



ACT

Government

Environment and
Sustainable Development

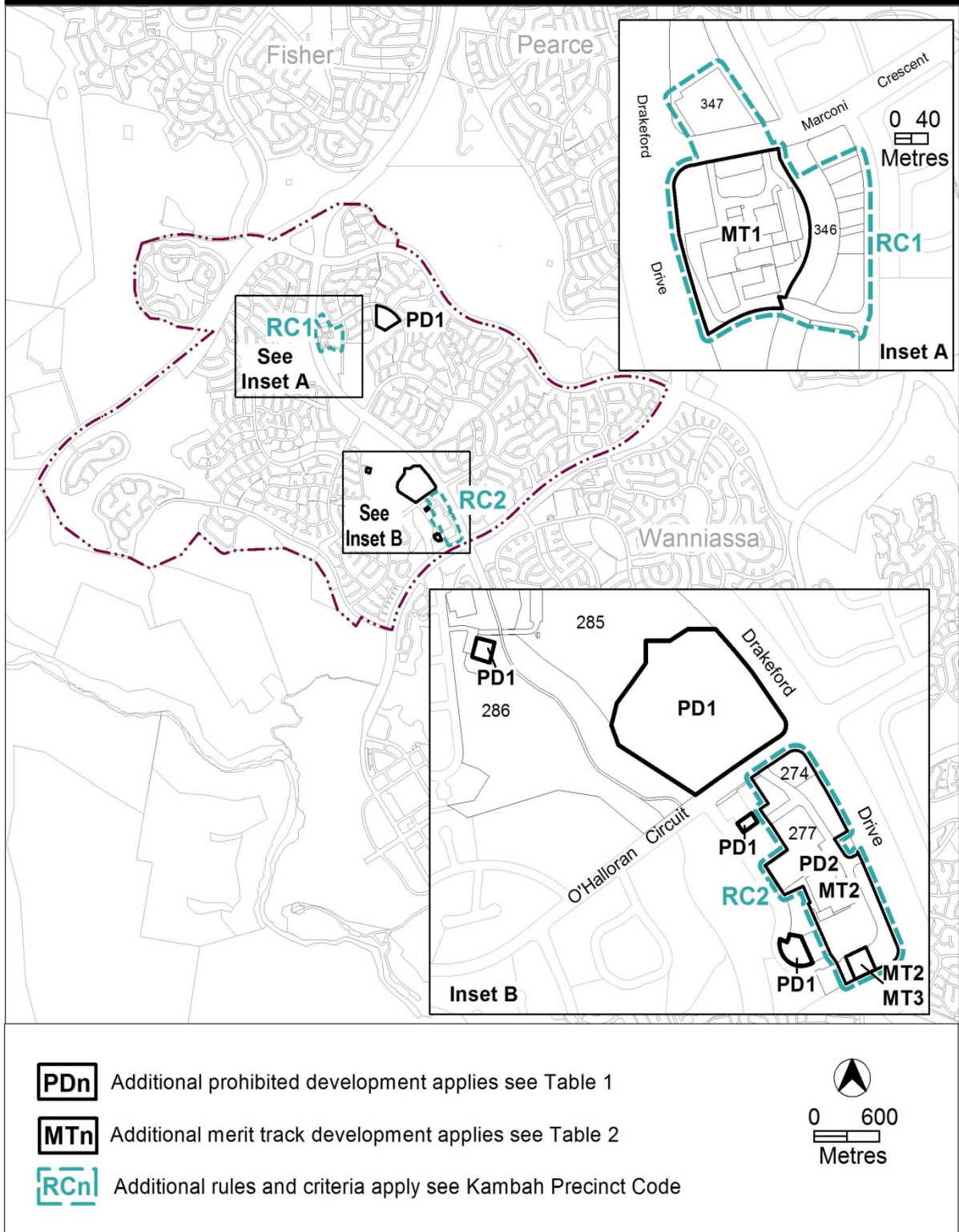
Kambah Precinct Map and Code

includes

Kambah Group Centre

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Kambah Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Kambah Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village</i> <i>supportive housing</i>
PD2	CZ2	<i>drink establishment</i> <i>indoor entertainment facility</i> <i>tourist facility</i> <i>tourist resort</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>
MT2	CZ2	<i>service station</i> <i>store</i> <i>scientific research establishment</i> <i>warehouse</i>
MT3	CZ2	<i>funeral parlour</i>

Kambah Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Kambah.

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

RC1 – Kambah Group Centre

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

Desired character

- distinctive pitched roofs, awnings with posts where within the block boundaries or cantilevered awnings where over unleased land
- overhangs and awnings provide space for pedestrian activity and shelter from environmental elements
- buildings of a scale and character which complement their surroundings
- existing large trees retained with development protecting the form and habit of existing trees
- pedestrian environment and permeability maintained or improved throughout the centre
- a range of building heights that encourage a variety of uses and allow for good solar access onto public spaces, particularly the central courtyard
- development and active uses focussed on to the central courtyard and open spaces, promoting community and outdoor activity

Element 1: Use

Rules	Criteria
1.1 Ground floor uses	
<p>R1</p> <p>This rule applies to land in CZ1 with frontage to main pedestrian areas and routes shown in figure 3.</p> <p>Only the following uses are permitted at the ground floor level:</p> <p>a) <i>business agency</i></p> <p>b) <i>club</i></p> <p>c) <i>COMMUNITY USE</i></p> <p>d) <i>drink establishment</i></p> <p>e) <i>financial establishment</i></p> <p>f) <i>hotel</i></p> <p>g) <i>indoor entertainment facility</i></p> <p>h) <i>indoor recreation facility</i></p> <p>i) <i>public agency</i></p> <p>j) <i>restaurant</i></p> <p>k) <i>SHOP</i></p>	<p>C1</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>

Rules	Criteria
1.2 Residential use	
<p>R2</p> <p>The following uses are not permitted on ground floor level, except in area 'A' in figure 1:</p> <p>a) <i>RESIDENTIAL USE</i></p> <p>b) <i>serviced apartment</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 SHOP – floor area limit	
<p>R3</p> <p>This rule applies to blocks in CZ2.</p> <p>The maximum gross floor area for <i>SHOP</i> on any lease is 100m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 Industrial trades, municipal depot, store	
<p>R4</p> <p>One or more of the following uses are permitted only in the shaded area shown in figure 1 and only in association with a structured <i>car park</i>:</p> <p>a) <i>industrial trades</i></p> <p>b) <i>municipal depot</i></p> <p>c) <i>store</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.5 Development on nominated car parking areas	
<p>R5</p> <p>This rule applies to the shaded areas shown in figure 1.</p> <p>Development complies with all of the following:</p> <p>a) the existing number of car parking spaces are retained on site and made available for public use at all times</p> <p>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 a)</p>	<p>C5</p> <p>Development achieves all of the following:</p> <p>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</p> <p>b) makes a substantial contribution to the long term publicly accessible parking supply at the group centre</p>
1.6 Vehicular circulation and access	
<p>R6</p> <p>Development of all or a portion of the hatched area identified in figure 2 maintains Primmer Court vehicular access around the western side of the centre.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R7</p> <p>The design of the proposed road in figure 1 complies with all of the following:</p> <ul style="list-style-type: none"> a) In a location consistent with figure 1 b) Complies with R5/C5 where relevant c) Provides on street parking d) Road design and on street car parking is to the satisfaction of TAMSD <p>Note: The Kambah group centre master plan must be considered in the assessment of the location of the proposed road and on street parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R8</p> <p>Direct vehicular access is not permitted from the proposed road shown in figure 1 to adjoining blocks.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

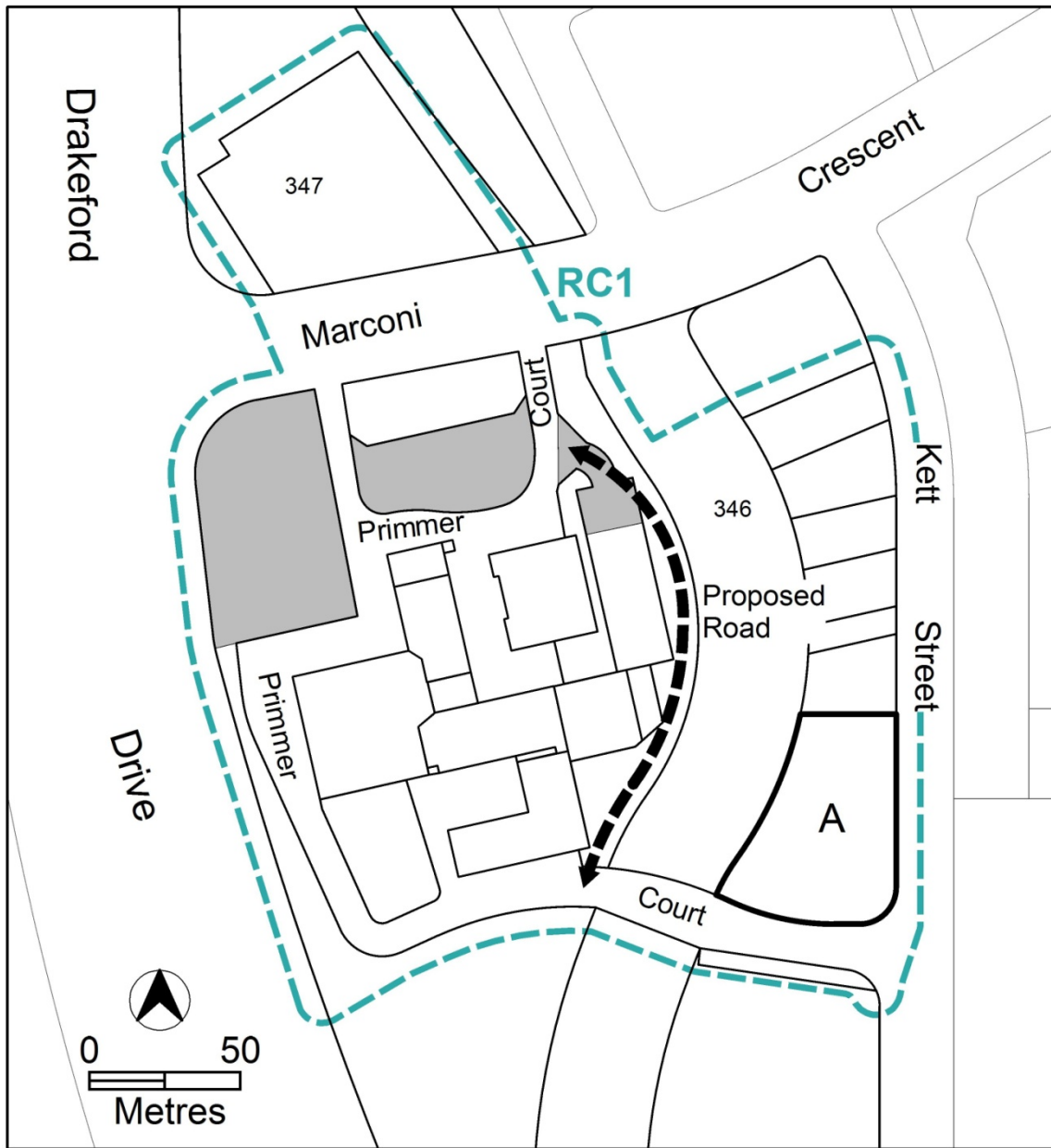


Figure 1 Parking and permitted uses

Element 2: Buildings

Rules	Criteria
2.1 Heights	
<p>R9</p> <p>This rule applies to areas identified in figure 2.</p> <p>The maximum height of building is as follows:</p> <ul style="list-style-type: none"> a) in area 'A' – 16m b) in area 'B' – 12m c) in area 'C' – 9m <p>Building height measurement excludes all of the following:</p> <ul style="list-style-type: none"> a) roofs with a pitch not more than 36° b) roof top plant c) lift overruns d) antennas e) photovoltaic panels f) air conditioning units g) chimneys, flues and vents <p>The minimum setback of excluded items b) to g) from the building facade of the floor immediately below is 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Building design	
<p>R10</p> <p>This rule applies to development in CZ1.</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p>	<p>C10</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p>
<p>There is no applicable rule.</p>	<p>C11</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) entrances to common areas for residential use provide strong visual connection to the street or main pedestrian route and ensure a high level of surveillance b) ensures the retention of a reasonable level of solar access to the central courtyard and other public spaces between the hours of 9am to 3pm on 21 June c) west-facing facades incorporate sun shading into building designs d) consistent with the relevant <i>desired character</i>

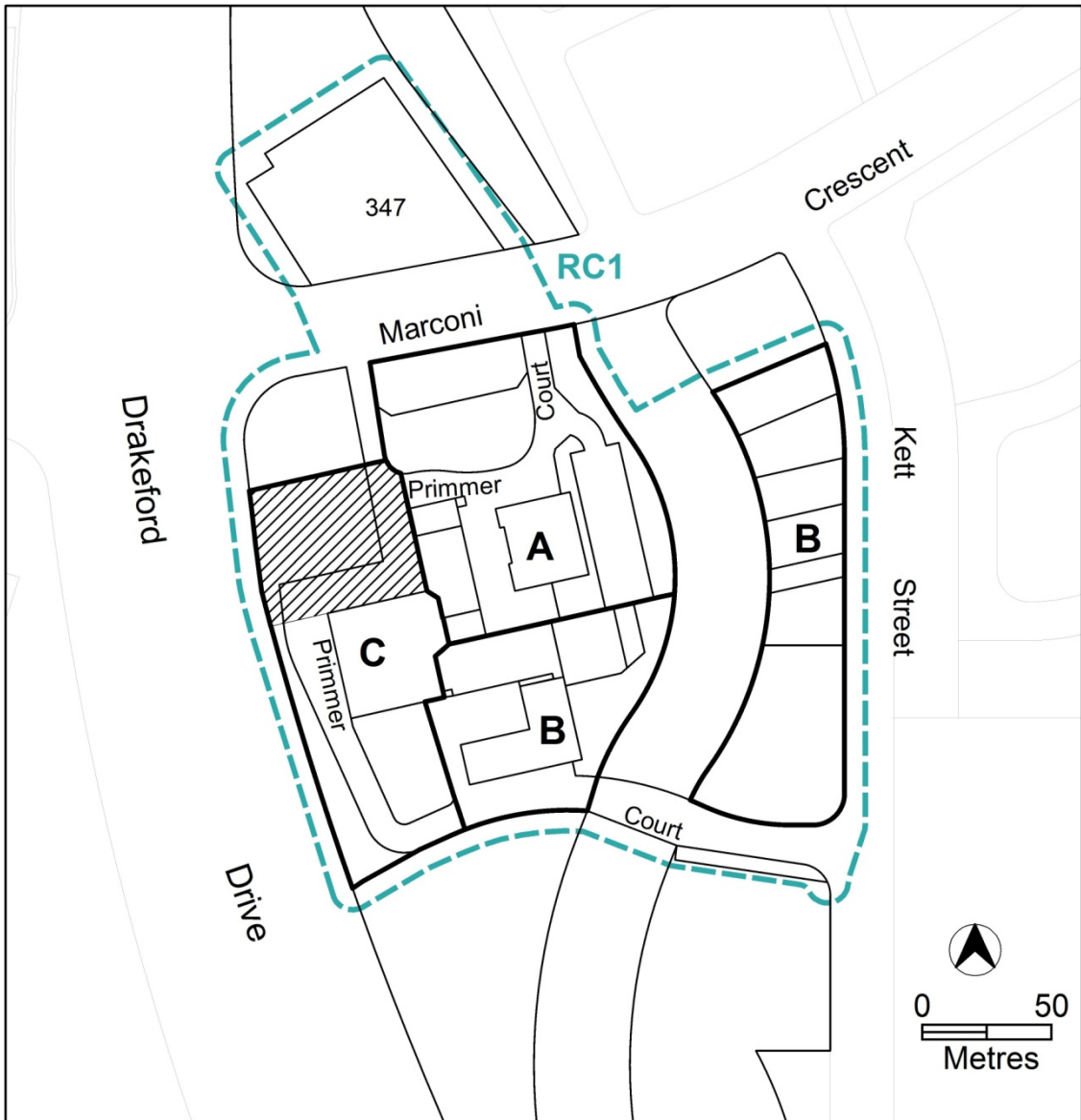


Figure 2 Heights and vehicular circulation

Rules	Criteria
2.3 Plot ratio	
There is no applicable rule.	C12 Plot ratio achieves consistency with the relevant <i>desired character</i> .
2.4 Setbacks	
There is no applicable rule.	C13 Building setbacks and alignment are consistent with the relevant <i>desired character</i> .

Rules	Criteria
<p>R14</p> <p>This rule applies in CZ1.</p> <p>Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 10m high wall measured from the <i>datum ground level</i> at the boundary adjoining the public realm.</p>	<p>C14</p> <p>Buildings adjoining the northern boundary of the central courtyard minimise overshadowing of the central courtyard area.</p>
<p>2.5 Main pedestrian areas</p>	
<p>R15</p> <p>This rule applies in CZ1 to the main pedestrian area shown in figure 3.</p> <p>Main pedestrian areas achieve all of the following:</p> <ul style="list-style-type: none"> a) publicly accessibility at all times b) minimum unobstructed width of 5m 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>2.6 Active frontages</p>	
<p>R16</p> <p>For buildings located along primary active frontage areas identified in figure 3, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) tenancies at ground floor level that occupy more than a total of 10m of the frontage articulate the facade to present as more than one tenancy d) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy e) development with a frontage to the central courtyard provide one or more public entrances to the courtyard 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R17</p> <p>For buildings located along secondary active frontage areas identified in figure 3, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade for access and egress for persons with disabilities 	<p>C17</p> <p>Development at ground level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for shops b) where building access is provided, direct pedestrian access at street level c) provide opportunities for views into and out of the building
<p>There is no applicable rule.</p>	<p>C18</p> <p>Extensive lengths of blank facades, open structured car parks, loading docks, substations and other service infrastructure are not located along primary active frontage areas, and do not dominate secondary active frontage areas identified in figure 3.</p>
<p>2.7 Awnings</p>	
<p>R19</p> <p>This rule applies to buildings fronting primary active frontage areas shown in figure 3.</p> <p>Awnings comply with all of the following:</p> <ul style="list-style-type: none"> a) a minimum height of 2.7m above the finished pavement or ground level b) a minimum of 3m depth c) integrated into the building design at the first floor level d) contained wholly within block boundaries e) have posts at 3m intervals along the outside edge of the awning f) extend the full facade of the building 	<p>C19</p> <p>Awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings, and are contained wholly within the block boundaries.</p>

Element 3: Services

Rules	Criteria
<p>3.1 Screening</p>	
<p>There is no applicable rule.</p>	<p>C20</p> <p>Waste collection areas are screened from public view.</p>

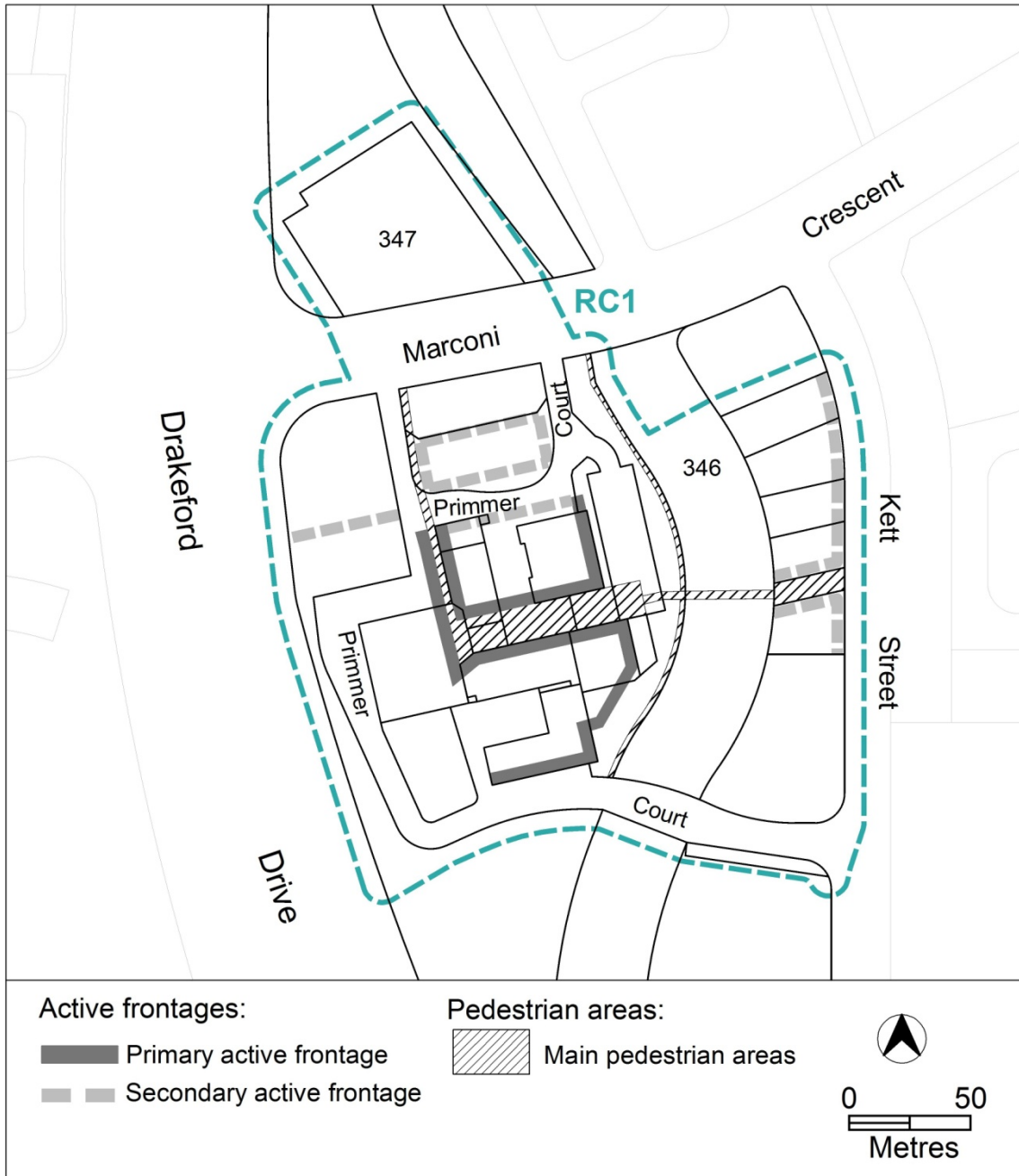


Figure 3 Main pedestrian areas and active frontages

RC2 – Drakeford Drive Corridor Site

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

RC2 includes the Drakeford Drive corridor site.

Element 4: Use

Rules	Criteria
4.1 Shop	
There is no applicable rule.	<p>C21</p> <p>The scale of <i>SHOP</i> achieves all of the following:</p> <ul style="list-style-type: none"> a) ancillary to other permitted uses b) services the local workforce only

Element 5: Buildings

Rules	Criteria
5.1 Number of storeys	
<p>R22</p> <p>The maximum number of storeys is 2.</p>	<p>C22</p> <p>Buildings achieve a bulk and scale that achieves all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to dwellings on adjoining <i>residential blocks</i> and their associated <i>private open space</i>
5.2 Setback	
<p>R23</p> <p>The minimum front setback to Drakeford Drive is 5m.</p>	<p>C23</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) a consistent building line b) a landscaped setting
5.3 Materials and finishes	
<p>R24</p> <p>Building colours are off-white to light buff/grey.</p>	<p>C24</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) clearly defined elements of the building b) are predominantly earthy toned c) minor elements in the building facade may be accented d) accent colours are subsidiary to the main off-white to light buff/grey materials