



ACT

Government

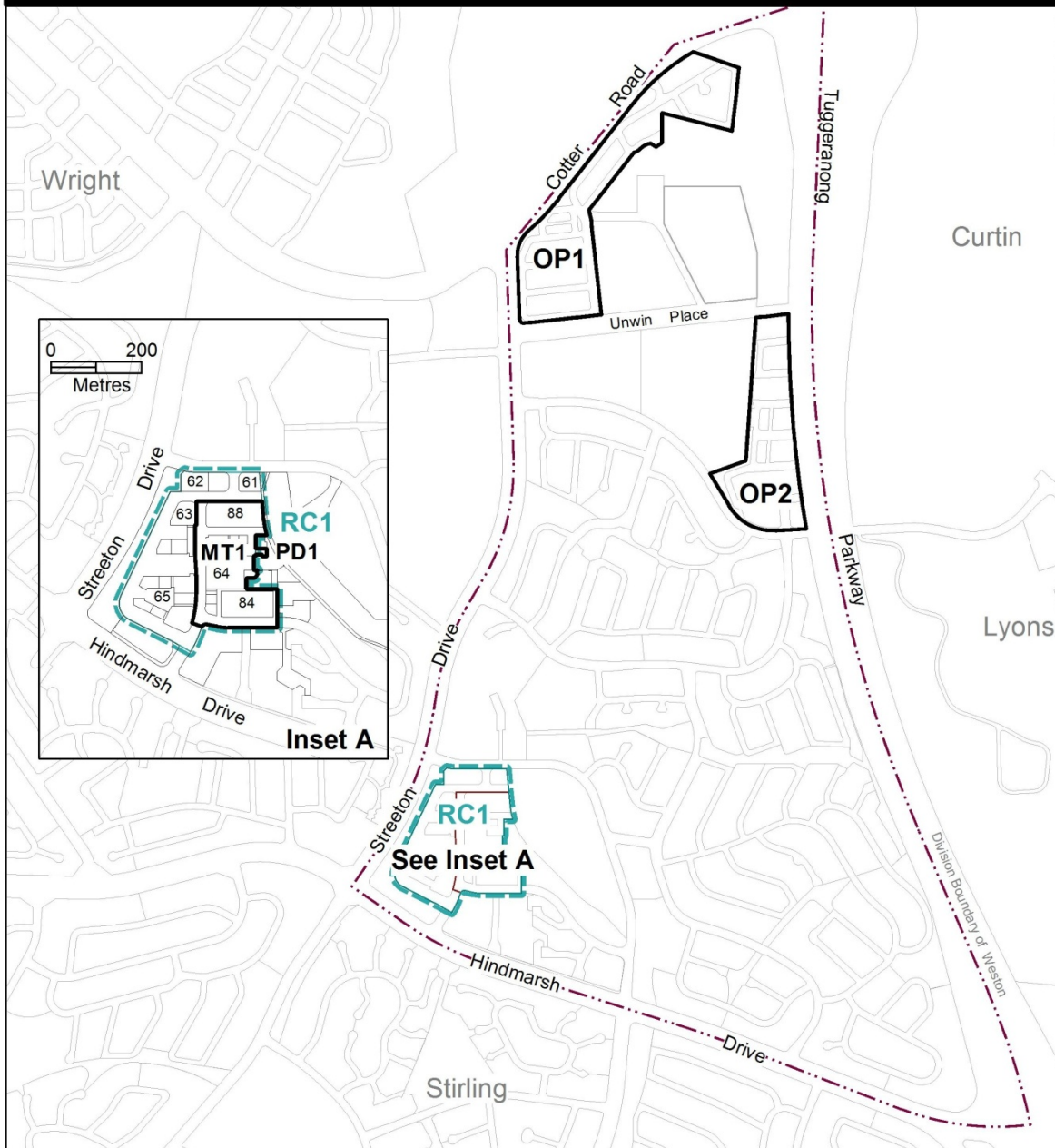
Environment and
Sustainable Development

Weston Precinct Map and Code

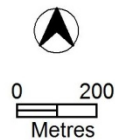
includes
Weston Group Centre

This page is intentionally blank.

Weston Precinct Map



- OPn** Ongoing provisions apply see Weston Precinct Code
- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Weston Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Weston 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>industrial trades</i> <i>municipal depot</i> <i>store</i>

Weston Precinct Code

Contents

Introduction.....	4
Additional rules and criteria	6
RC1 – Weston Group Centre	6
Element 1: Use	6
1.1 Ground floor uses	6
1.2 Industrial trades, Municipal depot, Store	6
1.3 Development on nominated car parking areas	7
Element 2: Buildings	8
2.1 Active frontages	8
Other ongoing provisions.....	9
OP1 - Weston residential area.....	9

Figures

Figure 1.....	7
Figure 2 Weston residential area	9
Figure 3 Weston residential area 2	10

Introduction

Name

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

Application

The code applies to the Division of Weston.

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

RC1 – Weston Group Centre

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

Element 1: Use

Rules	Criteria
1.1 Ground floor uses	
<p>R1</p> <p>This rule applies to buildings in area a shown on figure 1.</p> <p>Only the following uses are permitted at 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>C1</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
1.2 Industrial trades, Municipal depot, Store	
<p>R2</p> <p>This rule applies to the shaded area shown on figure 1.</p> <p>Development involving one or more of the following uses is only permitted in association with a structure <i>car park</i>:</p> <ul style="list-style-type: none"> a) <i>industrial trades</i> b) <i>municipal depot</i> c) <i>store</i> 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
1.3 Development on nominated car parking areas	
<p>R3</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 in accordance with the <i>Parking and Vehicular Access General Code</i>, in addition to the spaces required by item a) 	<p>C3</p> <p>Development meets all of the following:</p> <ul style="list-style-type: none"> a) in accordance with the <i>Parking and Vehicular Access General Code</i>, there is enough car parking for the needs of the centre as a whole b) the development does not adversely affect the overall function of the centre in terms of economic, social, traffic and parking and urban design impacts.

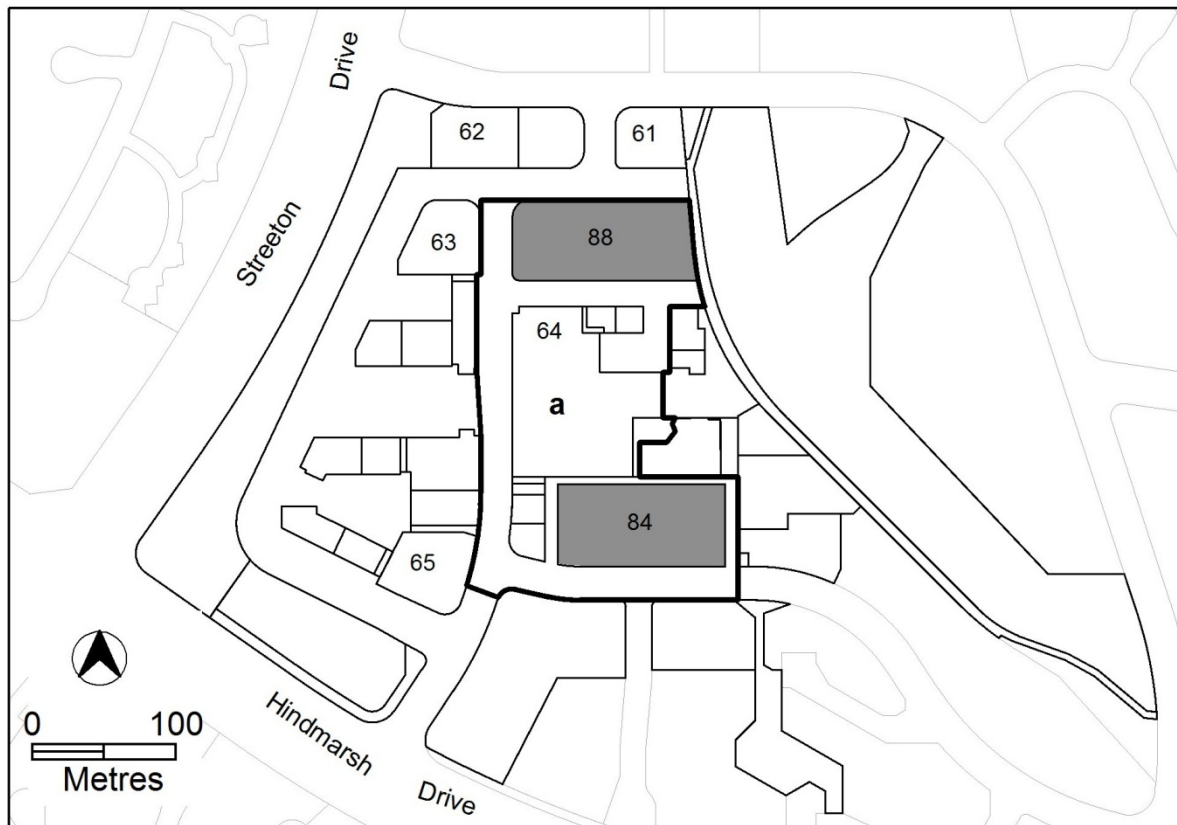


Figure 1

Element 2: Buildings

Rules	Criteria
2.1 Active frontages	
<p>R4</p> <p>Buildings incorporate display windows and entrances with direct pedestrian access at ground floor level on frontages to main pedestrian areas and routes and public open spaces.</p>	<p>C4</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none">a) direct access from main pedestrian areasb) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.

Other ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Weston Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

OP1 - Weston residential area

This part applies to blocks and parcels identified in area OP1 shown on the Weston Precinct Map.

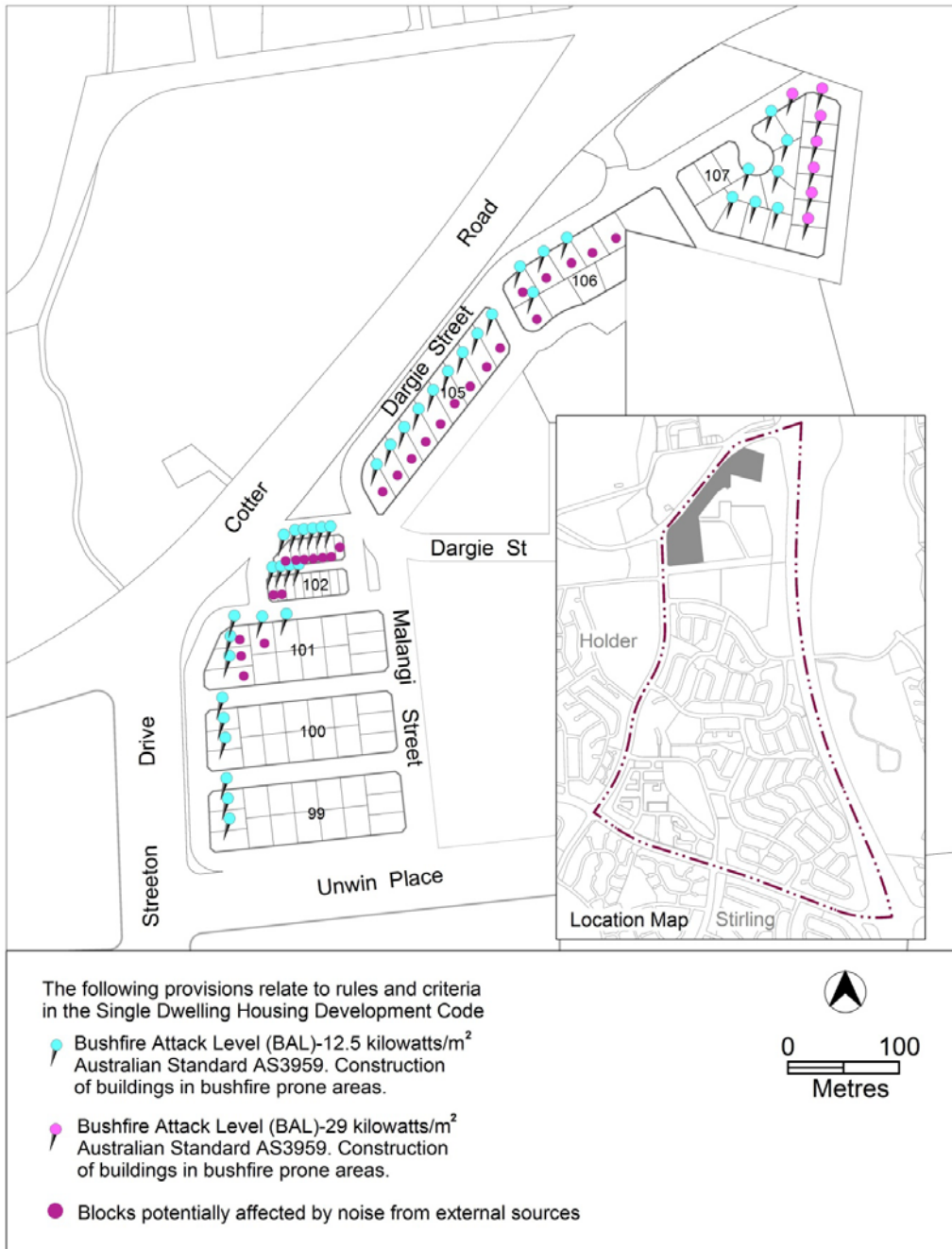


Figure 2 Weston residential area

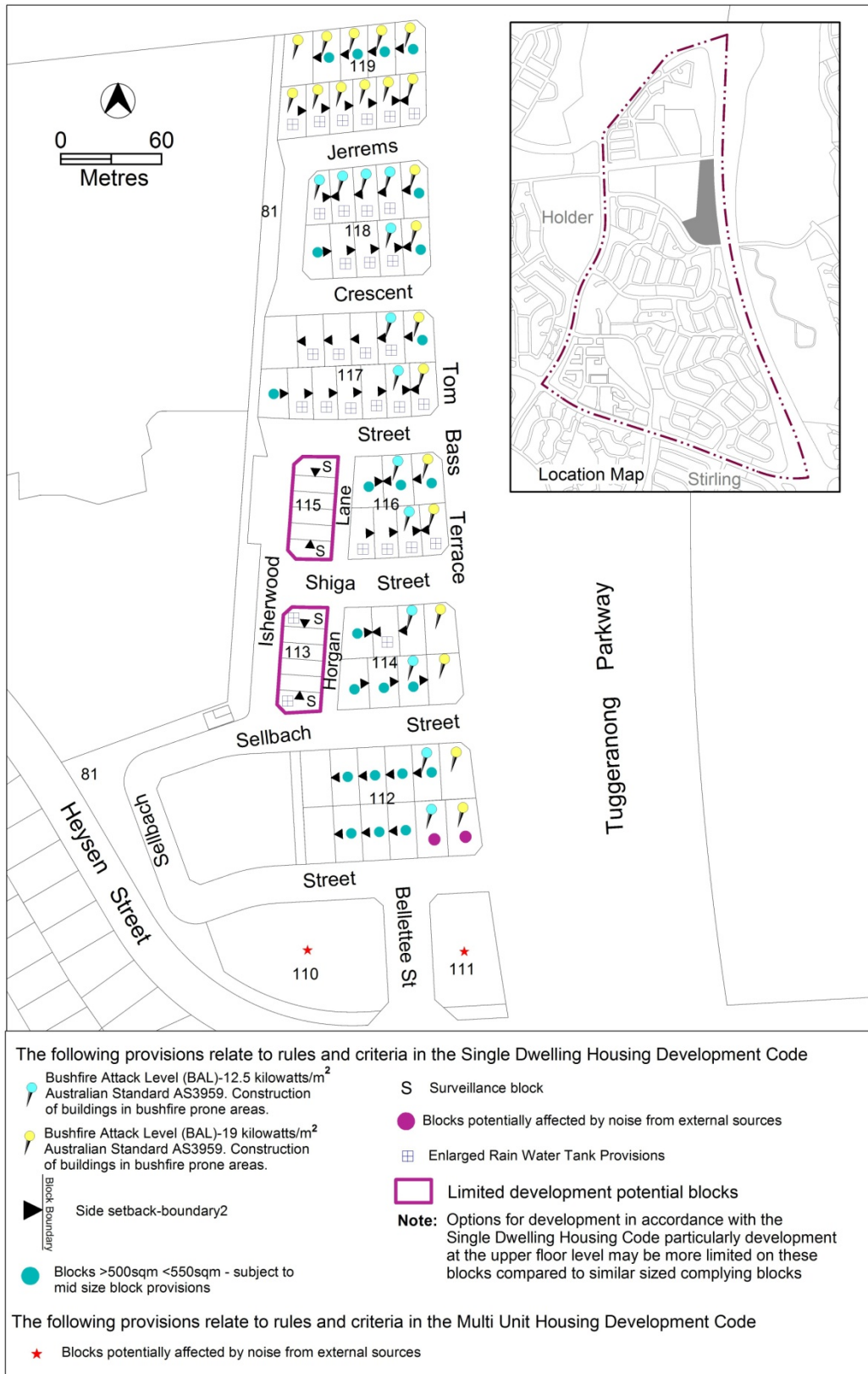


Figure 3 Weston residential area 2