



**ACT**

Government

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Environment and  
Sustainable Development

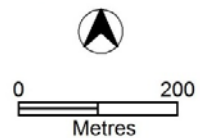
# Aranda Precinct Map and Code

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# Aranda Precinct Map



- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Aranda Precinct Code
- X** Urban open space - not public land



# Assessment Tracks

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

The following table constitutes 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<br/>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   | PRZ1<br>TSZ1 | <i>emergency services facility</i> |

# Aranda Precinct Code

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# Introduction

## Name

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

## Application

The code applies to the Division of Aranda.

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

### RC1 – Aranda Ambulance and Fire Station

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

#### Element 1: Building

| Rules   | Criteria   |
|---|--|
| <b>1.1 Height</b>   |  |
| R1<br>The maximum <i>height of building</i> , excluding rooftop plant and equipment, is 9m.   | C1<br>Buildings achieve all of the following:<br>a) direct access from main pedestrian areas<br>b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like |
| <b>1.2 Setback</b>  |  |
| There is no applicable rule.  | C2<br>Setback achieves adequate sight lines for vehicles and pedestrians, especially near corners and intersections.   |
| <b>1.3 Screening</b>  |  |
| R3<br>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<br>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.                |