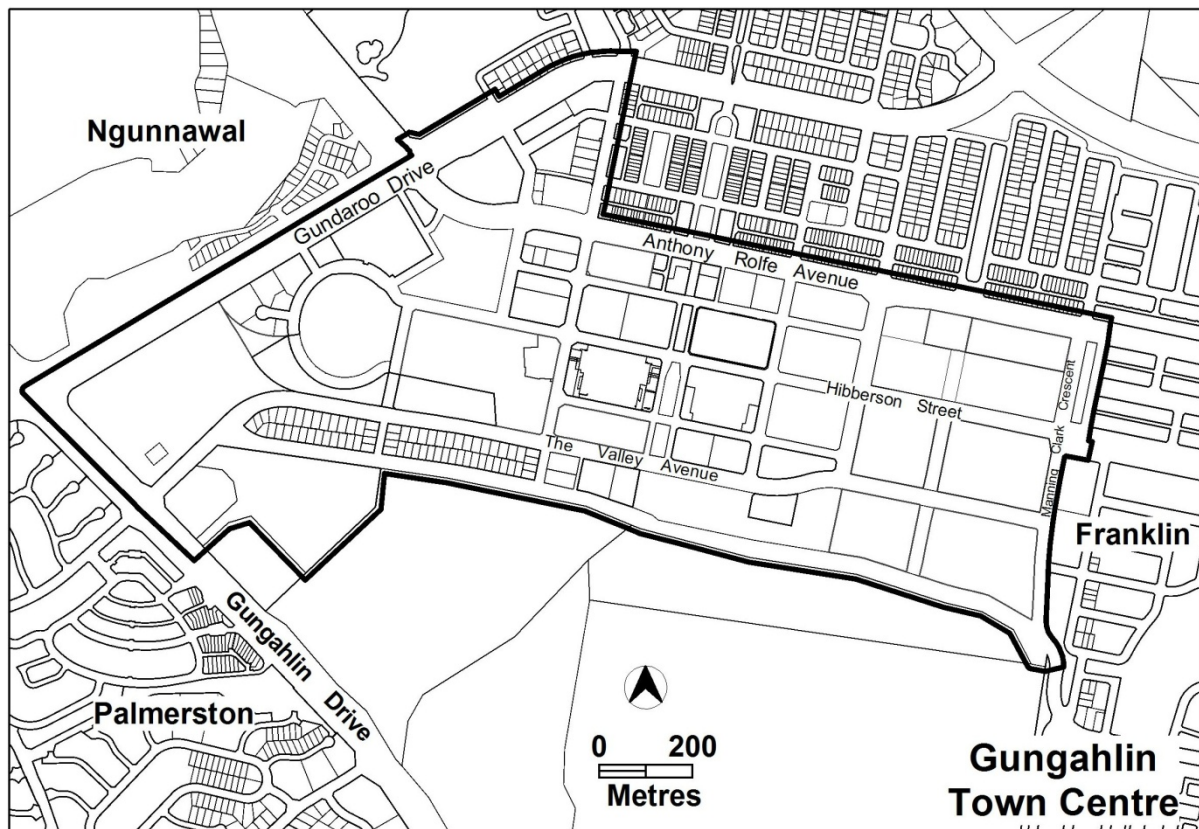


Figure 1

Purpose

The purpose of the provisions relating to the Gungahlin Town Centre (RC1) is to:

- a) guide the design and assessment of *estate development plans* (subdivision proposals) in **Gungahlin Town Centre**
- b) inform the allocation of final zones at the time when a parcel of land ceases to have a future urban area (FUA) overlay (refer to note below) following subdivision
- c) guide the development of individual *blocks* in concert with other relevant codes under the *Territory Plan*
- d) support zone objectives and assessable uses in the development tables
- e) guide the development and management of the public realm.

A future urban area (FUA) overlay on the Territory Plan map identifies land that has yet to be developed. The final zoning, while generally indicated on the Territory Plan map, will be set after *an estate development plan* has been approved in accordance with the provisions of a relevant precinct code.

Desired planning outcomes

The intent of the development controls is to:

- (a) provide a mix of land use types and densities
- (b) provide opportunities for people to live, work and recreate which delivers environmental, social and economic benefits for the community
- (c) balance and protect residential amenity with the commercial uses
- (d) provide a safe and vibrant night time economy
- (e) ensure retail activity is well distributed around the retail core and future sites are viable through inclusion of an anchor store
- (f) promote social inclusion through providing accessible commercial and community facilities
- (g) provide a structure to the town centre that is robust, while recognising the changing needs of the town centre
- (h) continue the 'main street' character to Hibberson Street that promotes quality of public realm and a 'human scale' to the built form
- (i) provide public spaces and a street network that promotes pedestrian movement, particularly along Hibberson Street and Gungahlin Place
- (j) provide opportunity for a variety of public transport
- (k) build upon the distinct public domain character and provide opportunity for variety and change in the public realm
- (l) encourage flexibility and innovation in design of the built form and open space
- (m) provide a street network designed for low vehicle speeds and easy pedestrian access
- (n) support a strong employment base in the district of Gungahlin
- (o) provide a business park within precinct 2b that contains a variety of building heights consistent with a campus style development

Land use and subdivision

The following elements apply to the future urban area within the Gungahlin Town Centre.

Element 1: Land use zones in future urban area

Rules	Criteria
R1 Zones are allocated in accordance with the Territory Plan map.	C1 Zones identified in <i>estate development plans</i> are in accordance with the principles and policies set out in the structure plan.
R2 A minimum of 6 hectares of land is provided with a community facility zone within the area shown in figure 2.	This is a mandatory requirement. There is no applicable criterion.

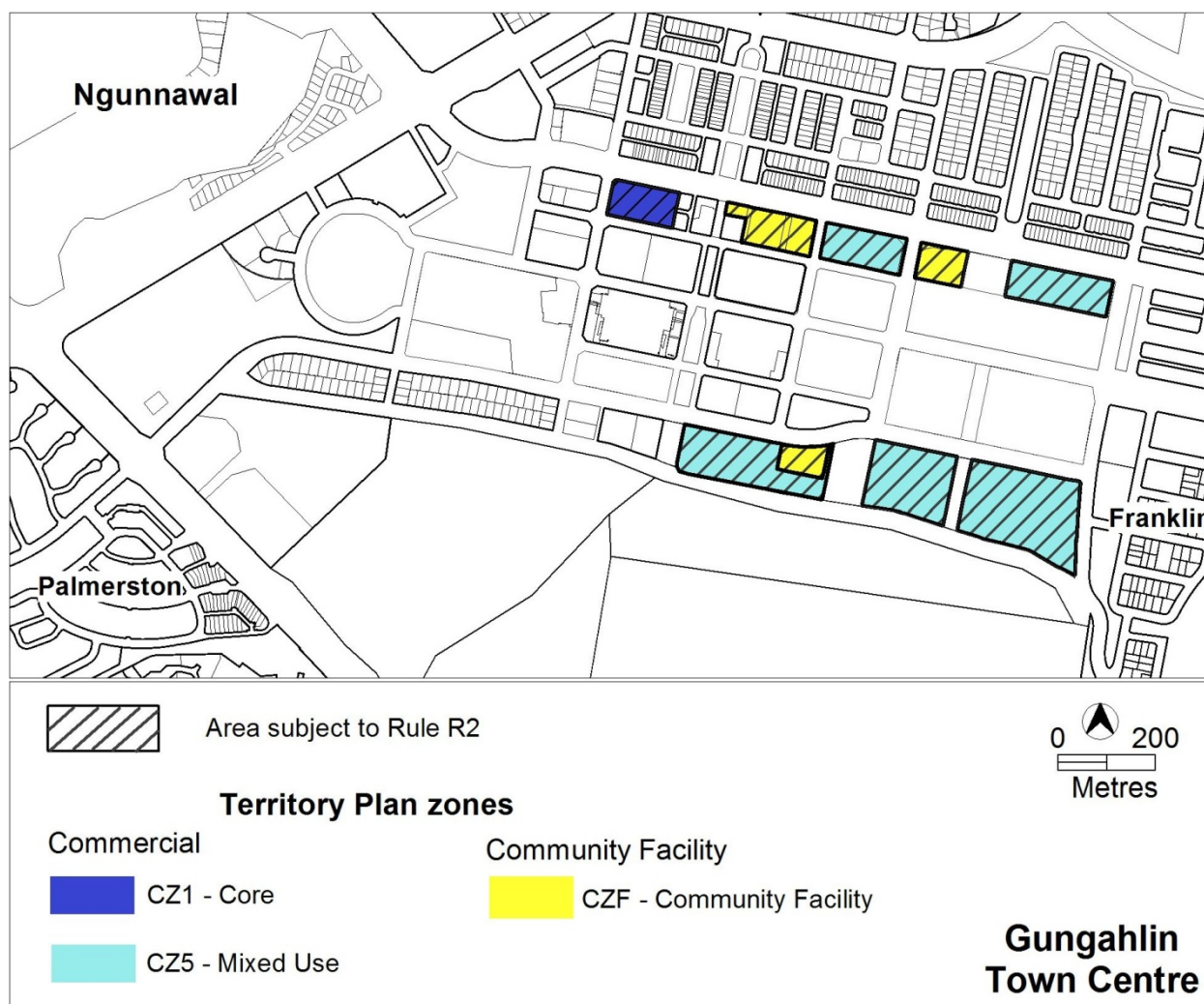


Figure 2 Location of land available for zoning as Community Facility CFZ zone

Element 2: Subdivision

Rules	Criteria
2.1 Road network	
R3 The design of each street complies with all of the following: a) the road reservations specified in Appendix A b) the road hierarchy shown in figure 3	C3 Street design achieves all of the following: a) street functions and facilities can be provided b) capable of accommodating traffic growth c) hierarchy of the network is clearly identifiable d) endorsed by TAMS

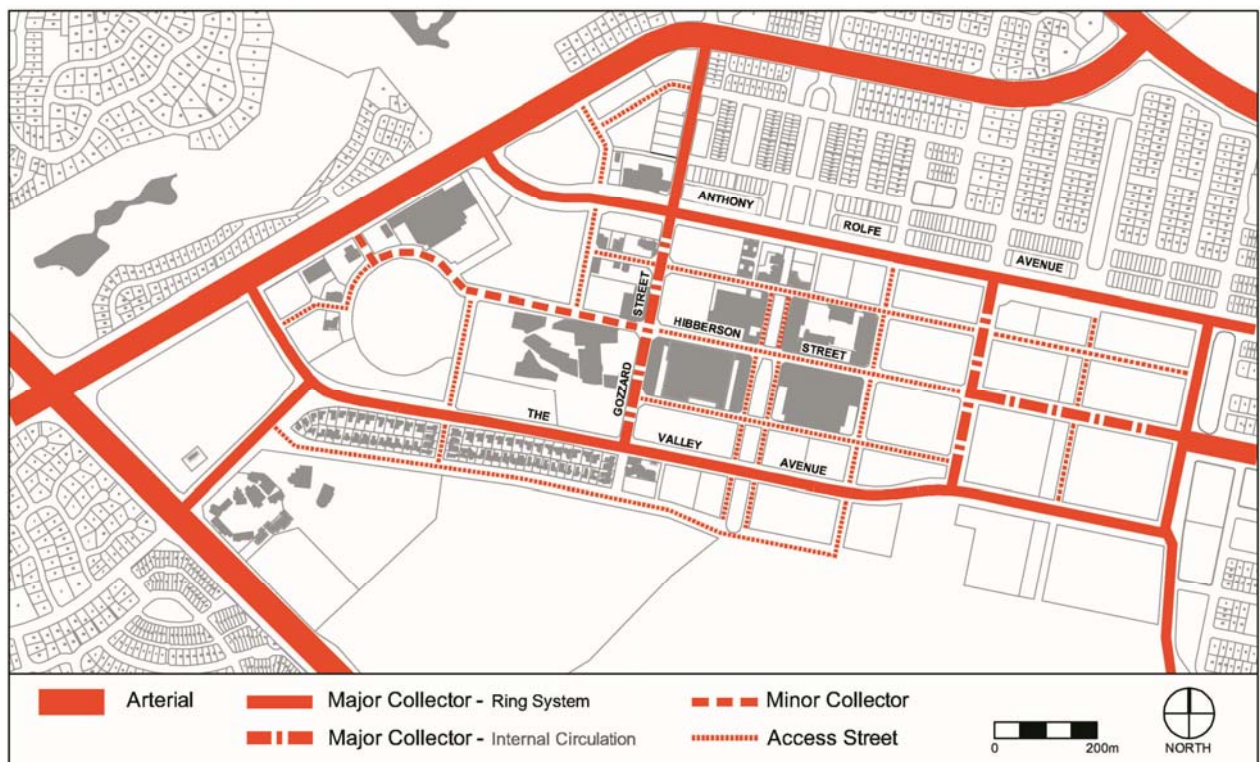


Figure 3 Road hierarchy

Rules	Criteria
2.2 Pedestrian and cyclist network	
R4 Pedestrian and cyclist network is consistent with the trunk walking and cycling network shown in figure 4 and Appendix A.	C4 Pedestrian and cyclist network meets all of the following: a) supports walking and cycling b) provides a high level of accessibility to the existing network c) provides pedestrian and cycle facilities d) is endorsed by the Territory

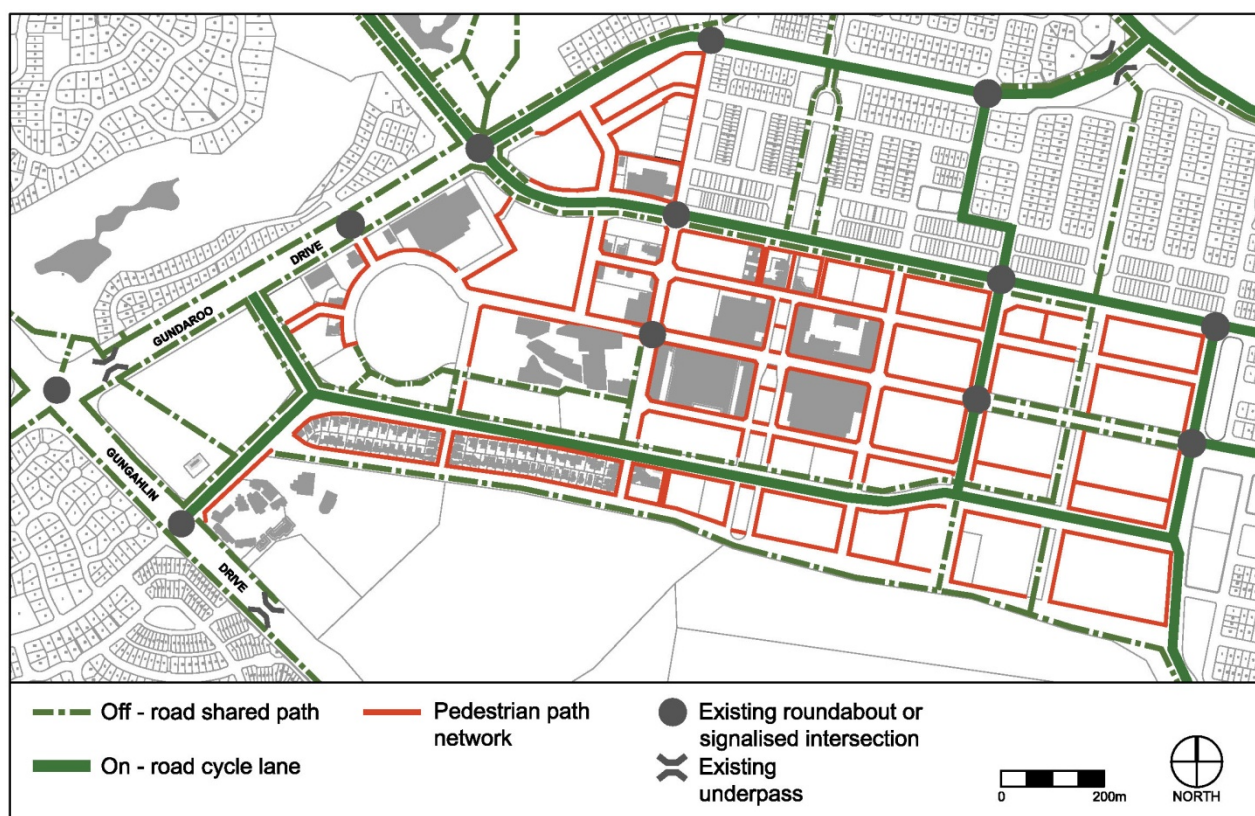


Figure 4 Trunk walking and cycling network

Rules	Criteria
2.3 Bushfire protection	
R5 Development in Area A complies with all of the following (see figure 5): a) Any development in Area A complies with <i>Planning for Bushfire Risk Mitigation General Code</i> b) A perimeter road is to be provided along the southern edge of Area A. All roads constructed within this area need to comply with ACT Fire Brigade standards c) Well Station Track is to be maintained as a fire trail and provide access gates from the perimeter road. d) Fencing between Well Station Track and Mulanggari Grassland is to comply with <i>Planning for Bushfire Risk Mitigation General Code</i> and be endorsed by the relevant land manager e) Hydrants are to be provided along the perimeter road to the satisfaction of the ACT Emergency Services Agency (ESA) f) Open space adjacent to the bushfire interface area within the town centre is maintained in accordance with the Strategic Bushfire Management Plan. A bushfire risk assessment plan endorsed by the ACT ESA and the Conservator of Flora and Fauna is required for any development within or adjacent to the bushfire prone area identified in figure 5 as a 20m wide Inner Asset Protection Zone (IAPZ) within the Well Station Track reserve. The plan must not impose any bushfire management strategies within Mulanggari Grasslands. The bushfire management strategies identified in the bushfire risk management plan must be consistent with the standards specified in the Strategic Bushfire Management Plan (SBMP).	C5 Development within or adjacent to the bushfire prone area identified in figure 5 is endorsed by the Territory. In making its assessment the Territory will consider all of the following: a) vegetation types and management b) access for emergency vehicles c) management objectives and values on the land to be effected by the proposed bushfire management strategies Development within this area must not impose any bushfire management strategies within Mulanggari Grasslands. If the proposed bushfire management strategies do not meet the standards specified in the Strategic Bushfire Management Plan, justification is required for any differences (for instance, reduced risk or alternative but equivalent strategy).

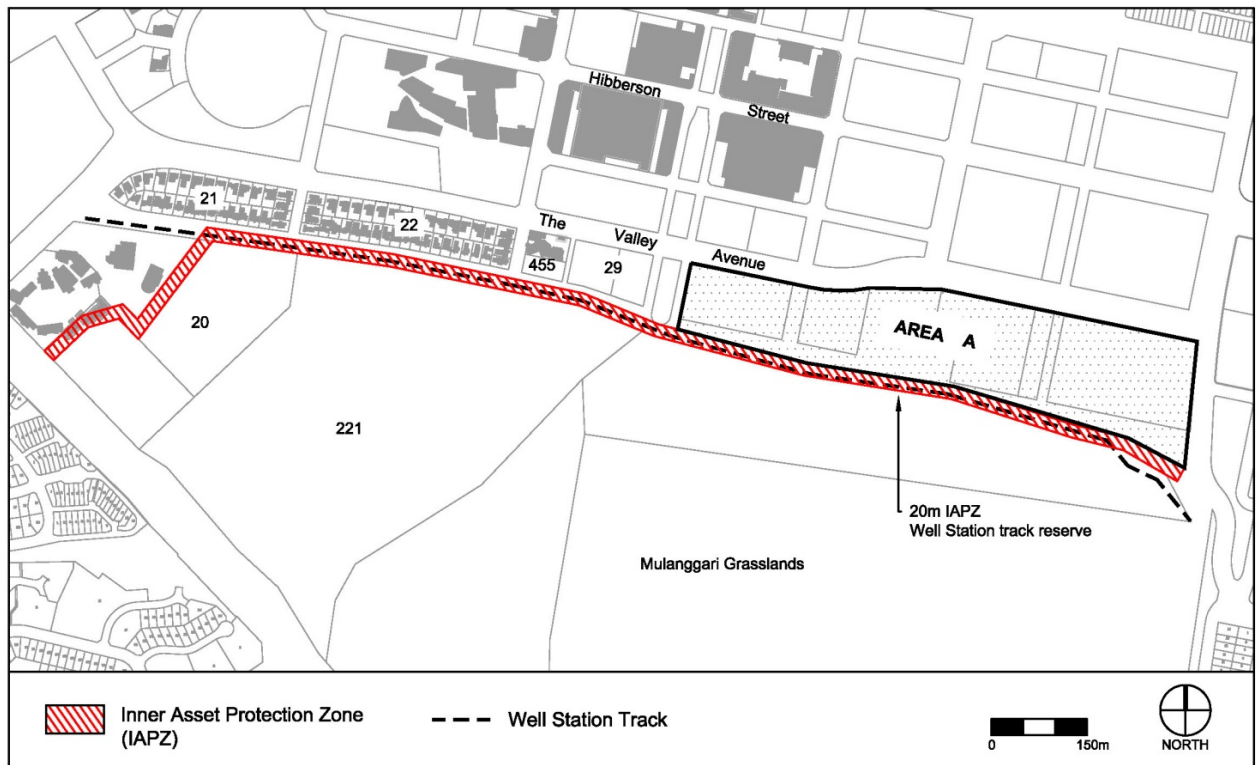


Figure 5 Bushfire protection

General development controls

The following elements apply to all precincts shown in figure 12.

Element 3: Restrictions on use

Rules	Criteria
3.1 Ground floor use – CZ5	
R6 One or more of the following uses are not permitted above the ground floor: a) <i>craft workshop</i> b) <i>indoor entertainment facility</i> c) <i>indoor recreation facility</i> d) <i>NON RETAIL COMMERCIAL USE</i> e) <i>restaurant</i> f) <i>SHOP</i>	C6 Noise generating uses are located to minimise impacts on residential or commercial accommodation.
3.2 Ground floor use – CZ5 – floor area limit	
R7 Where development includes one or more of the following: a) <i>craft workshop</i> b) <i>indoor entertainment facility</i> c) <i>indoor recreation facility</i> d) <i>NON RETAIL COMMERCIAL USE</i> e) <i>Restaurant</i> f) <i>SHOP</i> the maximum <i>gross floor area</i> per establishment or tenancy is 200 m²	C7 The scale of leisure, recreation, community and commercial activities included with multi unit housing development achieves all of the following: a) ancillary to <i>RESIDENTIAL USE</i> b) services the local residents only

Element 4: Building and site controls

4.1 Height of buildings	
R8 Minimum <i>height of buildings</i> is two (2) storeys however uses such as service stations, places of worship or ancillary structures may be one (1) storey.	C8 Buildings achieve a compact urban form and are consistent with the desired planning outcomes described in the introduction of this document.

Element 5: Built form

5.1 Building design - general	
There is no applicable rule.	C9 Development complies with all of the following: a) contributes to the desired planning outcomes of the town centre as described in the introduction of this document b) corner buildings contain focal points providing architectural interest and variety to the building design c) entrances to common lobbies for residential use provide strong visual connection to the street and ensure a high level of surveillance d) buildings incorporate sun shading to reduce summer sun into the building interior e) car parking structures are designed to integrate with the built form of adjoining development.
R10 Open structured car parks, loading docks and substations are not located on frontages to the street in the area shown in figure 6.	This is a mandatory requirement. There is no applicable criterion.

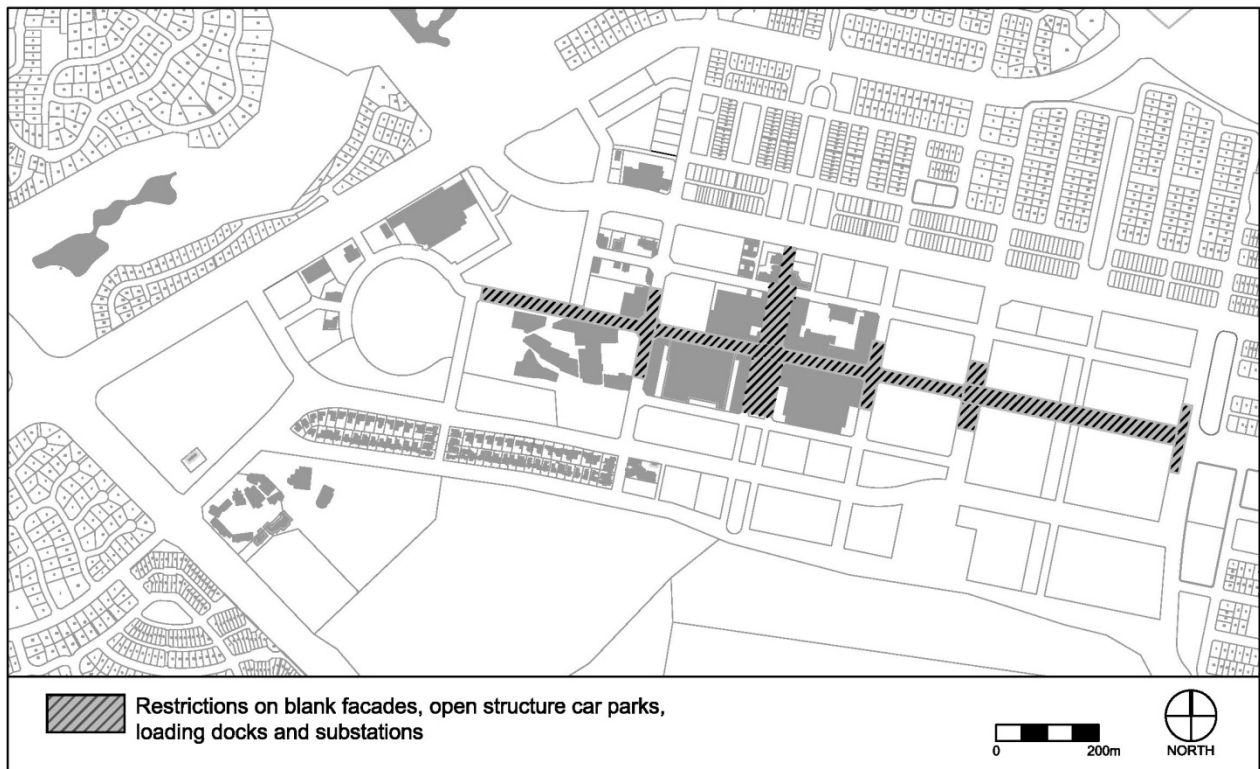


Figure 6 Restrictions on blank facades

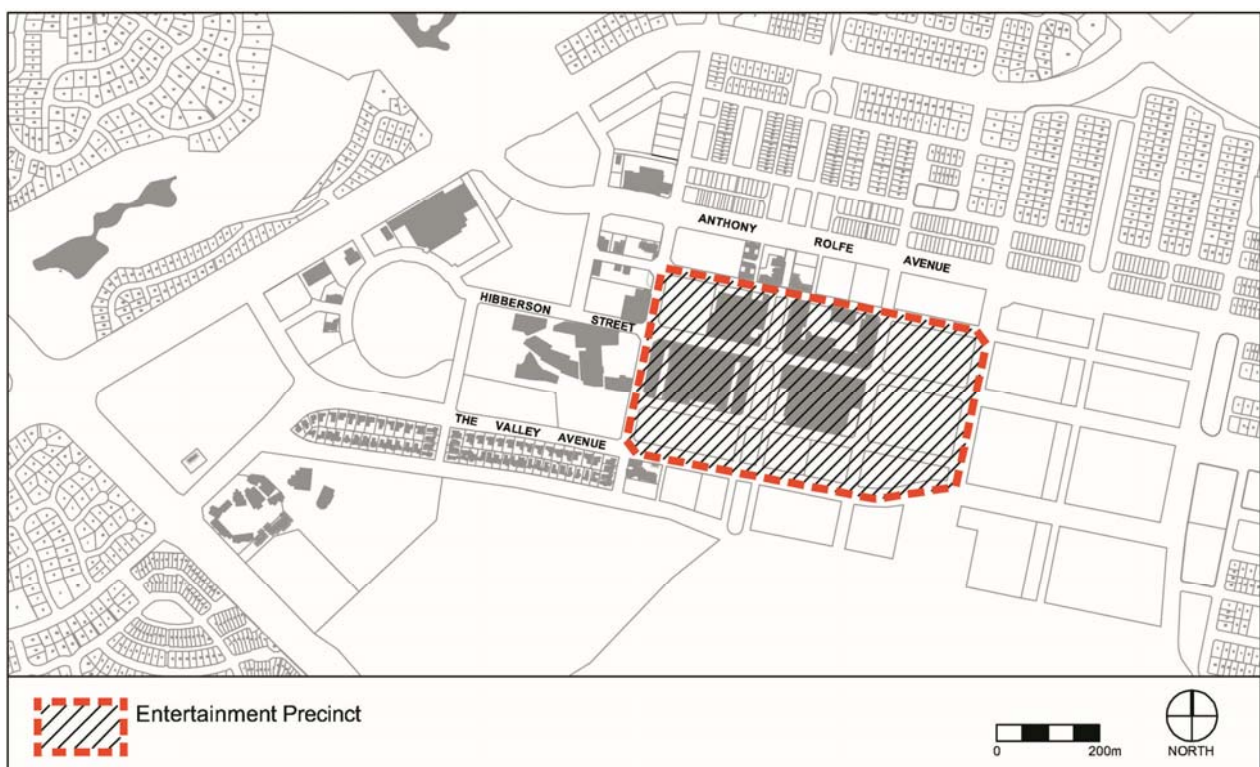


Figure 7 Entertainment precinct

Note: Land included in the entertainment precinct includes blocks that may be affected by noise from external sources. Development of multi unit housing in this area is subject to the noise attenuation requirements contained in the multi unit housing development code.

Rules	Criteria
5.2 Public transport stations and adjacent development	
R11 Public transport stops or stations are provided at the locations shown in figure 8.	C11 The location of public transport stations on Hibberson Street achieve all of the following: a) supports public transport usage by town centre patrons b) provides access to retail and office areas c) is endorsed by the Territory
There is no applicable rule.	C12 New buildings adjacent to a (current or future) public transport station shown in figure 8 are designed to support public transport use by providing a comfortable environment for public transport patrons which is a short walking distance from a public transport station and locating a major public entrance of the development within close walking distance to the public transport station.

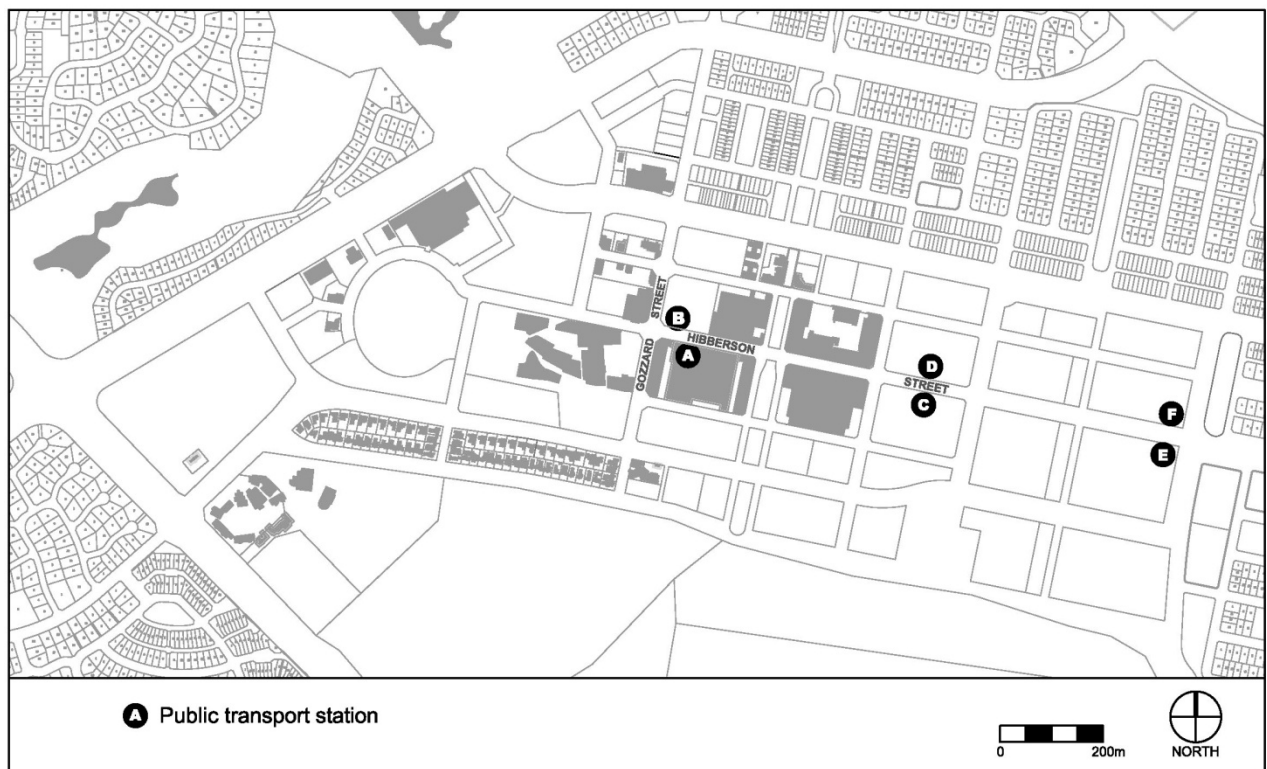


Figure 8 Public transport stations

Element 6: Parking and site access

Rules	Criteria
6.1 Sites for public car parking	
R13 Development on <i>sites</i> identified in figure 9 includes one (1) of the following: a) surface car park with number of spaces endorsed by the Territory agency responsible for transport planning b) other development where all of the following are provided: i) provide a number of car parking spaces endorsed by the Territory agency responsible for transport planning ii) accommodate onsite any additional demand for car parking generated by the development iii) ensure the number of car parking spaces identified in R11 b) i) remains available for public access iv) complies with the <i>Parking and Vehicular Access General Code</i>	C13 Development on <i>sites</i> identified in figure 9 may be considered where the development achieves all of the following: 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 public parking supply for the whole town centre as endorsed by the Territory

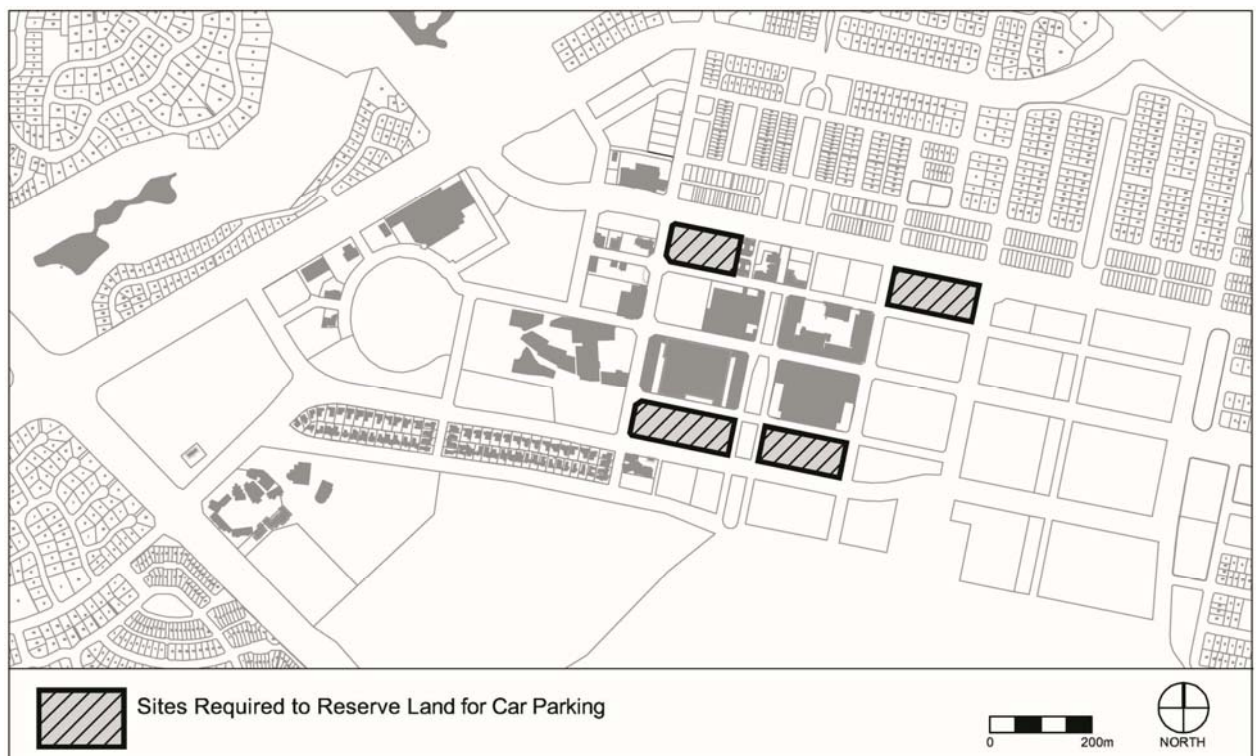


Figure 9 Location of *sites* for public car parking

6.2

Rules	Criteria
6.3 Restrictions on driveway access	
R14 Driveway access or egress to Hibberson Street, Flemington Road and Gungahlin Place is not permitted, other than for ceremonial and visitor access, in the areas shown in figure 10	This is a mandatory requirement. There is no applicable criterion.

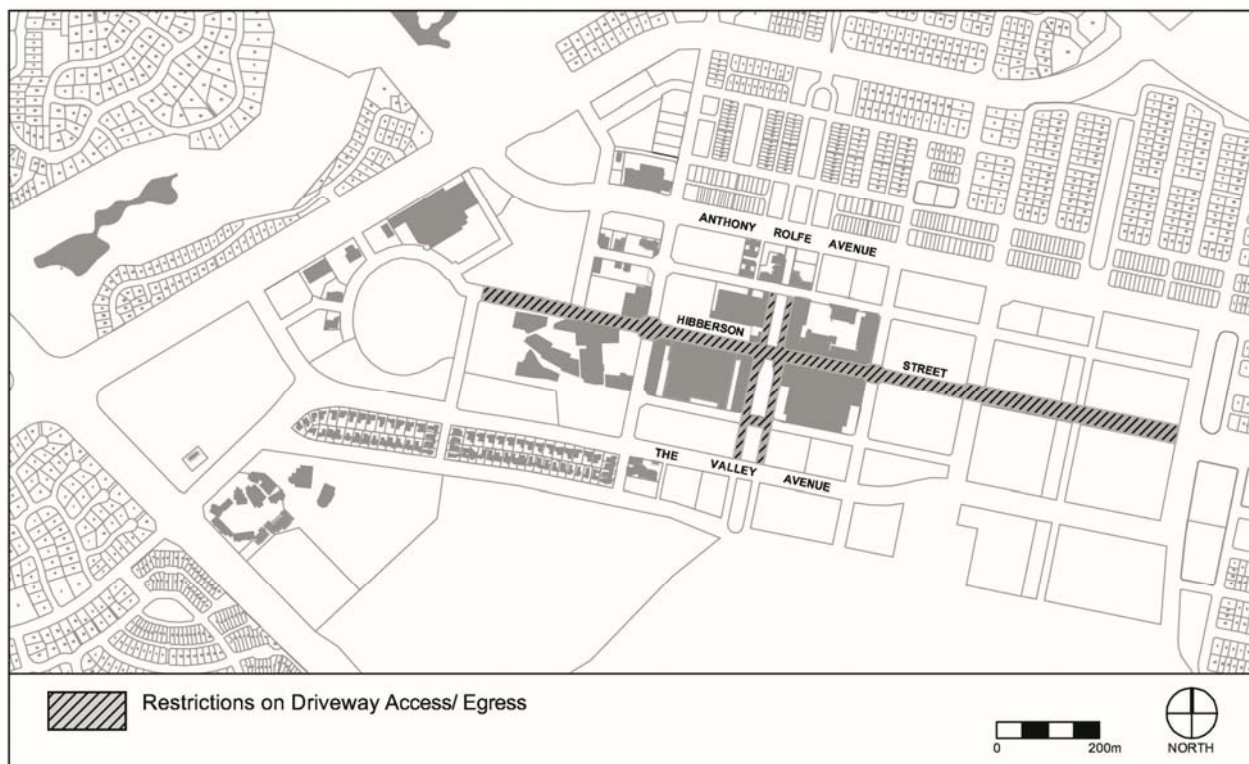


Figure 10 **Restriction on driveway access and egress**

Element 7: Amenity

Rules	Criteria
7.1 Design of Hibberson Street public realm	
There is no applicable rule.	C15 Hibberson Street, between Gozzard Street and Kate Crace Street, has all of the following characteristics: a) provides convenient pedestrian access along both sides of Hibberson Street to promote an accessible and safe environment for active shop fronts b) provides convenient and safe pedestrian access across Hibberson Street at appropriate locations between the adjacent retailing c) provides direct and visible pedestrian access to public transport facilities along Hibberson Street
7.2 Design of Gungahlin Place public realm	
There is no applicable rule.	C16 Gungahlin Place, between Ernest Cavanagh Street and The Valley Avenue, has all of the following characteristics: a) provide direct and convenient east-west and north-south pedestrian access in Gungahlin Place between adjacent retailing and community amenities b) provide pedestrian access along both verges within Gungahlin Place to promote an accessible and safe environment for active shop fronts c) provide open space in Gungahlin Place that allows for outdoor seating areas and promotes uses such as community events, markets, cafes and kiosks d) provide unobtrusive weather protection and high quality landscaping within Gungahlin Place that is consistent with the surrounding character and use of Gungahlin Place

Rules	Criteria
7.3 Active frontage	
R17 For building frontages shown as 'Active Frontage – Mandatory' in figure 11, building design is to comply with all of the following: a) buildings fronting streets and / or public open spaces incorporate display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) buildings incorporate a minimum of two shop fronts and entrances per frontage	This is a mandatory requirement. There is no applicable criterion.
R18 For building frontages shown as 'Active Frontage – Adaptable Built Form' in figure 11, building design is to comply with all of the following: a) buildings fronting streets and/or public open spaces incorporate display windows or shop fronts at the ground floor level b) direct pedestrian access at grade with the verge level is to be provided for access and egress for persons with disabilities	C18 For buildings fronting streets identified as 'Active Frontage – Adaptable Built Form' in figure 11, development at ground floor level achieves all of the following: a) be adaptable for shops b) where building access is provided, direct pedestrian access is at street level
R19 For building frontages shown as "Partial Active Frontage" in figure 11, no less than 20% of a frontage to the street or public open space incorporates shop fronts with pedestrian access at ground floor level.	C19 Each street frontage of a development can be adapted to incorporate active frontages with direct pedestrian access.

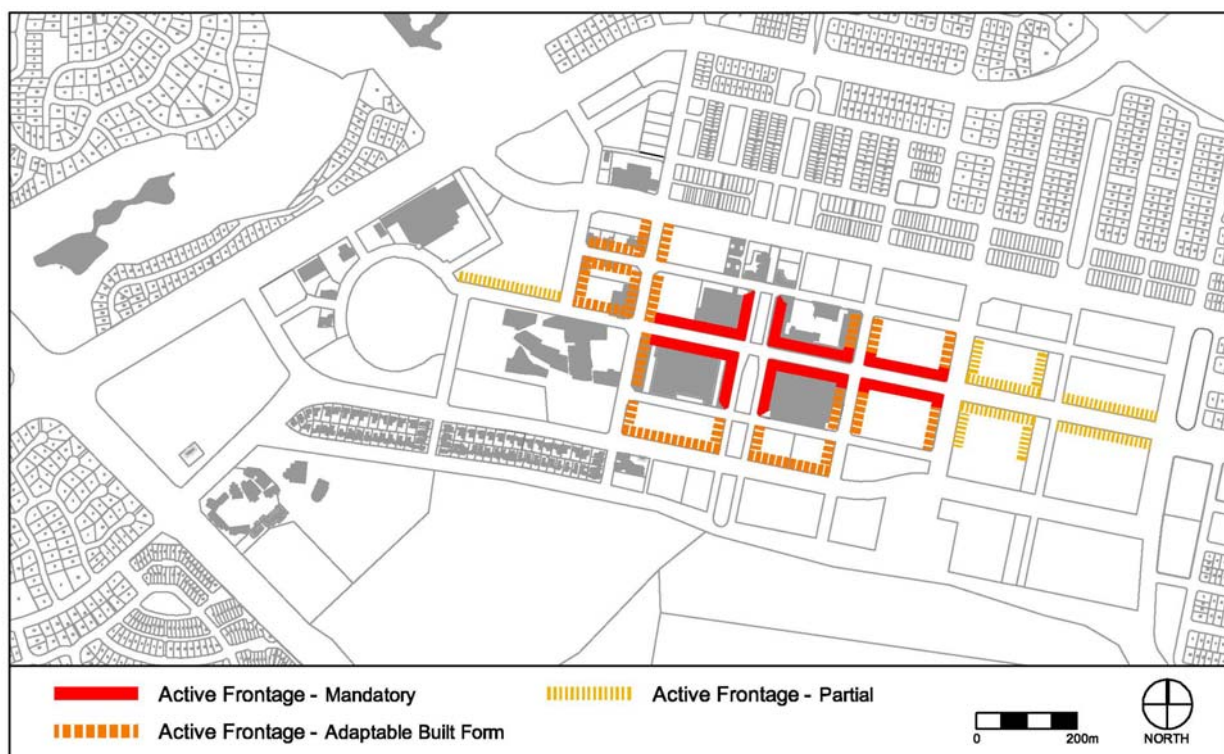


Figure 11 Active frontage requirements

Rules	Criteria
7.4 Landscape	
There is no applicable rule.	C20 Landscaping achieves all of the following: a) is sensitive to <i>site</i> attributes, including <i>streetscapes</i> and landscapes of documented heritage significance b) use of vegetation types and landscaping styles which complement the <i>streetscape</i> character and integrate with Gungahlin Place, linear parks, public spaces, reserves and public transport corridors c) contributes to energy efficiency and amenity of public space by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor spaces d) satisfies utility maintenance requirements and minimises the visual impact and risk of damage to aboveground and underground utilities e) provides landscaping with low and high

	elements which does not obscure or obstruct sightlines to building entries, paths and driveways to reduce the actual or perceived personal safety and security f) tree planting in and around car parks to provide shade and soften the visual impact of parking areas g) Water Sensitive Urban Design (WSUD) principles are applied to all landscape treatments within the town centre h) Drought tolerant plant species are used in both public and private realms to contribute to a high quality landscape character
--	--

Area specific controls

This part contains area specific controls that apply to precincts within the Gungahlin Town Centre, as shown in figure 12.

To remove any doubt, the following area specific provisions shall prevail if there is an inconsistency with any other part of this code.

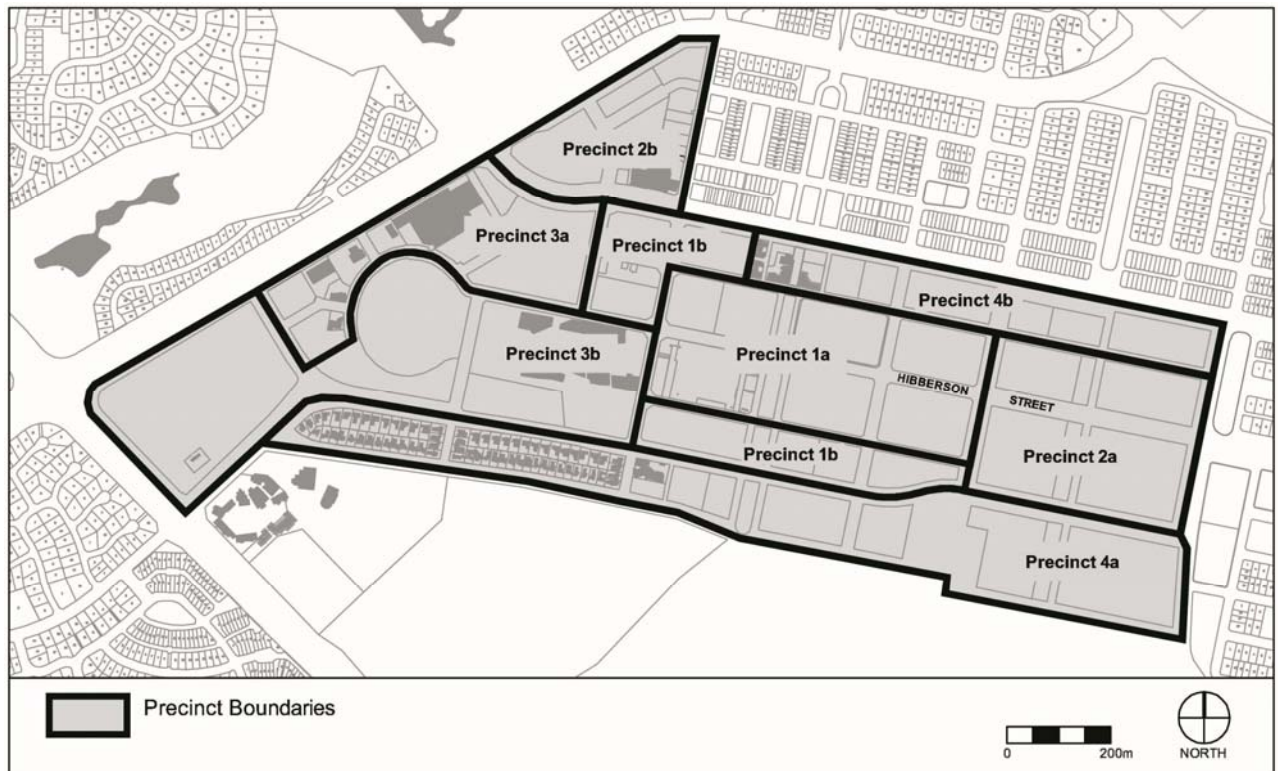


Figure 12 Precinct areas within the Gungahlin Town Centre

Gungahlin Town Centre has several precincts:

- Precinct 1a – Retail Core
- Precinct 1b – Retail Core Mixed Use
- Precinct 2a – Office Core
- Precinct 2b – Office Park
- Precinct 3a – Services and Trades
- Precinct 3b – Major Community and Recreation Facilities
- Precinct 4a – Southern Transition
- Precinct 4b – Northern Transition

In this code:

Large retail anchor means a department store, cinema complex with more than 3 screens or a supermarket or retail outlet of 1200m² or more in *gross floor area*.

Precinct 1a – Retail core

The following elements apply to precinct 1a shown in figure 12.

Element 8: Use

Rules	Criteria
8.1 Ground floor use	
R21 This rule applies to buildings with frontages to hatched area shown in figure 13. One or more of the following uses are permitted at the ground floor level: 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>	C21 Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.
8.2 Protection of retail expansion opportunities	
R22 The following uses are not permitted on both the ground and first floors of buildings in Precinct 1a: a) <i>Serviced apartment</i> b) <i>RESIDENTIAL USE</i>	This is a mandatory requirement. There is no applicable criterion.
8.3 Development in Gungahlin Place	
R23 This rule applies to sections 36, 37 and 38. Development achieves all of the following: a) a maximum of 200 m² GFA per section b) a maximum of 75m² GFA per tenancy c) is endorsed by the land custodian.	This is a mandatory requirement. There is no applicable criterion.

8.4 Distribution and coordination of retail

R24

Each section contains at least *one large retail anchor*.

Note: The definition of *large retail anchor* can be found on the first page of Part C of this code.

This is a mandatory requirement. There is no applicable criterion.

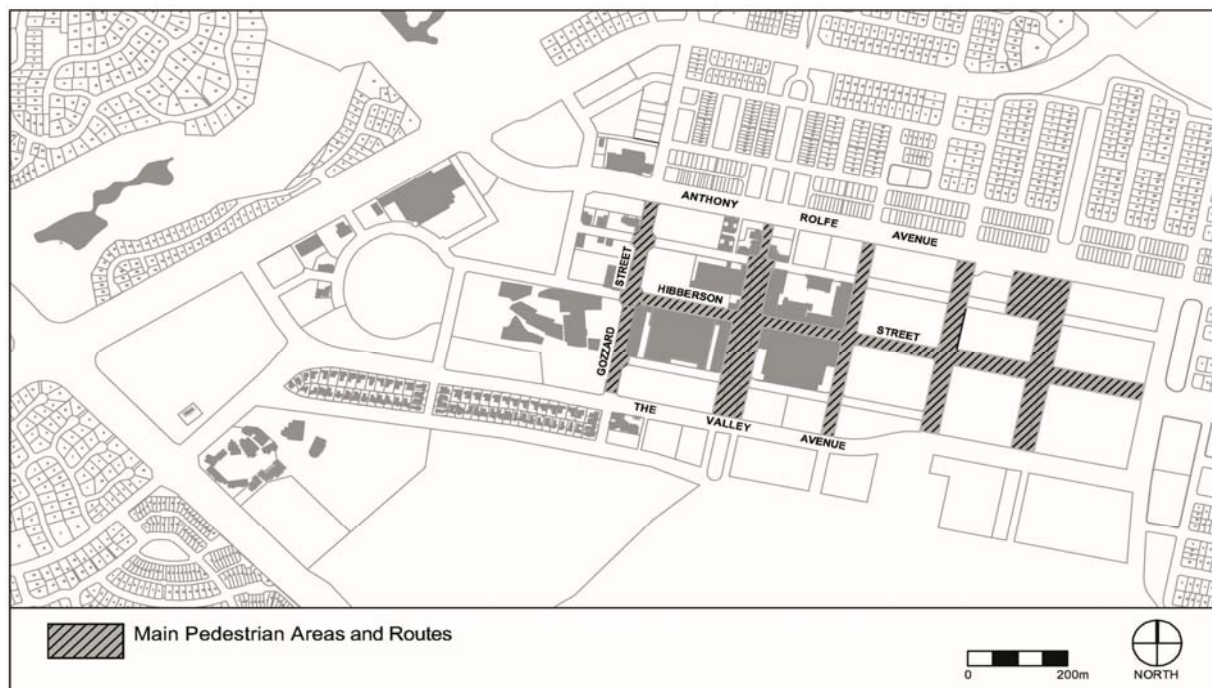
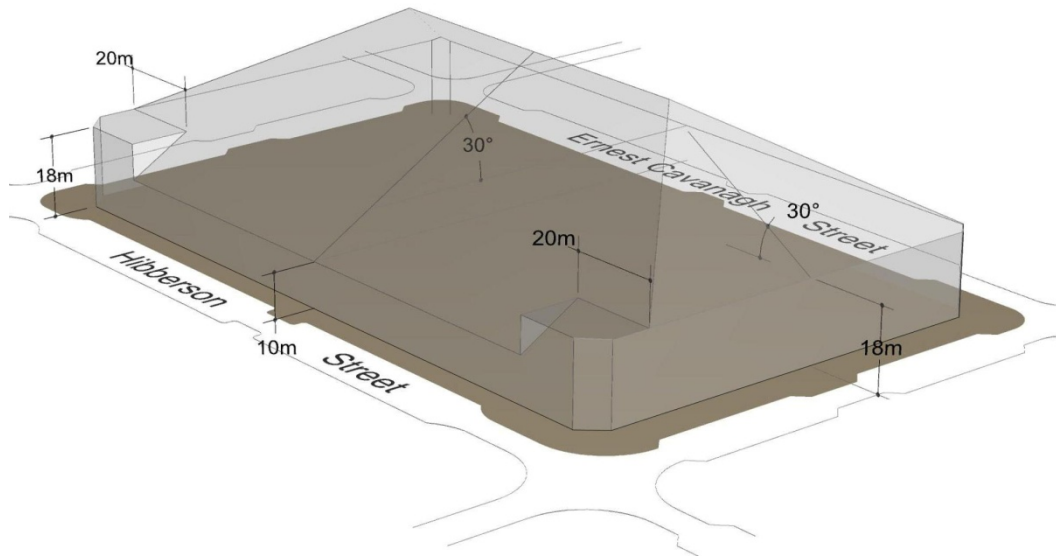


Figure 13 Main pedestrian areas and routes

Element 9: Buildings

Rules	Criteria
9.1 Building envelope	
R25 Rooftop building elements, including lift overruns and plant and equipment are contained within the building envelope controls shown in figure 14 for <i>sites</i> north of Hibberson Street and figure 15 for <i>sites</i> south of Hibberson Street. Note: Minor encroachments of building envelopes are addressed below, in a separate provision.	This is a mandatory requirement. There is no applicable criterion.



Note: This illustration shows a potential built form within the building envelope

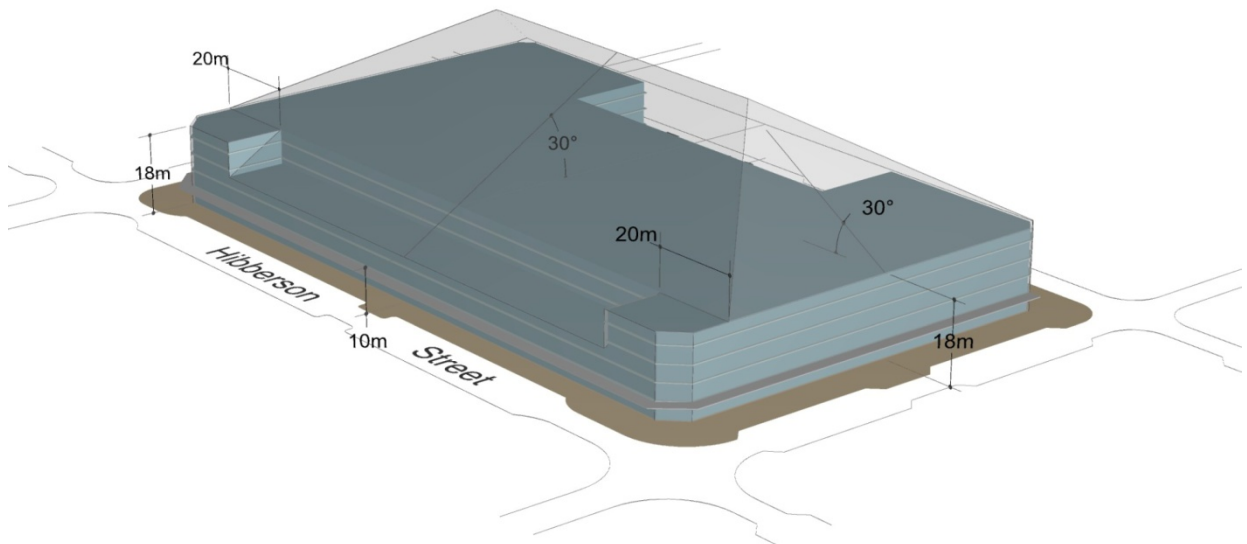
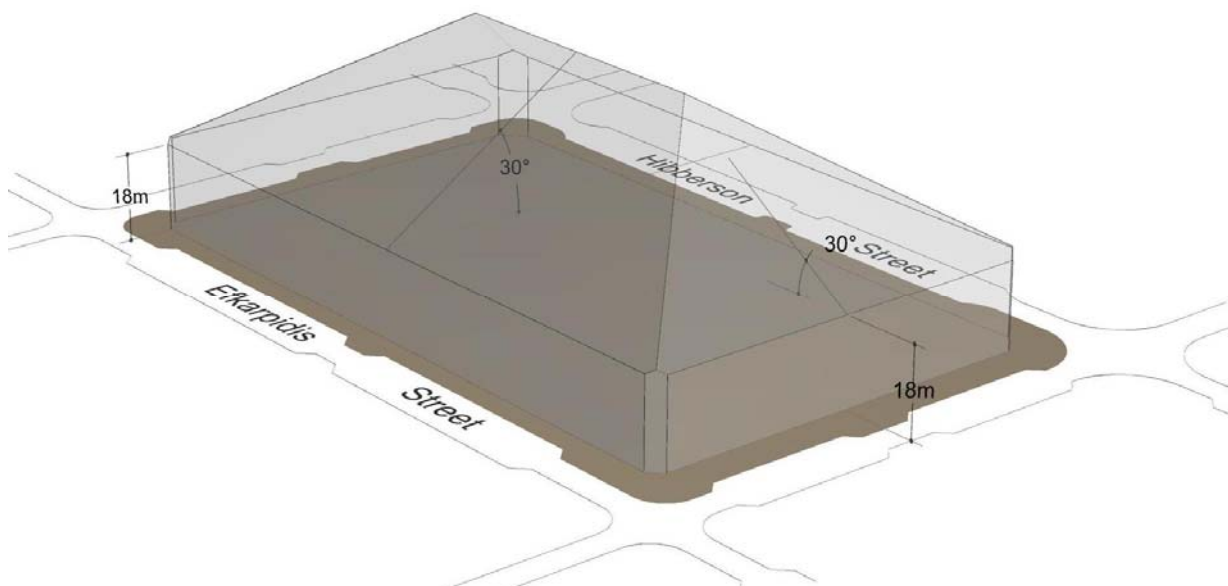


Figure 14 Building envelope in Precinct 1a (north side of Hibberson Street)



Note: This illustration shows a potential built form within the building envelope

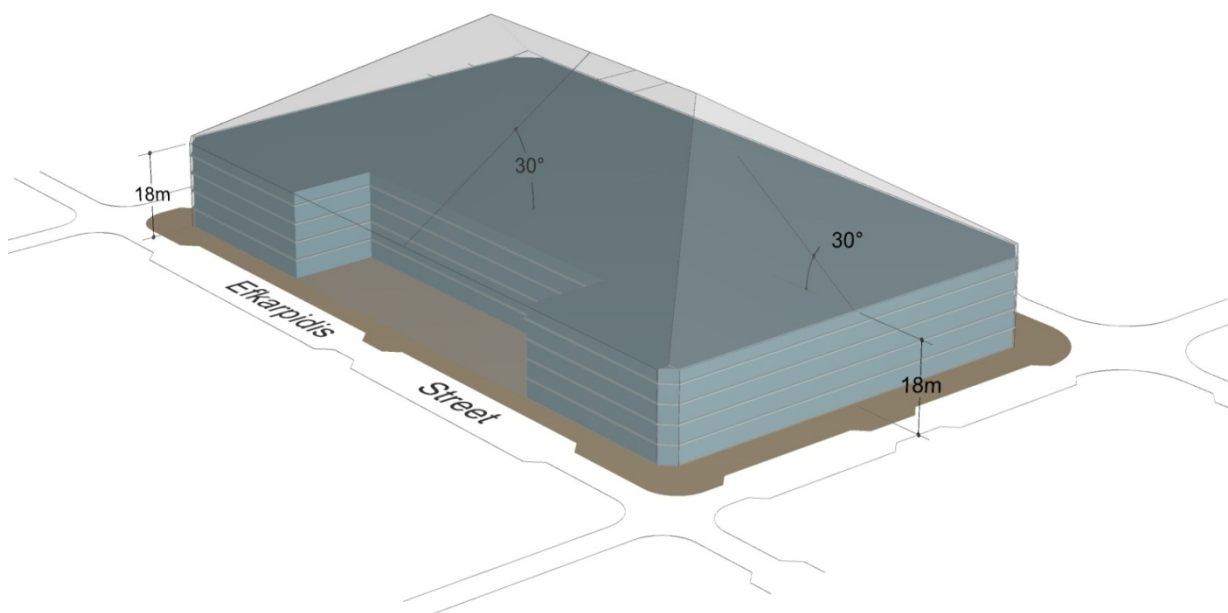


Figure 15 Building envelope in Precinct 1a (south side of Hibberson Street)

Rules	Criteria
9.2 Protection of solar access for activities on south side of Hibberson Street	
R26 For development on sections on the northern side of Hibberson Street, encroachment above the building envelope shown in figure 14 is permitted only in the area identified in figure 16 where all of the following is achieved: - on the vertical plane, the height of any building elements is a maximum 1.5m above the 30 degree pitch on the building envelope - on the horizontal plane, the length of all building elements is a maximum of 15% of the length of each block frontage	This is a mandatory requirement. There is no applicable criterion.

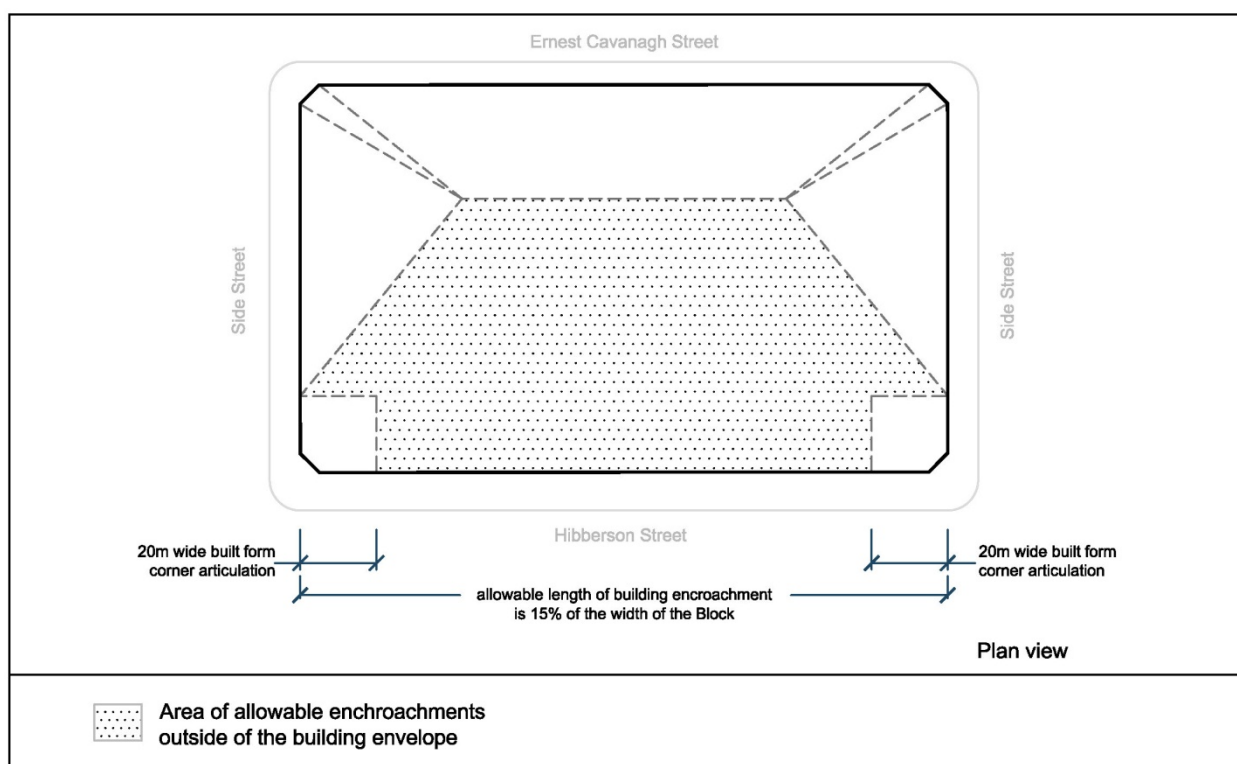


Figure 16 Building envelope in Precinct 1a (south side of Hibberson Street)

Rules	Criteria
9.3 Setbacks	
R27 Buildings are joined at party walls and built to the front property boundary along main pedestrian areas and routes identified in figure 13.	C27 Buildings achieve all of the following: a) consistency with desired planning outcomes b) compatibility with adjacent development. Minor setbacks in building alignment may be permitted to provide small spaces for active uses.

Element 10: Built form

Rules	Criteria
10.1 Building Design	
R28 The minimum ground floor level floor to ceiling height is 3.6m.	C28 Ground floor level of buildings is designed to be adaptable for commercial use.
There is no applicable rule.	C29 Major public entrances of retail centres achieve all of the following: a) are visible from the major public entrances of nearby retail centres b) provide convenient access between major public entrances of nearby retail centres
10.2 Awnings	
R30 Buildings must incorporate awnings that comply with all of the following: a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in figure 13 b) awnings are to be a minimum of 3m in cantilever width c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level	This is a mandatory requirement. There is no applicable criterion.

Precinct 1b – Retail core mixed use

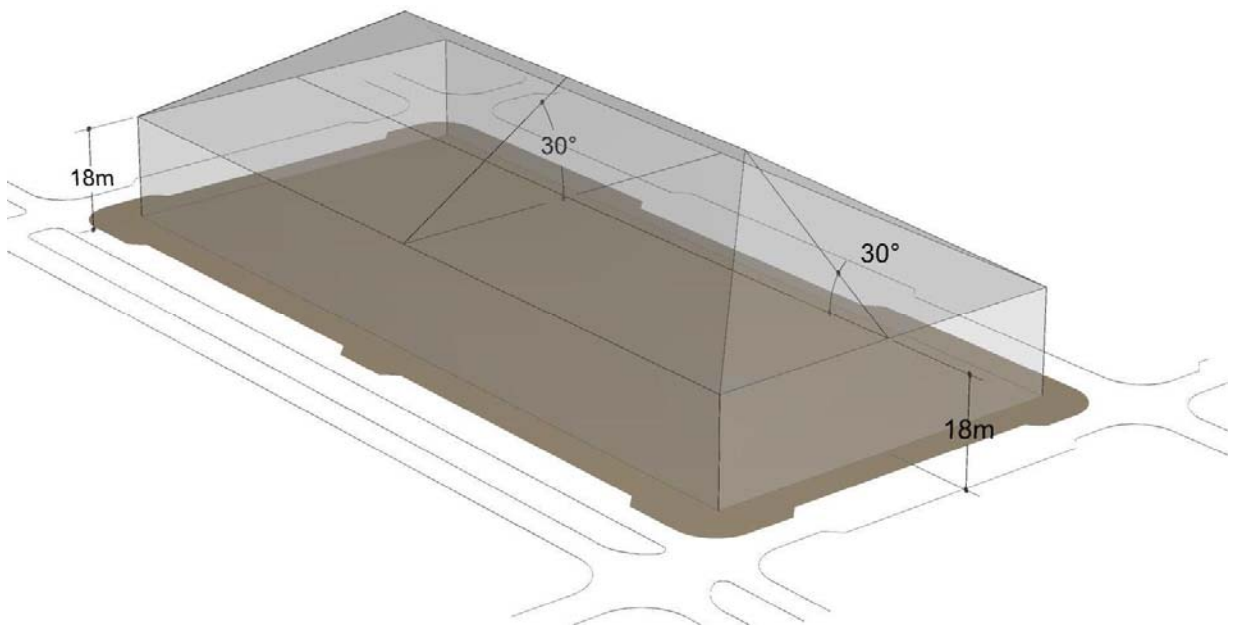
The following elements apply to precinct 1b shown in figure 12.

Element 11: Use

Rules	Criteria
11.1 Ground floor use	
R31 This rule applies to buildings with frontages to hatched area shown in figure 13. One or more of the following uses are permitted at the ground floor level: 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>	C31 Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.
11.2 Scale of retail activity	
R32 Until the six sections in Precinct 1a contains one (1) <i>large retail anchor</i>, the following uses in Precinct 1b are restricted to a maximum of 200m² <i>Gross Floor Area</i> per tenancy: a) department store b) discount department store c) <i>supermarket</i> d) <i>SHOP</i> selling food Note: This rule restricts the scale of the listed developments until the retail core area is developed. The definition of <i>large retail anchor</i> can be found on the first page of Part C of this code.	This is a mandatory requirement. There is no applicable criterion.
11.3 Serviced apartment and residential use	
R33 The following uses are not permitted on both the ground and first floors of buildings in Precinct 1b: a) <i>Serviced apartment</i> b) <i>RESIDENTIAL USE</i>	This is a mandatory requirement. There is no applicable criterion.

Element 12: Buildings

Rules	Criteria
12.1 Building envelope and setbacks	
R34 All building elements, including lift overruns and roof top plant are contained within the building envelope controls shown in figure 17.	This is a mandatory requirement. There is no applicable criterion.
R35 Buildings are joined at party walls and built to the front property boundary along main pedestrian areas and routes identified in figure 13. This rule does not apply to the boundaries to Gungahlin Place of Section 226 Block 4 and Section 232 Block 1, Gungahlin.	C35 Buildings achieve all of the following: a) consistency with desired planning outcomes b) compatibility with adjacent development Minor setbacks in building alignment may be permitted to provide small spaces for active uses.
There is no applicable rule.	C35A This criterion applies to Section 226 Block 4 and Section 232 Block 1, Gungahlin, but does not apply to the Gozzard Street frontage and Hinder Street frontage. Buildings achieve all of the following: a) consistency with desired planning outcomes b) compatibility with adjacent development c) corner treatment with articulation in the building facade at the corner of Gungahlin Place and Efkarpidis Street d) where setbacks are proposed, reasonable space for active outdoor uses, the protection of any regulated trees, and the provisions of landscaping e) for outdoor spaces adjacent to Gungahlin Place, landscaping consistent with the landscaping in Gungahlin Place. Note: R35 and C35 still apply to the Gozzard Street frontage and Hinder Street frontage.



Note: This illustration shows a potential built form within the building envelope

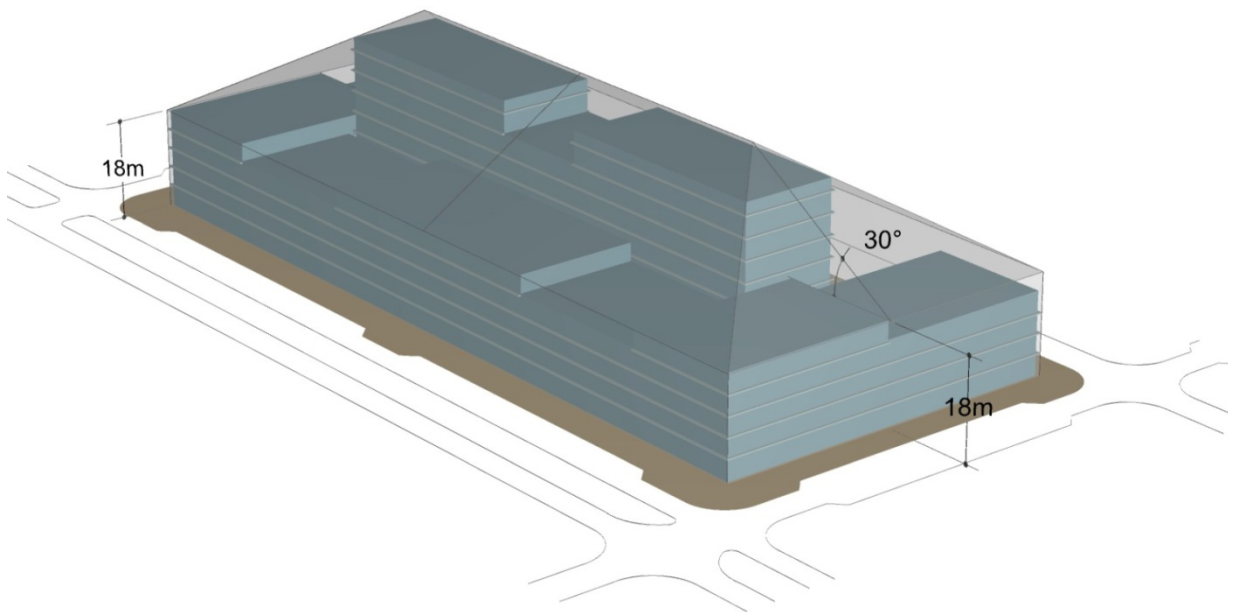


Figure 17 Building envelope in Precinct 1b

Element 13: Built form

Rules	Criteria
13.1 Building Design	
R36 The minimum ground floor level floor to ceiling height is 3.6m.	C36 Ground floor level of buildings is designed to be adaptable for commercial use.
13.2 Awnings	
R37 Buildings with front boundary setbacks less than 2m incorporate awnings that comply with all of the following: a) cantilevered for the full extent of the building frontage along main pedestrian areas and routes identified in figure 13 b) a minimum of 3m in cantilever width c) a minimum height of 3m above finished pavement or ground level of the verge d) integrated with the building design at the first floor level	This is a mandatory requirement. There is no applicable criterion.

Precinct 2a – Office core

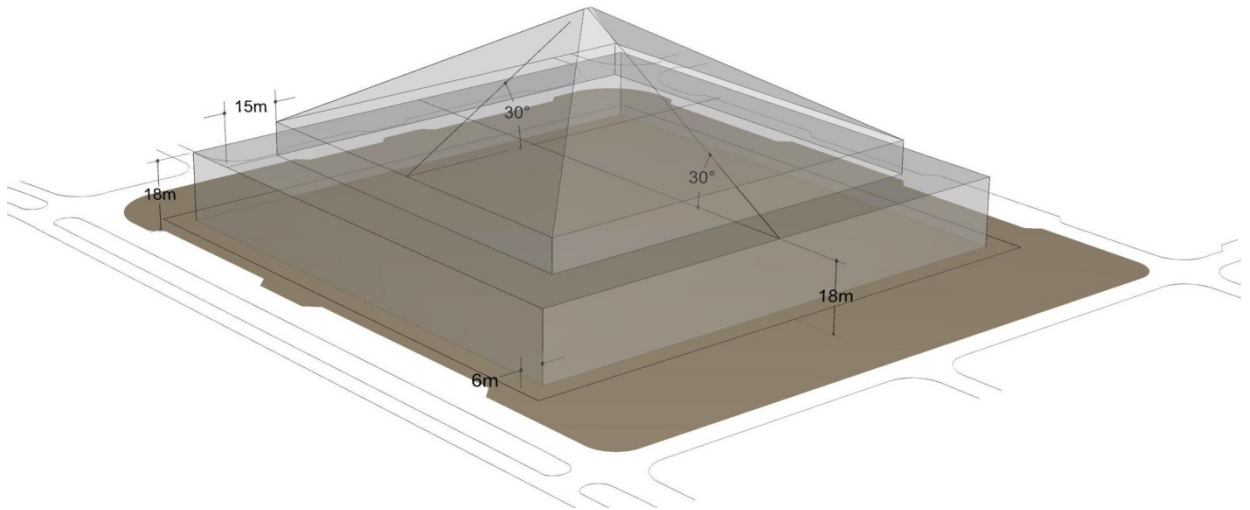
The following elements apply to precinct 2a shown in figure 12.

Element 14: Use

Rules	Criteria
14.1 Protection of office development	
R38 The following uses are not permitted on <i>sites</i> in Precinct 2a: a) <i>Serviced apartment</i> b) <i>RESIDENTIAL USE</i>	This is a mandatory requirement. There is no applicable criterion.
14.2 Street level uses	
R39 A minimum of one (1) of the following uses is provided at the ground floor level adjacent to the street or main building entry for buildings of 2,000m² or greater: a) <i>Business agency</i> b) <i>Drink establishment</i> c) <i>Health facility</i> d) <i>Public agency</i> e) <i>Restaurant</i> f) <i>SHOP</i> with a maximum GFA of 200m².	C39 Buildings facing main pedestrian areas and routes identified in figure 13 incorporate uses that generate activity at the ground level in the public space.

Element 15: Buildings

15.1 Building envelope and setbacks	
R40 All building elements, including lift overruns and roof top plant are contained within the building envelope illustrated in figure 18. Note: Building envelopes shown in figure 18 and 19 are applied to whole sections in precinct 2a.	This is a mandatory requirement. There is no applicable criterion.
R41 Minimum 6m setback to all front boundaries as illustrated in figures 18 and 19.	This is a mandatory requirement. There is no applicable criterion.



Note: This illustration shows a potential built form within the building envelope

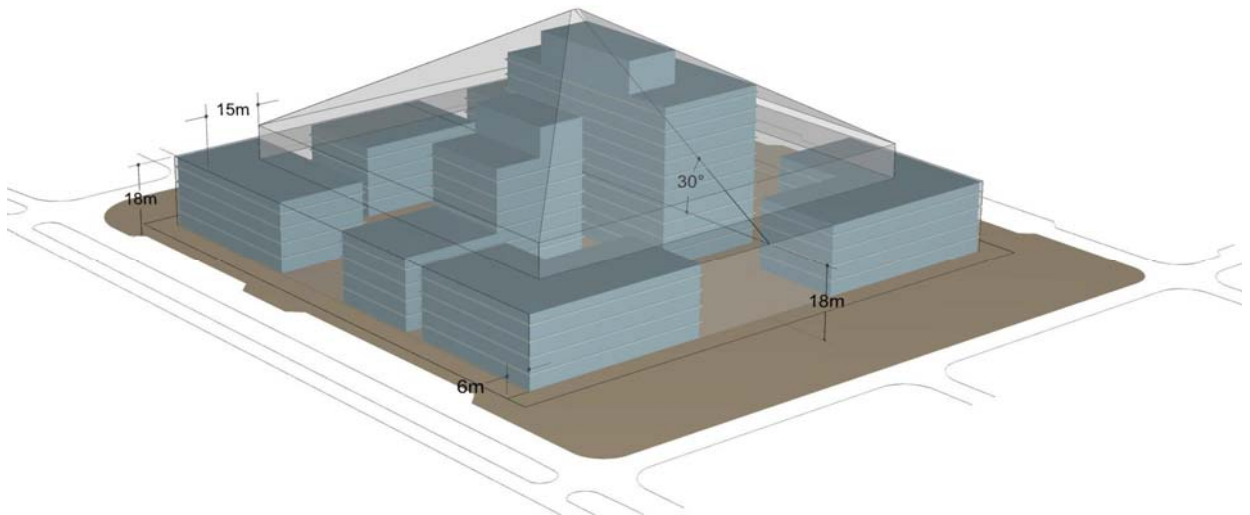


Figure 18 Building envelope in Precinct 2a

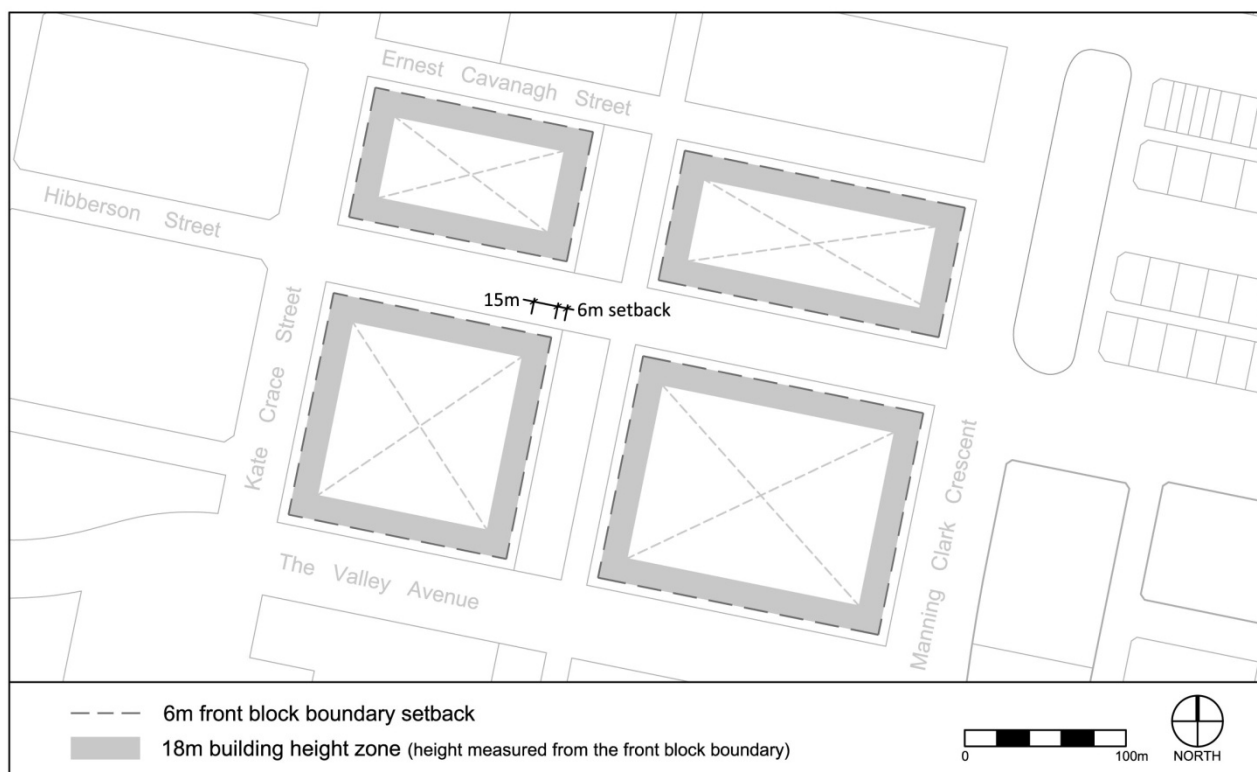


Figure 19 Setbacks and building height zones in Precinct 2a

Element 16: Built form

Rules	Criteria
16.1 Location of public entrances	
There is no applicable rule.	C42 To provide public entrances that are easily identifiable and convenient, the development achieves all of the following: a) entrances to commercial and other uses provide a strong visual connection to the street b) the main building entrance relates to the overall bulk and scale of the building to emphasise the entrance to main lobby or foyer c) provide articulated building entrance to the street and/ or public space at grade with the adjoining verge or finished <i>site</i> levels

Rules	Criteria
16.2 Landscape	
There is no applicable rule.	C43 Provide a high quality landscape character to the office core Precinct 2a and achieve all of the following: a) a documented landscape design showing how landscape associated with the development addresses all of the items described in criterion C18 in this code b) use vegetation types and landscaping styles which complement the <i>streetscape</i> character and integrate with the north-south linear park, public spaces, reserves and public transport corridors

Precinct 2b – Office park

The following elements apply to precinct 2b shown in figure 12.

Element 17: Use

Rules	Criteria
17.1 Street level uses	
R44 A minimum of one (1) of the following uses is provided at the ground floor level abutting the street or main building entry for buildings of 2,000m² or greater: a) <i>Business agency</i> b) <i>Drink establishment</i> c) <i>Health facility</i> d) <i>Public agency</i> e) <i>Restaurant</i> f) <i>SHOP</i>	C44 Buildings abutting the street or main building entry incorporate uses that generate activity at the ground level in the public space.

Element 18: Buildings

18.1 Building height	
R45 Maximum <i>height of buildings</i> is 23 metres above the <i>datum ground level</i>. For leases granted before 30 November 2010, this provision will not apply until five (5) years from that date, being 30 November 2015.	C45 Maximum <i>height of buildings</i> comply with all of the following: a) are compatible with adjacent development b) are appropriate to scale and function of use c) minimise detrimental impacts, including overshadowing and excessive scale d) contribute to the desired planning outcomes

Element 19: Built form

19.1 Location of public entrances	
There is no applicable rule.	C46 To provide public entrances that are easily identifiable and convenient, the development provides all of the following: a) entrances to commercial and other uses provide a strong visual connection to the street b) the main building entrance relate to the overall bulk and scale of the building to emphasise the entrance to main lobby or foyer

	c) provide articulated building entrance to the street and/ or public space at grade with the adjoining verge or finished <i>site</i> levels
--	--

Precinct 3a – Services and Trades

The following elements apply to precinct 3a shown in figure 12.

Element 20: Buildings

Rules	Criteria
20.1	Height and setbacks
R47 Maximum <i>height of buildings</i> is 14 metres above the <i>datum ground level</i> .	C47 <i>Height of buildings</i> comply with all of the following: a) are compatible with existing character in the Service Trades Precinct b) is appropriate to the scale and function of the use c) minimise detrimental impact to adjacent open space and development, including overshadowing and excessive scale
R48 Buildings maintain a continuous <i>building line</i> along Hibberson Street.	C48 Building setbacks comply with all of the following: a) frontages to Hibberson Street maintain a continuous <i>building line</i> b) setbacks in building alignment may be permitted where it provides small spaces for active uses and / or building entrances

Element 21: Built form

21.1	Building design
There is no applicable rule.	C49 To provide development that is identifiable and contributes to the existing <i>streetscape</i> character, the development is to provide all of the following: a) entrances provide a strong visual connection to the street and ensure a high level of surveillance b) building frontages to streets provide interesting and attractive facades that positively contribute to the <i>streetscape</i>

Precinct 3b – Major community and recreation facilities

The following elements apply to precinct 3b shown in figure 12.

Element 22: Buildings

Rules	Criteria
22.1 Height and setbacks	
R50 Maximum <i>height of buildings</i> is 14m above the <i>datum ground level</i> .	C50 Maximum <i>height of buildings</i> comply with all of the following: a) are compatible with adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale
R51 A minimum setback of 6 metres applies to Warwick Street and The Valley Avenue street frontages.	C51 Setbacks comply with all of the following: a) are compatible with adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale

Element 23: Built form

23.1 Building design	
There is no applicable rule.	C52 To provide development that is identifiable and contributes to the existing <i>streetscape</i> character, development achieves all of the following: a) entrances have a strong visual connection to the street b) ensure a high level of surveillance c) building frontages to streets provide interesting and attractive facades that positively contribute to the <i>streetscape</i> d) building frontage onto The Valley Avenue is to provide articulation in the building facade

Element 24: Amenity

24.1 Open space	
There is no applicable rule.	C53 Provide a landscape buffer along the southern <i>block</i> boundary parallel to The Valley Avenue that achieves all of the following:

	a) variety in vegetation species and sizes b) vegetation types and landscaping styles that complement the <i>streetscape</i> character, particularly street trees on The Valley Avenue, public spaces and reserves c) is appropriate to the bulk and scale of the development.
--	--

Precinct 4a – Southern transition

The following elements apply to precinct 4a shown in figure 12.

Element 25: Buildings

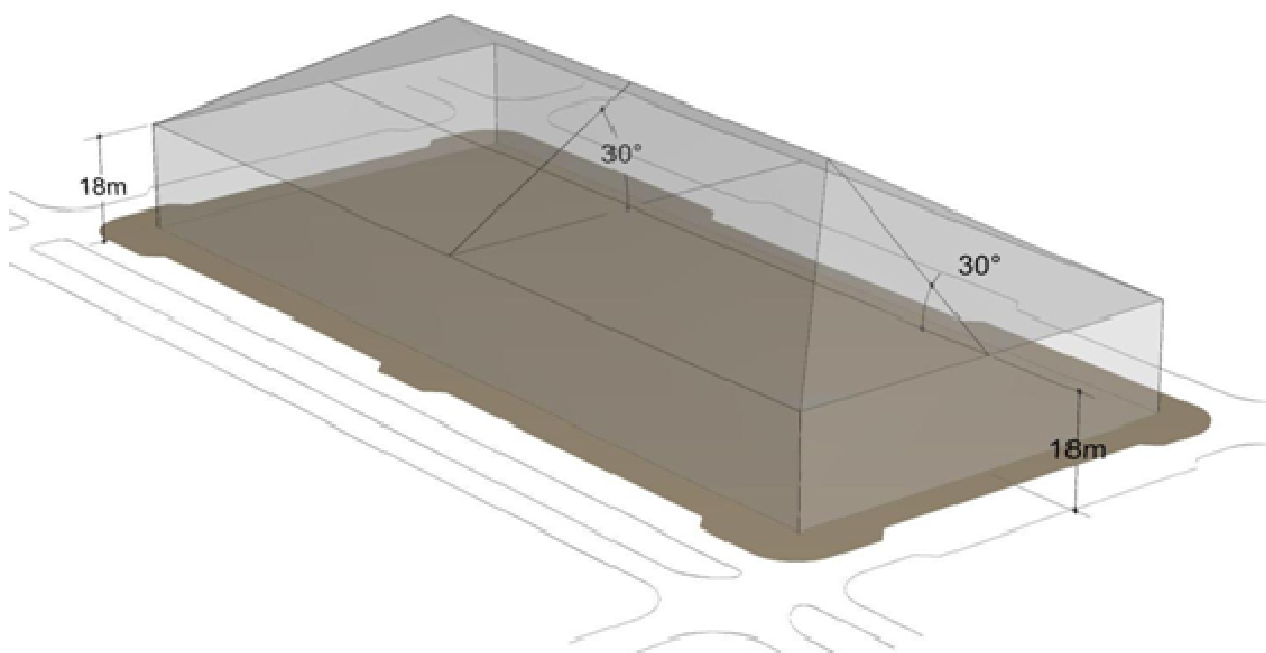
Rules	Criteria
25.1 Building envelope	
R54 All building elements, including lift overruns and roof top plant are contained within building envelope controls shown in figure 20.	This is a mandatory requirement. There is no applicable criterion.
25.2 Redevelopment of sections 21 and 22 Gungahlin	
R55 Redevelopment, other than for a single <i>dwelling</i>, requires the amalgamation of a minimum of six (6) adjoining <i>blocks</i>. The resulting <i>block</i> is required to have a minimum area of 3000 m² and approximately equal frontage to both The Valley Avenue and Delma View. Note: Where <i>block</i> amalgamation is approved, registered Lease and Development Conditions for individual <i>blocks</i> are no longer considered.	C55 Amalgamation of less than six (6) <i>blocks</i> is permitted where less than six (6) adjoining single <i>dwelling blocks</i> remain in a section and these adjoining single <i>dwelling blocks</i> are all amalgamated. The resulting <i>block</i> is required to have approximately equal frontage to both The Valley Avenue and Delma View.
R56 Redevelopment of more than two <i>blocks</i> for other than a single <i>dwelling</i> is not permitted where it adjoins an existing single <i>dwelling</i> that has an existing or approved redevelopment on the other side boundary, unless the single <i>dwelling site</i> is included in the amalgamation of <i>sites</i>.	This is a mandatory requirement. There is no applicable criterion.
R57 Subdivision, amalgamation and boundary realignments of <i>blocks</i> resulting in single <i>dwelling</i> development is not permitted.	C57 Minor boundary realignments to the side boundaries of redevelopment <i>sites</i> shared with single <i>dwelling blocks</i> is only permitted where the resulting development on the affected <i>blocks</i> is consistent with Rule R56 and Rule R57 of this Code.

R58 Redevelopment shall not result in the reduction of the <i>dwelling</i> numbers on the subject <i>blocks</i> to below that the existing at the close of business on 30 November 2010.	C58 This is a mandatory requirement. There is no applicable criterion.
---	---

Rules	Criteria
R59 Development is built to a minimum 4m <i>front boundary</i> setback to all street frontages.	C59 Minor encroachments into the front setback are permitted to allow for elements such as awnings, sun shading and roof overhang.
R60 Articulation is provided to a minimum depth of 2m behind the front setback to all street frontages for all <i>storeys</i> in the development.	C60 This is a mandatory requirement. There is no applicable criterion.

Element 26: Built form

26.1 Building design	
There is no applicable rule.	C61 Buildings are to contribute to the public realm that is safe and convenient by providing the following: a) corner buildings are to provide focal points providing interest and variety b) building entrances are to be at grade with the adjoining verges or finished <i>site</i> levels to provide level building access c) entrances to commercial and residential uses are to provide a strong visual connection to the street d) entrances ensure a high level of surveillance



Note: The following illustration shows a potential built form within the building envelope

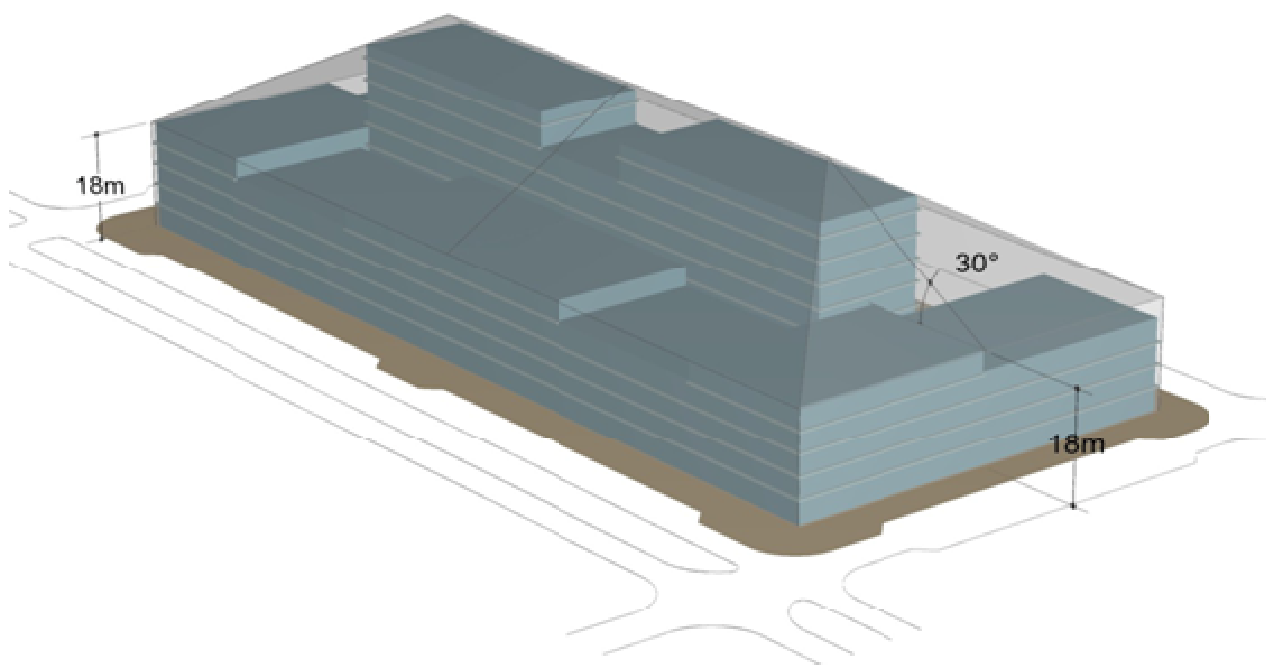


Figure 20 Building envelopes in Precinct 4a and Precinct 4b

Precinct 4b – Northern transition

The following elements apply to precinct 4b shown in figure 12.

Element 27: Buildings

Rules	Criteria
27.1 Building envelope and setbacks	
R62 All building elements, including lift overruns and roof top plant are contained within building envelope controls shown in figure 20.	This is a mandatory requirement. There is no applicable criterion.
R63 Buildings are joined at party walls and built to the front property boundary along Anthony Rolfe Avenue and main pedestrian areas and routes identified in figure 13.	C63 Buildings achieve all of the following: a) strong urban edge for the town centre along Anthony Rolfe Avenue b) compatibility with adjacent development c) consistency with desired planning outcomes

Element 28: Built form

28.1 Building design	
There is no applicable rule.	C64 Buildings are to contribute to the public realm that is safe and convenient by providing all of the following: a) corner buildings are to provide focal points giving interest and variety b) building entrances are to be at grade with the adjoining verges or finished <i>site</i> levels to provide level building access c) entrances to commercial and lobbies to residential use are to provide a strong visual connection to the street and ensure a high level of surveillance
R65 Buildings must incorporate awnings that comply with the following: a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in figure 13 b) awnings are to be a minimum of 3m in cantilever width	This is a mandatory requirement. There is no applicable criterion.

c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level	
--	--

RC2 – Mixed use commercial development area

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

Element 2: Use

Rules	Criteria
2.1 Ground floor use	
R66 One or more of the following uses are not permitted above the ground floor: a) <i>COMMUNITY USE</i> b) <i>craft workshop</i> c) <i>indoor entertainment facility</i> d) <i>indoor recreation facility</i> e) <i>NON RETAIL COMMERCIAL USE</i> f) <i>restaurant</i> g) <i>SHOP</i>	C66 Noise generating uses are located to minimise impacts on residential or commercial accommodation.
2.2 Ground floor use – floor area limit	
R67 Where development includes one or more of the following: a) <i>COMMUNITY USE</i> b) <i>craft workshop</i> c) <i>indoor entertainment facility</i> d) <i>indoor recreation facility</i> e) <i>NON RETAIL COMMERCIAL USE</i> f) <i>Restaurant</i> g) <i>SHOP</i> the maximum <i>gross floor area</i> per establishment or tenancy is 200 m²	C67 The scale of leisure, recreation, community and commercial activities included with multi unit housing development achieves all of the following: a) ancillary to <i>RESIDENTIAL USE</i> b) services the local residents only

Element 3: Buildings

Rules	Criteria
3.1 Number of storeys	
R68 The maximum number of <i>storeys</i> is 3.	C68 Buildings achieve all of the following: a) compatibility with the <i>desired character</i> b) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> The maximum number of storeys is 4.

Appendix A – Road reservation

Table 1 Major collector street network requirements

Street name	The Valley Avenue	The Valley Avenue extension (up to Gundaroo Drive)	Flemington Road (Kate Crace Street to Hamer Street)	Kate Crace Street	North-south leg of ring system at eastern end of the town centre (adjacent to Hamer Street, Manning Clark Crescent south to The Valley Avenue)
Carriageway	4 traffic lanes	4 traffic lanes	2 traffic lanes	4 traffic lanes	4 traffic lanes
Median	required (including turning)	required	required	required (including turning)	required (including turning)
On-street car parking	both sides	not required	both sides	western side only	not required
Verge width each side (m)	7 (northern side) 7 (southern side)	8 (northern side) 7 (southern side)	7 (northern side) 7 (southern side)	7 (western side) 5 (eastern side)	7 (western side) 7 (eastern side)
Bike path each side	yes (refer figure 4)	yes (refer figure 4)	yes (refer figure 4)	yes (refer figure 4)	yes (refer figure 4)
Service lane	on the southern side, with parking only on the northern side				
Bus lane each side			yes		

Table 2 Access street network requirements

Street name	Ernest Cavanagh Street	Access streets (not specifically listed above)	Hibberson Street	Hinder Street
Carriageway	2 traffic lanes	2 traffic lanes	continue current width	continue current width
Median	not required	not required		
On-street car parking each side (m)	yes (both sides)	yes (both sides)		
Verge	yes (both sides)	yes (both sides)		