



ACT

Government

Environment and
Sustainable Development

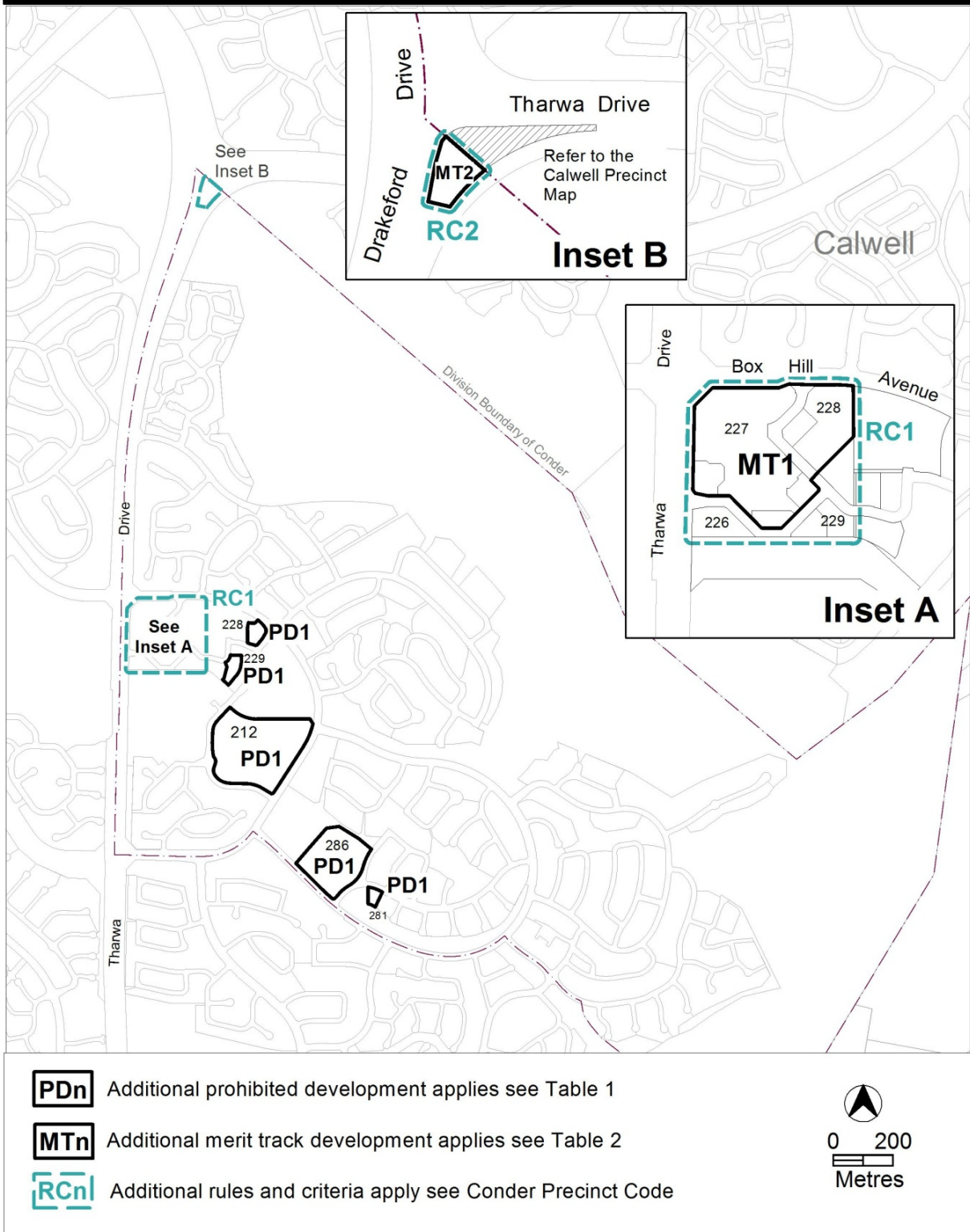
Conder Precinct Map and Code

includes

Conder Group Centre

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Conder Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Conder 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 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 municipal depot store</i>
MT2	TSZ1	<i>emergency services facility</i>

Conder Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Conder.

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

RC1 – Conder Group Centre

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

Element 1: Use

Rules	Criteria
1.1 Ground floor uses	
<p>R1</p> <p>This rule applies to sites with frontage to main pedestrian areas and routes in CZ1.</p> <p>Only the following uses are permitted at the ground floor level:</p> <ul style="list-style-type: none"> a) <i>business agency</i> b) <i>club</i> c) <i>community activity centre</i> d) <i>drink establishment</i> e) <i>financial establishment</i> f) <i>hotel</i> g) <i>indoor entertainment facility</i> h) <i>indoor recreation facility</i> i) <i>public agency</i> j) <i>restaurant</i> k) <i>SHOP</i> 	<p>C1</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to sites with frontage to main pedestrian areas and routes in CZ2.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>

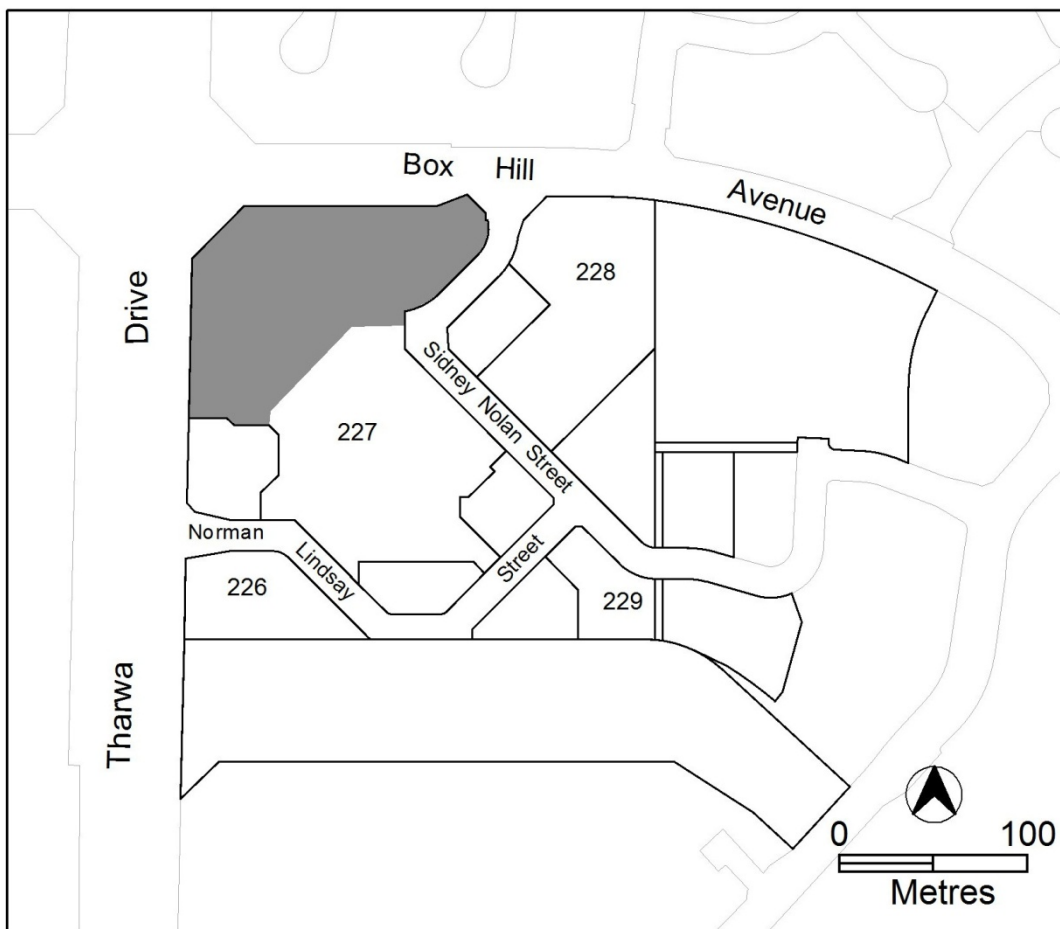


Figure 1

Rules	Criteria
1.2 Industrial trades, municipal depot and store	
<p>R3</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> <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>R4</p> <p>This rule applies to the shaded area shown in figure 1.</p> <p>Development complies with all of the following:</p> <p>a) the existing number of car parking spaces is retained on the 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 item a)</p>	<p>C4</p> <p>Development meets all of the following:</p> <p>a) in accordance with the Parking and Vehicular Access General Code, there is enough car parking for the needs of the centre as a whole</p> <p>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.</p>

Element 2: Buildings

Rules	Criteria
2.1 Active frontages	
<p>R5</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>C5</p> <p>Buildings achieve all of the following:</p> <p>a) direct access from main pedestrian areas</p> <p>b) avoid excessive lengths of blank walls unrelieved by doors, display windows or the like</p>

RC2 – Calwell / Conder Fire Station

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

Element 1: Buildings

Rules	Criteria
1.1 Height	
R1 The maximum <i>height of building</i> , excluding rooftop plant and equipment, is 9m	This is a mandatory requirement. There is no applicable criterion.
1.2 Setback	
There is no applicable rule.	C2 Setback achieves adequate sight lines for vehicles and pedestrians, especially near the corners and intersections.
1.3 Screening	
R3 Structures and plant and equipment situated on the roof are not visible from the street frontage or unleased Territory land unless exempt under <i>Planning and Development Act 2007</i> . This includes water tanks, solar energy devices, evaporative cooling or air conditioning devices, a radio mast or aerial, or a satellite dish.	C3 Any structures and plant and equipment situated on or visible above the roofline does not significantly impact on the amenity of the streetscape or urban open space.
1.4 Environment	
R4 Removal of native vegetation on unleased land in Calwell and Conder adjoining the site is to be endorsed by the Conservator of Flora and Fauna. Note to applicant: In considering his or her decision, the Conservator has advised that plantings and regenerating saplings are to be retained, where possible, to maintain connectivity between Tuggeranong Hill Nature Reserve with areas in the Murrumbidgee River corridor reserve. Gaps of 100m or more in this connectivity are to be avoided.	This is a mandatory requirement. There is no applicable criterion.