



ACT

Government

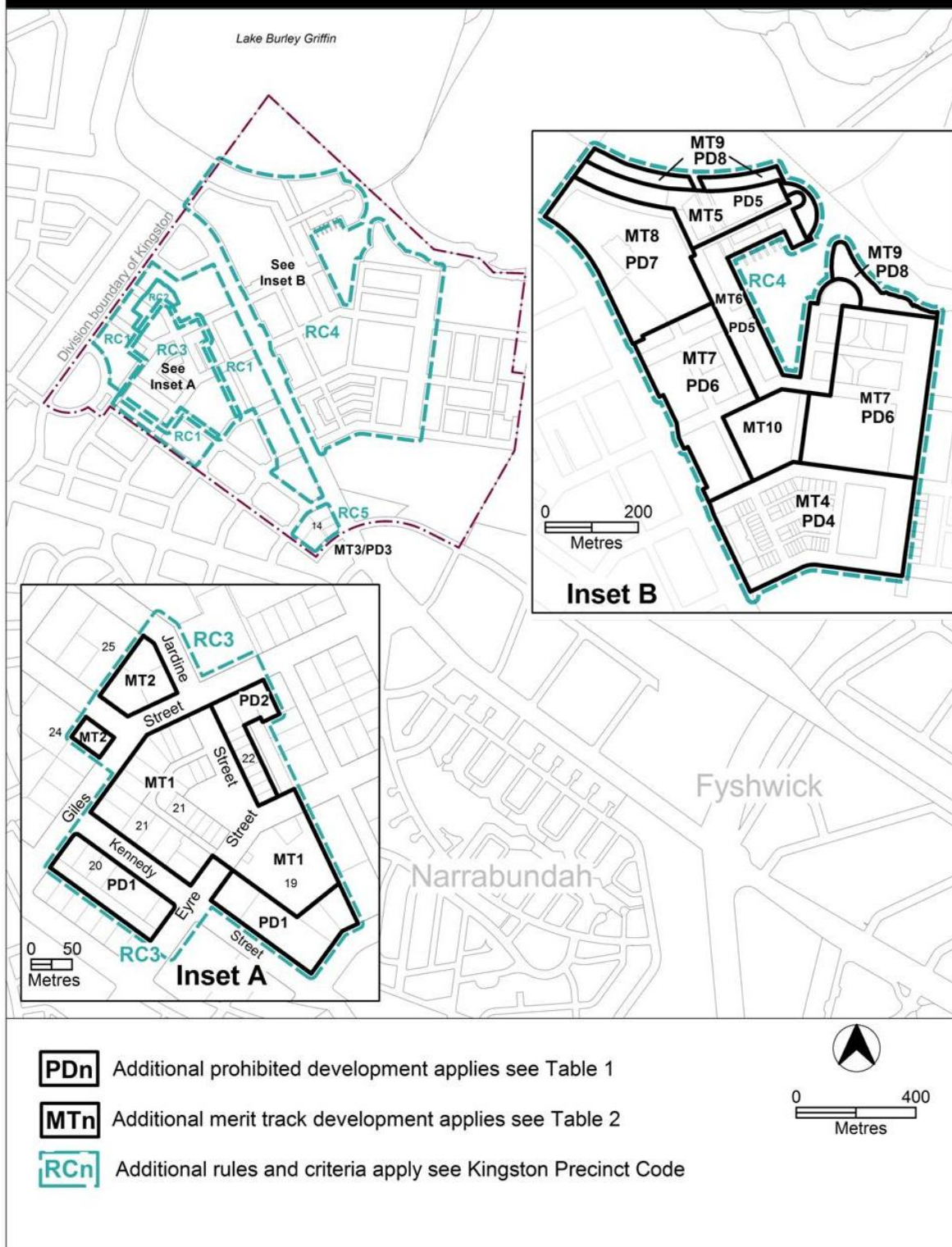
Environment and
Sustainable Development

Kingston Precinct Map and Code

includes
Kingston Group Centre

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Kingston Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Kingston 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	CZ2	club drink establishment indoor entertainment facility indoor recreation facility restaurant SHOP (except art, craft and sculpture dealer and personal services) tourist facility tourist resort
PD2	CZ2	club drink establishment indoor entertainment facility
PD3	CZ2	drink establishment indoor entertainment facility tourist facility tourist resort
PD4	CZ5	hotel place of worship religious associated use
PD5	CZ5	place of worship religious associated use
PD6	CZ5	hotel
PD7	CZ5	boarding house motel place of worship religious associated use
PD8	PRZ1	aquatic recreation facility(not permitted adjacent to Jerrabomberra Creek)

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	industrial trades municipal depot store
MT2	CZ2	funeral parlour light industry service station veterinary hospital
MT3	CZ2	service station
MT4	CZ5	craft workshop light industry major utility instillation place of assembly scientific research establishment service station tourist facility
MT5	CZ5	aquatic recreation facility (except on blocks adjacent to Jerrabomberra Creek) club craft workshop drink establishment indoor entertainment facility light industry MAJOR UTILITY INSTALLATION place of assembly scientific research establishment tourist facility tourist resort
MT6	CZ5	aquatic recreation facility (except on blocks adjacent to Jerrabomberra Creek) club craft workshop drink establishment indoor entertainment facility light industry MAJOR UTILITY INSTALLATION municipal depot place of assembly scientific research establishment tourist facility (excluding service station) tourist resort

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT7	CZ5	<i>craft workshop</i> MAJOR UTILITY INSTALLATION <i>place of assembly</i> <i>scientific research establishment</i> <i>service station</i> <i>tourist facility (excluding service station)</i>
MT8	CZ5	<i>craft workshop</i> <i>drink establishment</i> <i>indoor entertainment facility</i> <i>light industry</i> MAJOR UTILITY INSTALLATION <i>place of assembly</i> <i>scientific research establishment</i> <i>tourist facility excluding service station</i>
MT9	PRZ1	<i>car park</i> MAJOR UTILITY INSTALLATION (only permitted where required for the essential operation of the electricity supply network, the augmentation of the local water and sewerage system or the management of the stormwater system) <i>pedestrian plaza</i>
MT10	PRZ1	<i>car park</i> <i>child care centre</i> <i>Emergency services facility</i> <i>Indoor recreation facility</i> MAJOR UTILITY INSTALLATION (only permitted where required for the essential operation of the electricity supply network, the augmentation of the local water and sewerage system or the management of the stormwater system) <i>pedestrian plaza</i> <i>tourist facility excluding service station</i>

Kingston Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Kingston.

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

RC1 – Residential redevelopment area

This part applies to the area RC1 as shown on the Kingston precinct map.

Element 1: Buildings

Rules	Criteria
1.1 Number of storeys	
R1 The maximum number of <i>storeys</i> is 3.	C1 Buildings are predominantly 3 <i>storeys</i> , with a maximum height of 4 <i>storeys</i> only where it is not the dominant feature of a street frontage.

RC2 – Jardine Street redevelopment area

This part applies to the area RC2 as shown on the Kingston precinct map.

Element 2: Buildings

2.1 Height of building	
R2 No part of a building, including rooftop plant, is above RL 609.3 AHD.	This is a mandatory requirement. There is no applicable criterion.

RC3 – Kingston Group Centre

This part applies to the Kingston Group Centre shown as RC3 on the Kingston precinct map. RC3 includes the Kingston Group Centre.

Desired character

In addition to the character noted in the relevant zone objectives, the desired character of the Kingston group centre has:

- good pedestrian connections to and within the centre
- fine grain, active shop-fronts facing the street
- commercial developments that encourage activity in Highgate Lane and other laneways
- development that respects the heritage character of the centre

Element 3: Use

Rules	Criteria
3.1 Ground floor uses	
<p>R3</p> <p>This rule applies to sites with frontages to primary active frontages in CZ1 shown in figure 3.</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>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C4</p> <p>This criterion applies to sites with boundaries to primary active frontage in CZ2 shown in figure 3.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>

Rules	Criteria
3.2 SHOP – floor area limit	
<p>R5</p> <p>This rule applies to section 22.</p> <p>The maximum <i>gross floor area</i> of <i>SHOP</i> is 300m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.3 Residential use – ground floor	
<p>R6</p> <p>This rule applies in CZ2.</p> <p><i>RESIDENTIAL USE</i> is not permitted on ground floor level except on sections 19 and 20.</p> <p><i>RESIDENTIAL USE</i> at the ground floor in sections 19 and 20 is designed to comply with the Australian Standard <i>AS4299 – Adaptable housing</i> (class C) and the Access and Mobility General Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.4 Industrial trades, municipal depot, store	
<p>R7</p> <p>This rule applies in CZ1.</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>
3.5 Development on nominated car parking areas	
<p>R8</p> <p>This rule applies to the shaded area shown in 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 the <i>Parking and Vehicular Access General Code</i> in addition to the spaces required by item a) 	<p>C8</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> 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 publicly accessible parking supply at the group centre

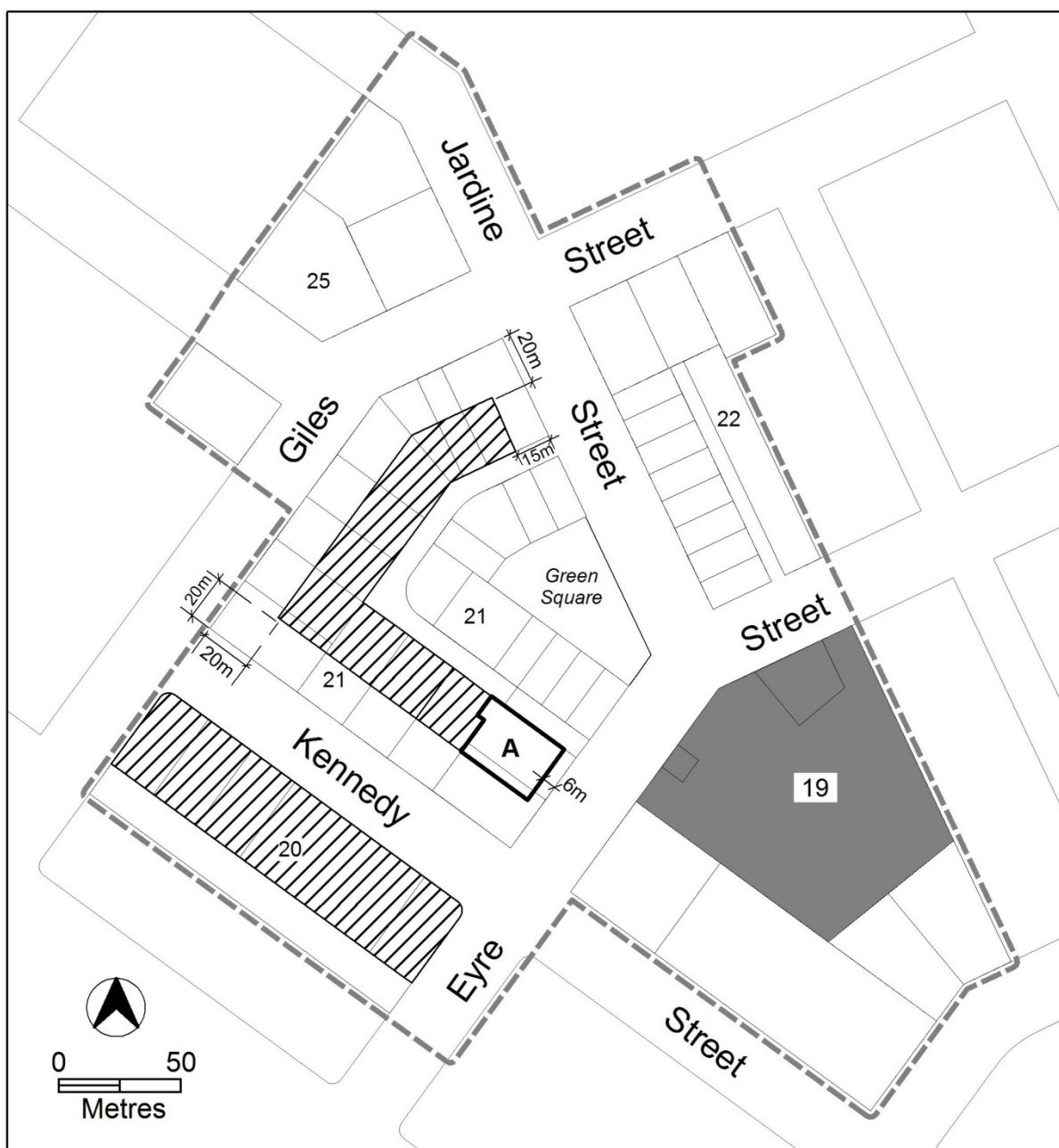


Figure 1: Kingston Group Centre

Element 4: Buildings

Rules	Criteria
4.1 Restriction on development – sections 19 and 21	
<p>R9</p> <p>This rule applies to section 19 in CZ1 zone.</p> <p>Development of 2 <i>storeys</i> or more is not permitted until the <i>blocks</i> in the shaded area in figure 1 are consolidated into one <i>block</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R10</p> <p>This rule applies to section 19 blocks 30 and 31.</p> <p>Development of 3 <i>storeys</i> or more is not permitted until the <i>blocks</i> are consolidated into one <i>block</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R11</p> <p>This rule applies to section 21.</p> <p>Development ensures adjoining <i>blocks</i> retain vehicle access from Highgate Lane.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4.2 Building heights – sections 20, 21 and (part) 22	
<p>R12</p> <p>This rule applies to sections 20 and 21, and blocks in section 22 addressing Jardine Street.</p> <p>The <i>height of buildings</i> is the lesser of 9m above <i>datum ground level</i> and 2 <i>storeys</i>, except for the following areas shown in figure 1:</p> <ul style="list-style-type: none"> a) hatched area—the lesser of 15m above <i>datum ground level</i> and 4 <i>storeys</i> b) area 'A'—the lesser of 21m above <i>datum ground level</i> and 6 <i>storeys</i> <p>Building height excludes all of the following:</p> <ul style="list-style-type: none"> i) roof top plant ii) lift overruns iii) antennas iv) photovoltaic panels v) air conditioning units vi) chimneys, flues and vents <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
4.3 Building envelope – section 19	
<p>R13</p> <p>This rule applies to section 19 shown in figure 2. Development is contained within an envelope that achieves all of the following:</p> <ul style="list-style-type: none"> a) no building, except <i>basement</i> and/or awning, is located within areas A and B <ul style="list-style-type: none"> i) area 'A' is defined by a continuation of the Green Square front boundary of block 13 section 21 and the continuation of the Jardine Street front boundary of block 32 section 22, to a minimum depth of 30m from the Eyre Street front boundary ii) area 'B' is defined as the area between the south western side boundary and a parallel line drawn 9m distant b) in area C and D maximum <i>height of building</i>, excluding balconies, is 9m above <i>datum ground level</i> where within 6m of the Eyre Street front boundary. Maximum <i>height of building</i> is the lesser of RL590 and six storeys for development setback a minimum of 6m from Eyre Street front boundary <ul style="list-style-type: none"> i) area C is defined as the area between area B and the continuation of the Green Square front boundary of block 13 section 21 for a maximum depth of 40m from the Eyre Street front boundary ii) area D is defined as the area between the north eastern side boundary and the continuation of the Jardine Street front boundary of block 32 section 22 for a maximum depth of 90m from the Eyre Street front boundary c) area E maximum <i>height of building</i> is RL574 <ul style="list-style-type: none"> i) area E is defined as the CZ1 zoned land after the exclusion of areas A, B, C and D 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>d) area F maximum <i>height of building</i> is RL579</p> <p>i) Area F is defined as the CZ2 zoned land after the exclusion of area B</p> <p>Building height in areas C, D, E and F exclude all of the following:</p> <ul style="list-style-type: none"> ii) roof top plant iii) lift overruns iv) antennas v) photovoltaic panels vi) air conditioning units vii) chimneys, flues and vents <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. 4.1 Restrictions on development applies. 2. 4.7 Solar access provisions apply. 3. RL590 equates to approximately 23m above <i>datum ground level</i> at the Eyre Street frontage. 	
<p>R14</p> <p>Development in area 'A' shown in figure 2 complies with the following:</p> <ul style="list-style-type: none"> a) remains unenclosed to Eyre Street b) is publicly accessible at all times 	<p>C14</p> <p>Development presents as an extension of Green Square and provides reasonable public access.</p>
<p>R15</p> <p>This rule applies to development on the block resulting from the consolidation of blocks 29, 47 and 48 section 19.</p> <p>Development provides a 3m wide landscape buffer to each side and rear boundary where adjoining dwellings have openings addressing the shared boundary</p>	<p>C15</p> <p>Development incorporates landscaping at the ground floor to each side and rear boundary that provide reasonable visual and physical separation from adjoining residential development.</p>
<p>R16</p> <p>This rule applies to development on the block resulting from the consolidation of blocks 29, 47 and 48 section 19.</p> <p>Development provides an unimpeded, permanently open pedestrian path of travel from the front boundary to the public car parking spaces within the development.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

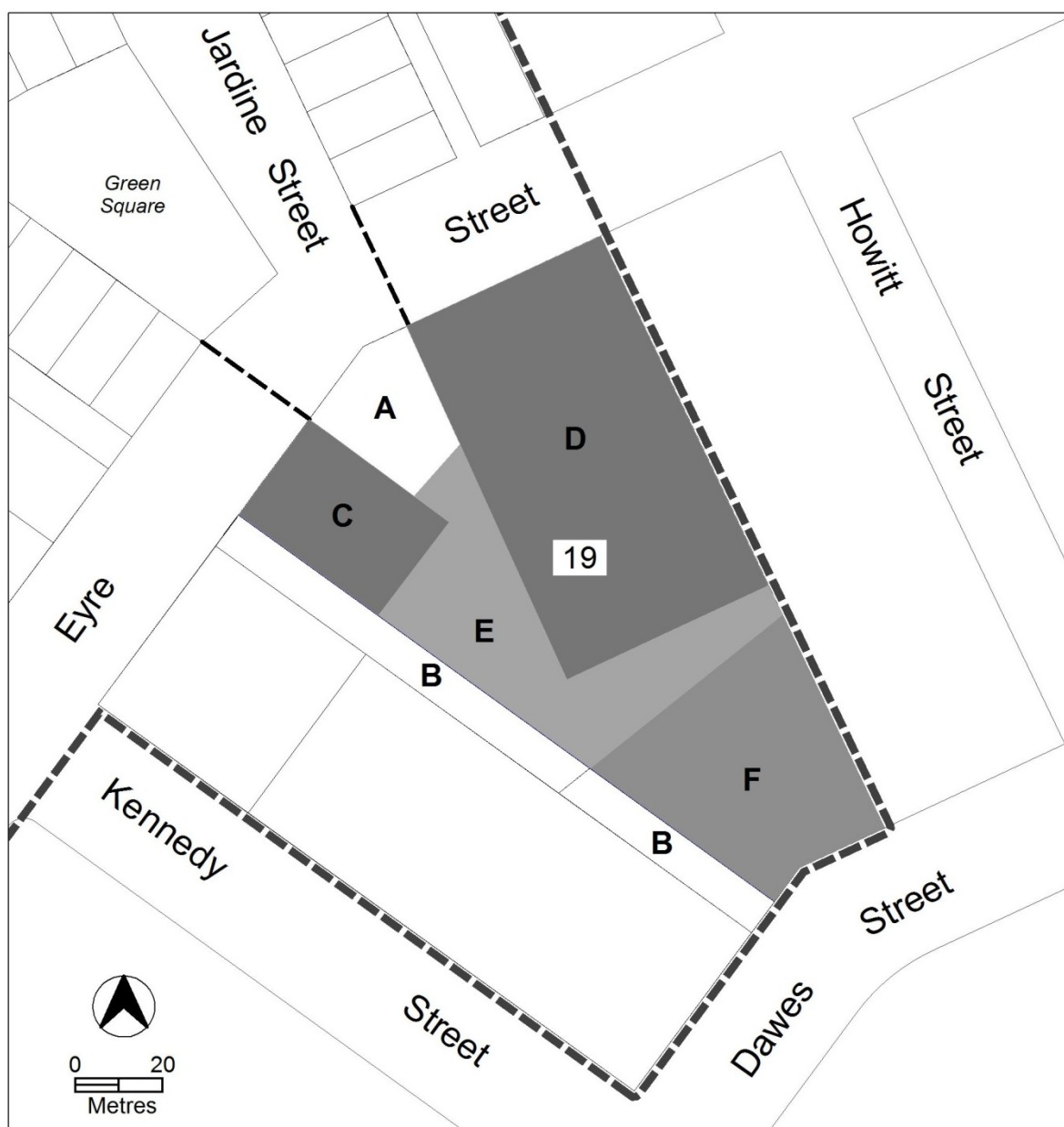


Figure 2: Section 19 – CZ1 zone plus blocks 30 and 31 CZ2

Rules	Criteria
4.4 Building design	
R17 The minimum ground floor level floor to ceiling height is 3.6m	C17 The ground floor level of buildings is adaptable for commercial uses.
4.5 Plot ratio	
There is no applicable rule.	C18 <i>Plot ratio</i> achieves consistency with the <i>desired character</i> .

Rules	Criteria
4.6 Setbacks	
<p>R19</p> <p>This rule applies to development in sections 21 and 22.</p> <p>Buildings are built to the <i>front boundary</i>.</p>	<p>C19</p> <p>Building achieves all of the following:</p> <ul style="list-style-type: none"> a) a continuous building facade to the street b) at the ground level along primary active frontages shown in figure 3, building alignment is consistent with active uses c) is consistent with the <i>desired character</i>
4.7 Solar access	
<p>R20</p> <p>Development retains a minimum 3 hours solar access to the main daytime living areas and <i>private open space</i> of <i>dwellings</i> on adjoining blocks between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>C20</p> <p>Development retains reasonable solar access to <i>dwellings</i> on adjoining <i>blocks</i> and their associated <i>private open space</i>.</p>
4.8 Pedestrian connections – sections 19 and 21	
<p>R21</p> <p>This rule applies in section 19 shown in figure 3 where pedestrian connection is required.</p> <p>The pedestrian connection from Eyre Street to Dawes Street is to remain unenclosed and publicly accessible at all times.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R22</p> <p>This rule applies to land at section 21 and shown in figure 3 with pedestrian connections.</p> <p>A publicly accessible laneway or internal arcade is provided between Highgate Lane and the street front boundary as shown in figure 3.</p>	<p>C22</p> <p>Redevelopment of blocks provides opportunities for pedestrian connections between Highgate Lane and the street front boundary.</p>
<p>R23</p> <p>This rule applies to land in section 21 shown in figure 3 where pedestrian connections are provided.</p> <p>Pedestrian connections comply with all of the following:</p> <ul style="list-style-type: none"> a) minimum unobstructed internal width is 3m b) a minimum extent of 30% glazing at the ground floor measured along the length of the pedestrian connection c) access to ground floor commercial tenancies adjoining the pedestrian connection 	<p>C23</p> <p>Pedestrian connections achieve all of the following:</p> <ul style="list-style-type: none"> a) reasonable public access b) views into and out of adjoining commercial premises c) clearly identifiable entrances d) minimised distances between opposing entrances of pedestrian connections in Highgate Lane

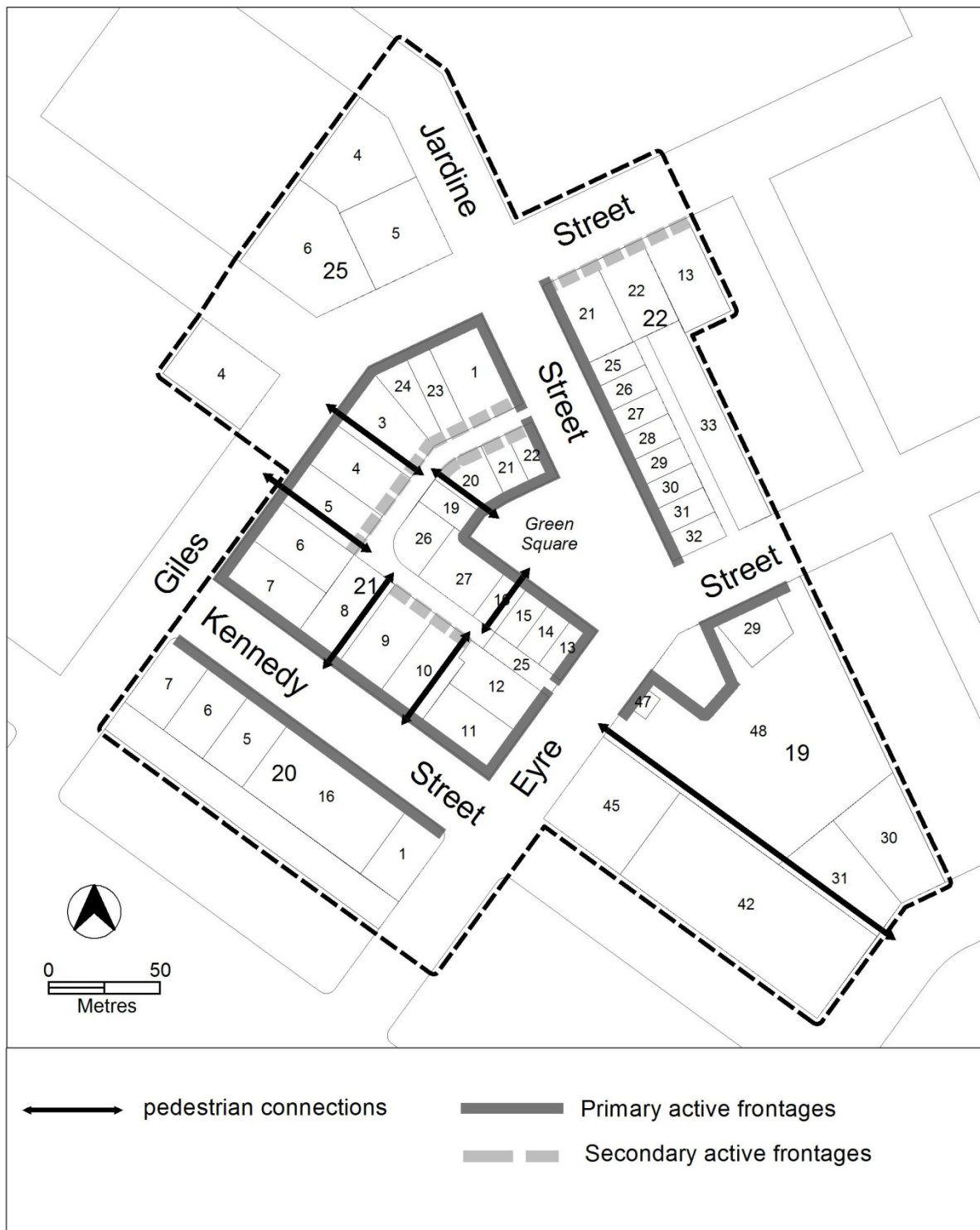


Figure 3: Pedestrian connections and active frontages

Rules	Criteria
4.9 Active frontages	
<p>R24</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/or 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) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy d) open structured car parks, loading docks, substations and service infrastructure are not located along the frontage 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R25</p> <p>For buildings located along primary active frontages identified in figure 3, the maximum distance of a street frontage per tenancy is 6m.</p>	<p>C25</p> <p>Ground floor tenancies provide fine grain development consistent with the existing character of shops in Green Square and Jardine Street. The appearance of longer facades are broken up through design features to provide consistency with the <i>desired character</i>.</p>
<p>R26</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 with the verge level for access and egress for persons with disabilities c) building facades are not dominated by extensive lengths of blank facades, open structured carparks, loading docks, substations or other service infrastructure 	<p>C26</p> <p>Development at ground floor 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

Rules	Criteria
4.10 Awnings	
<p>R27</p> <p>This rule applies in CZ1 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) cantilevered awnings for the full extent of the building frontage b) awnings are a minimum height of 3m above finished pavement or ground level of the verge c) awnings are integrated into the building design at the first floor level d) awnings are a minimum of 3m in cantilever depth, except <ul style="list-style-type: none"> i) where opposing primary active frontages are 6m apart or less, awning depth may be reduced to ensure awnings are separated by 0.5m ii) where a reduction in awning depth is required to avoid impacting on existing infrastructure and/or street trees. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4.11 Vehicle access	
<p>R28</p> <p>This rule applies to development of 3 storeys or more in section 20.</p> <p>Vehicle access is not permitted from Kennedy Street.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R29</p> <p>This rule applies to blocks in section 21.</p> <p>Direct vehicular access is not permitted from Kennedy Street, Giles Street, Jardine Street or Eyre Street.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Environment

Rules	Criteria
5.1 Landscaping	
There is no applicable rule.	<p>C30</p> <p>Landscaping in area A in figure 2 achieves consistency with:</p> <ul style="list-style-type: none"> a) the existing landscape treatment in Green Square b) the <i>desired character</i>
5.2 Potentially noisy uses – part section 22	
<p>R31</p> <p>This rule applies to section 22 blocks 21, 25-33. Development of one or more of the following uses complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA):</p> <ul style="list-style-type: none"> a) <i>club</i> b) <i>drink establishment</i> c) <i>emergency services facility</i> d) <i>hotel</i> e) <i>indoor entertainment facility</i> f) <i>indoor recreation facility</i> g) <i>motel</i> h) <i>outdoor recreation facility</i> i) <i>restaurant</i> <p>The noise management plan will detail the proposed design, siting and construction methods that will be used to ensure compliance with the <i>Environment Protection Regulation 2005</i>, based on the estimated noise levels when the facility is in use.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 6: Entity (Government agency) endorsement

Rules	Criteria
6.1 Entity endorsement	
<p>R32</p> <p>The following matters are to be endorsed by the nominated agency</p> <p>a) Territory and Municipal Services Directorate</p> <ul style="list-style-type: none">i) landscapingii) footpathsiii) cycle pathsiv) pedestrian connectionsv) driveway access <p>b) Transport planning</p> <ul style="list-style-type: none">i) parking study <p>Note: TAMS will endorse a plan if it complies with the relevant TAMS standard. TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

RC4 – Kingston Foreshore

This part applies to the Kingston Foreshore shown as RC4 on the Kingston precinct map.

Element 7: Use

Rules	Criteria
7.1 Shop	
There is no applicable rule.	C33 <i>SHOP</i> development achieves one or more of the following: a) a convenience service limited to the local workforce and residents b) related to the sale of entertainment and leisure goods such as specialty items or arts, crafts and souvenirs
R34 The maximum <i>gross floor area</i> of <i>SHOP</i> selling food is 250m ² .	This is a mandatory requirement. There is no applicable criterion.
7.2 Major utility installation	
R35 Only a <i>MAJOR UTILITY INSTALLATION</i> that is essential to the operation of the electricity supply network, the augmentation of the local water and sewerage system or the management of the stormwater system may be approved. An application for a <i>MAJOR UTILITY INSTALLATION</i> is accompanied by written endorsement of a relevant service provider.	This is a mandatory requirement. There is no applicable criterion.

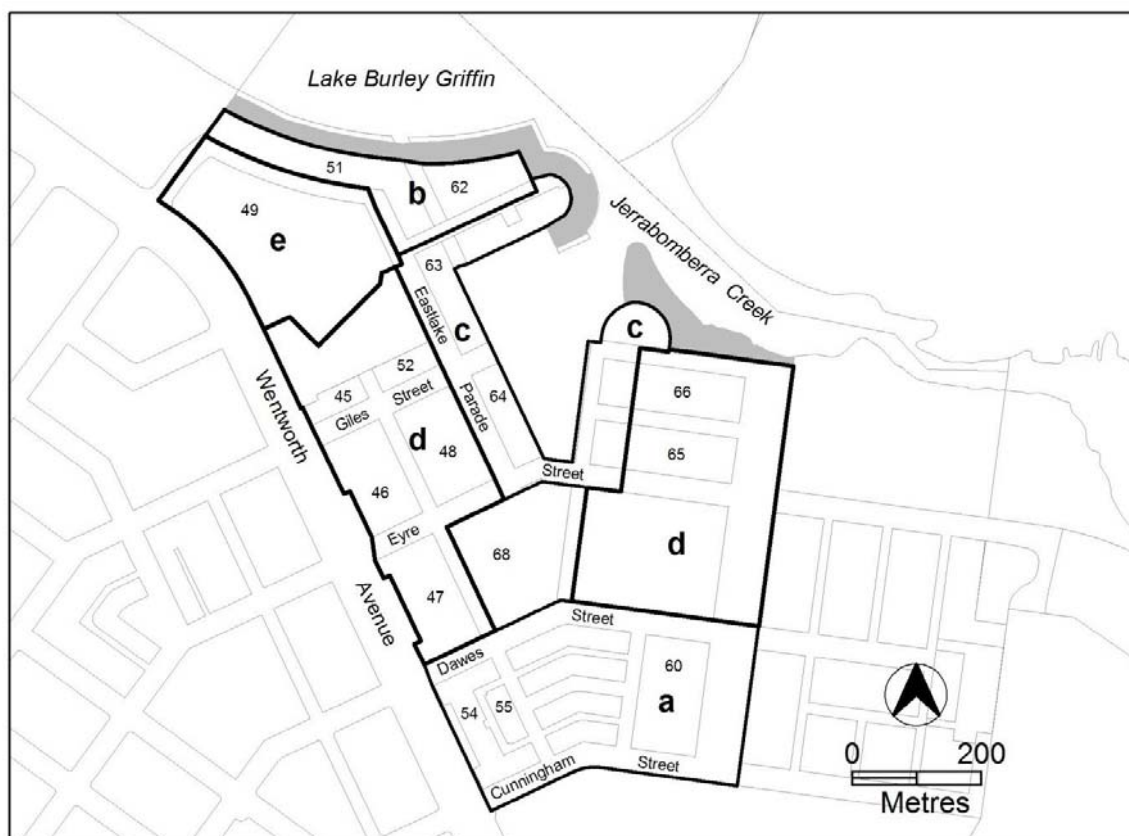


Figure 4: Kingston Foreshore

Rules	Criteria
7.3 Residential use and office	
There is no applicable rule.	<p>C36</p> <p>This rule applies to the area c shown in figure 4.</p> <p>Buildings at the ground floor level achieve all of the following:</p> <ul style="list-style-type: none"> a) avoid <i>office</i> and <i>RESIDENTIAL USE</i> in areas fronting main pedestrian areas and routes b) adaptable for commercial use
7.4 Office	
<p>R37</p> <p>This rule applies to the areas b, c and e shown in figure 4.</p> <p>The maximum gross <i>floor area of office</i> complies with all of the following</p> <ul style="list-style-type: none"> a) 500m2 per tenancy b) 2000m2 per lease 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R38</p> <p>This rule applies to the area d shown in figure 4.</p> <p>The maximum gross floor area of office per lease is 2000m²</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>7.5 Parberry Street/ The Causeway</p>	
<p>There is no applicable rule.</p>	<p>C39</p> <p>This criterion applies to figure 5:</p> <p>The ground floor level of all buildings fronting The Causeway are designed to be adaptable for commercial use.</p>

Element 8: Buildings

Rules	Criteria
8.1 Number of storeys	
<p>R40</p> <p>Unless otherwise stated in this precinct code, the maximum number of <i>storeys</i> is 4 with a parapet level at the third storey level.</p>	<p>C40</p> <p>The number of <i>storeys</i> achieve all of the following:</p> <ul style="list-style-type: none"> a) a limited number of buildings may exceed 4 storeys provided they comply with all of the following: <ul style="list-style-type: none"> i) they achieve urban design objectives such as adding visual interest to the built form, appropriately framing major public spaces, marking important corners or transition points, or screening unsightly elements from the public domain ii) they do not significantly impact on the landscape of the area iii) their ground floor level is not greater than RL 560m iv) they do not detract or compromise views and vistas to the Power House v) the footprint of the higher building elements is no greater than a 15m x 20m rectangle b) to retain significant visual links between the Power House building and East Basin, the roofline of development in area b is punctuated to frame and emphasise the views of the Power House building c) the overall maximum <i>height of building</i> does not exceed the lesser of RL578m or 20m
<p>R41</p> <p>This rule applies to area A shown in figure 5.</p> <p>A maximum of 2 storeys is permitted to Parberry Street.</p> <p>The two storey height limit applies for the first 3m of all built form along the frontage with Parberry Street.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R42</p> <p>This rule applies to area B shown in figure 5.</p> <p>The maximum number of storeys is 4.</p>	<p>C42</p> <p>The number of <i>storeys</i> achieve all of the following:</p> <ul style="list-style-type: none"> a) a limited number of buildings may exceed 4 storeys provided they comply with all of the following: <ul style="list-style-type: none"> i. they achieve urban design objectives such as adding visual interest to the built form, appropriately framing major public spaces, marking important corners or transition points, or screening unsightly elements from the public domain ii. they do not significantly impact on the landscape of the area iii. they do not detract or compromise views and vistas to the Power House iv. the footprint of the higher building elements is no greater than a 15m x 20m rectangle b) to retain significant visual links between the Power House building and East Basin, the roofline of development in area b is punctuated to frame and emphasise the views of the Power House building c) the overall maximum <i>height of building</i> does not exceed the lesser of RL578m or 20m
8.2 Built Form	
<p>R43</p> <p>This rule applies to figure 5.</p> <p>Built form fronting The Causeway is broken into a minimum of 3 buildings.</p> <p>The separation between buildings is a minimum of 10m.</p> <p>Separation may need to be increased to allow for solar access to all north facing dwellings at all levels in order to meet the requirements of the Multi Unit Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
8.3 Roof forms, materials and finishes	
There is no applicable rule.	<p>C44</p> <p>Building roof forms, materials and finishes achieve all of the following</p> <ul style="list-style-type: none"> a) colour scheme is light in tone although some highlighting with darker colours may be acceptable where these do not present the dominant colour scheme when viewed from or across Lake Burley Griffin b) high quality, durable and low maintenance materials are used on buildings and structures near the edge of Lake Burley Griffin c) avoid the use of highly reflective materials on buildings fronting the edge of Lake Burley Griffin

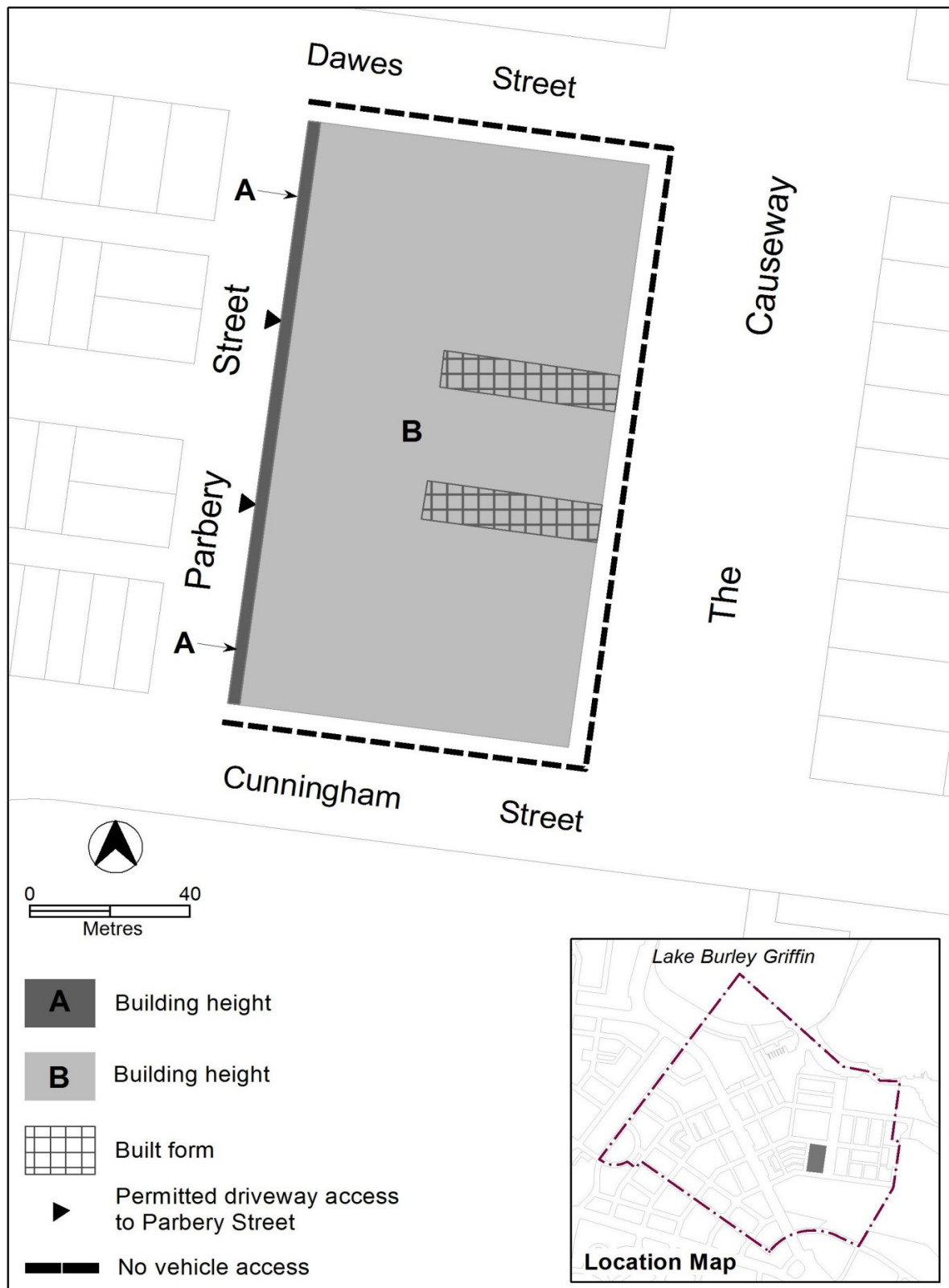


Figure 5: Parberry Street/ The Causeway

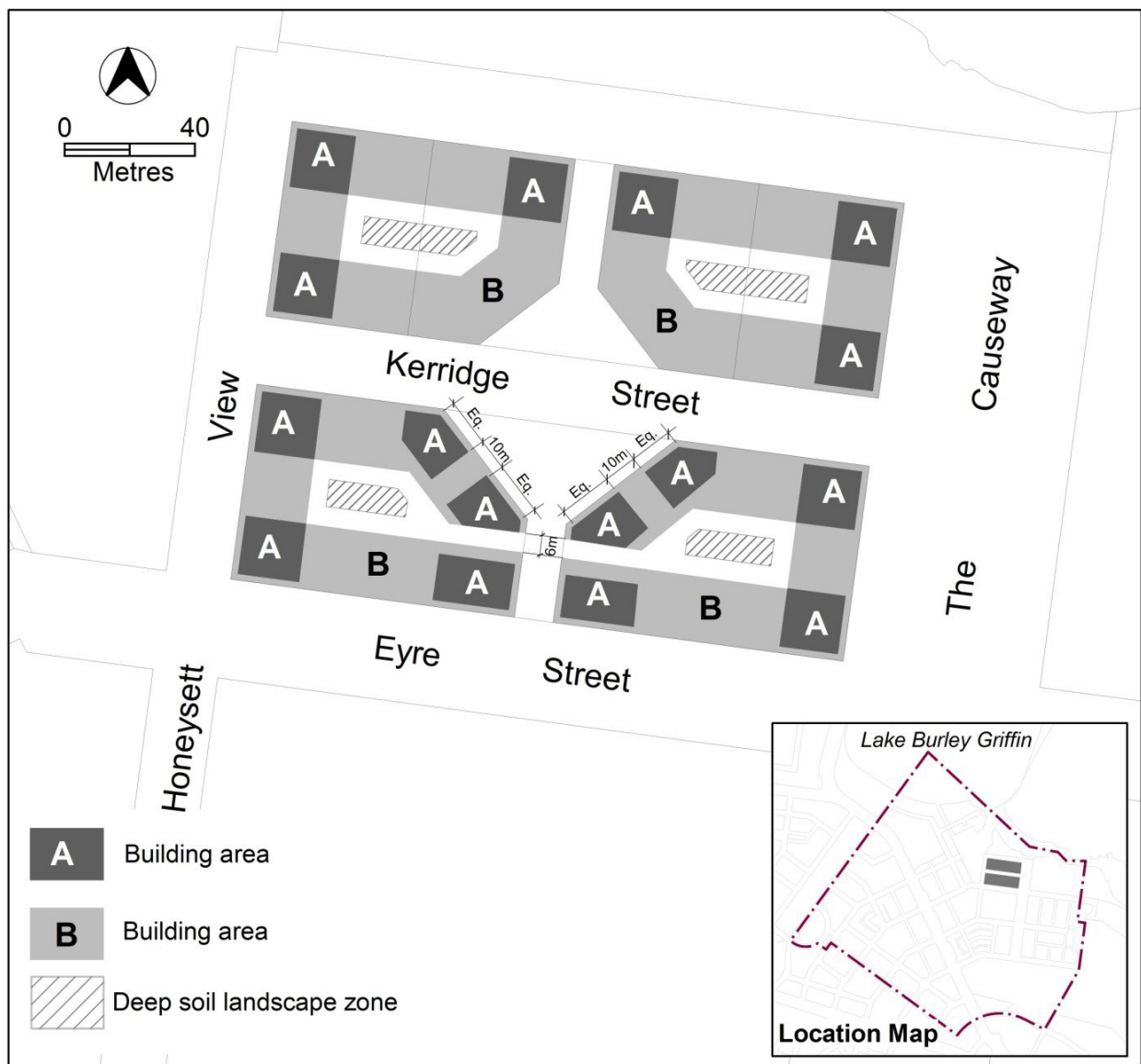


Figure 6: Kerridge Street

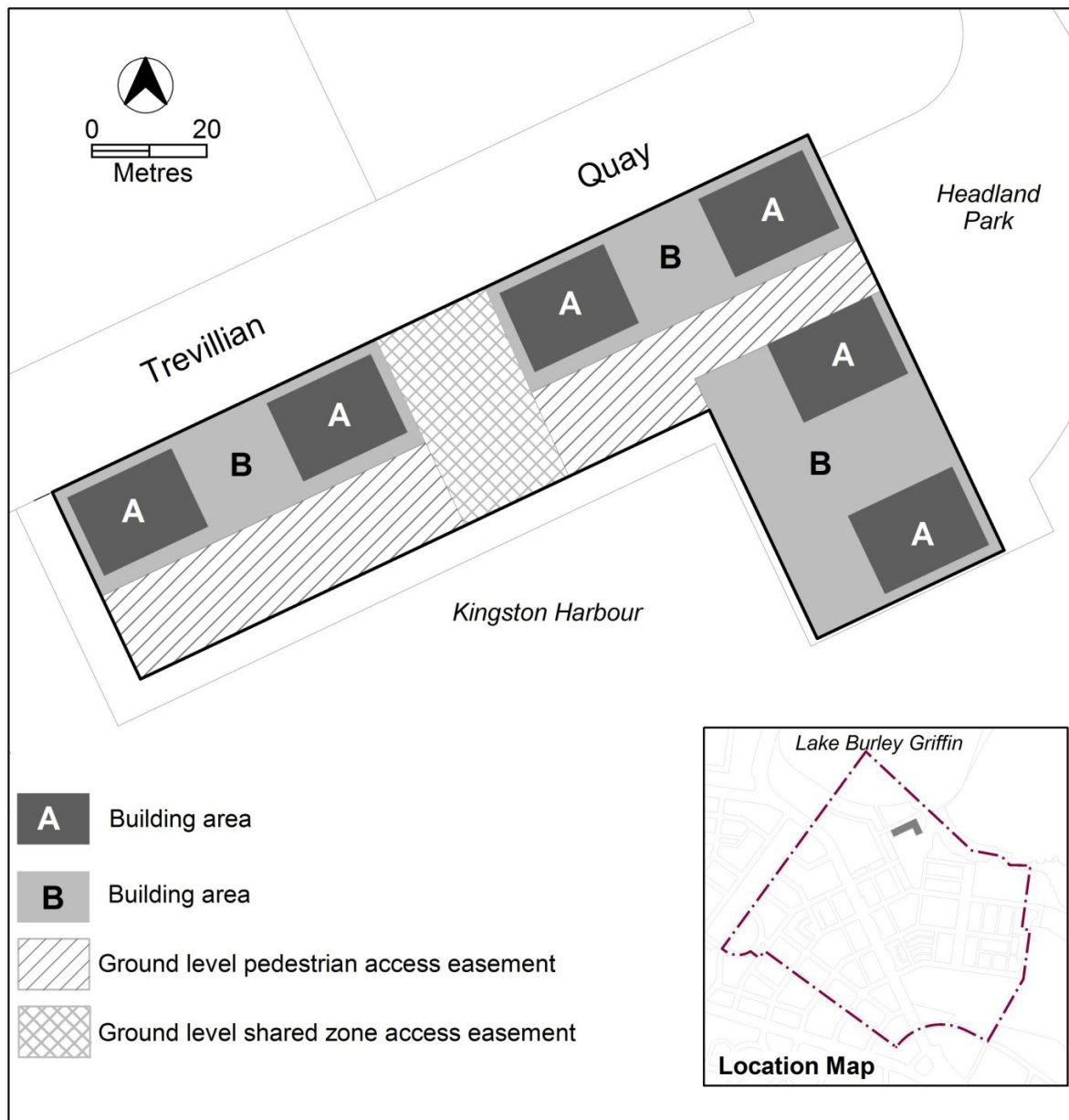


Figure 7: Trevillian Quay - South

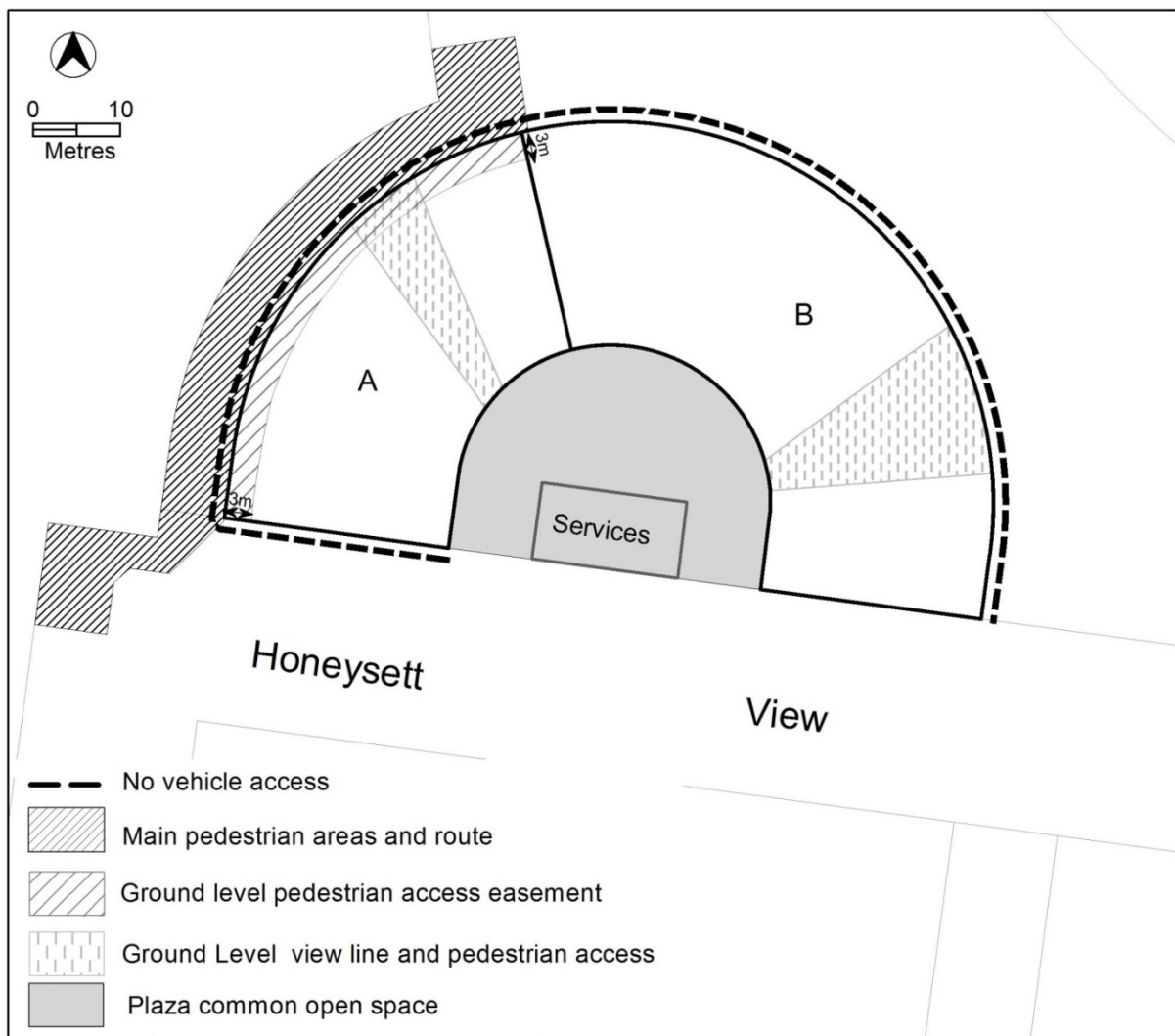


Figure 8: Honeysett View

Rules	Criteria
8.4 Setbacks – Honeysett View	
<p>R45</p> <p>This rule applies to area A shown in figure 8.</p> <p>The ground floor of the building (except colonnade supports) adjoining the harbour open space is setback minimum 3m; and</p> <p>3m wide pedestrian access easement to be provided for the length of area A adjoining the harbour open space in accordance with figure 8.</p>	<p>This is a mandatory requirement. There is no criterion.</p>
<p>R46</p> <p>This rule applies to area A shown in figure 8.</p> <p>Levels above ground floor have a minimum zero metre setback to the harbour open space</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
8.5 Building Design – Honeysett View	
<p>R47</p> <p>This rule applies to area A shown in figure 8.</p> <p>Finished Floor Level (FFL) of the ground floor is RL558.5 Australian Height Datum</p>	<p>C47</p> <p>This criterion applies to area A in figure 8.</p> <p>The finished floor level of the ground floor provides regular spaced and convenient access (including access for use by people with a disability) between the pedestrian access easement within the block and the public open space adjoining Kingston Harbour and is endorsed by TCCS and LDA.</p>

Rules	Criteria
<p>R48</p> <p>This rule applies to area A shown in figure 8.</p> <p>For buildings fronting both Honeysett View and the main pedestrian area/route, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and/or shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade for access and egress for persons with disabilities to each commercial tenancy c) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy. d) courtyard walls are not permitted adjoining the main pedestrian route e) open structured car parks, loading docks, substations and service infrastructure are not located along the frontage <p>Note: C36 in the Kingston Precinct Map and Code still applies.</p>	<p>This is a mandatory requirement. There is no criterion.</p>

Rules	Criteria
<p>R49</p> <p>This rule applies to area B shown in figure 8.</p> <p>Courtyard walls adjoining the public open space achieve all of the following:</p> <ul style="list-style-type: none"> a) Solid boundary elements are to be limited to a maximum 1m high from the finish floor level of the ground floor; b) Elements above 1m high are to be transparent; c) Maximum wall height is 1.6m from the finished floor level of the ground floor; d) Location of the courtyard wall entrances to align with the dwelling/commercial entrance; e) Entrances to the courtyard walls are to be paired to allow one public open space ramp/stairs to service two courtyards; and f) Materials of the courtyard wall match the building <p>Note: this Rule replaces R42 in the Residential Zones – Multi Housing Development Code</p>	<p>C49</p> <p>This criterion applies to area B in figure 8.</p> <ul style="list-style-type: none"> a) Courtyard walls are to be designed to preserve residential privacy while maintaining a relationship with the public domain. b) The courtyard walls are designed to enhance the ability of the ground floor to be adapted to commercial use. c) Each dwelling is to have pedestrian access to the public open space d) Location of entrances to the open space minimise the number of connecting ramps/stairs required and maximise the area of soft landscaping between the shared path in the open space and the block boundary. e) Courtyard walls are constructed from high quality materials consistent with the character of the building <p>Note: this Criterion replaces C42 in the Residential Zones – Multi Housing Development Code</p>
<p>R50</p> <p>This rule applies to area B shown in figure 8</p> <p>Each dwelling provided on the ground floor adjoining the public open space will have direct pedestrian access to the public open space</p> <p>Where commercial uses are provided on the ground floor pedestrian access is provided between the building and the public open space every 15m.</p>	<p>C50</p> <p>This criterion applies to area B in figure 8</p> <p>Frequent and convenient access is provided between the commercial and residential uses to the adjoining public open space.</p>

Rules	Criteria
<p>R51</p> <p>This rule applies to figure 8.</p> <p>Buildings on the ground floor level are not permitted within the “Ground level view line and pedestrian access” area as shown in figure 8, to enable pedestrian access and a visual connection from the site through to the urban open space along Jerrabomberra Creek and Kingston Harbour.</p>	<p>C51</p> <p>This criterion applies to figure 8</p> <p>Buildings on the ground floor level enable all of the following:</p> <ul style="list-style-type: none"> a) Safe and convenient public pedestrian access to buildings on the site and the urban open space b) Generous path width to support pedestrian comfort, safety and amenity and views of the urban open space and Jerrabomberra Creek c) Integration with the pedestrian routes and design of the urban open space
<p>R52</p> <p>This rule applies to figure 8.</p> <p>Buildings are not permitted within the “Plaza Common Open Space” area as shown in figure 8, to enable a shared plaza for entry to the site and connection to the “Ground level view line and pedestrian access” through to the urban open space along Jerrabomberra Creek and Kingston Harbour.</p> <p>Smaller built elements relating to site servicing infrastructure are permitted within the area marked “services” as long as the services themselves are adequately screened from public view.</p>	<p>C52</p> <p>This criterion applies to figure 8</p> <p>The “Plaza Common Open Space” achieves all of the following:</p> <ul style="list-style-type: none"> a) A shared plaza with safe and convenient public pedestrian access to buildings on the site and Honeysett View b) Reasonable vehicular access to the site in a shared space environment c) Adequate siting and screening of smaller built elements relating to site servicing infrastructure to minimise visual impact d) Integration with the adjacent pedestrian routes and design of Honeysett View

Rules	Criteria
8.6 Kerridge Street	
<p>R53</p> <p>This rule applies to each area A shown in figure 6.</p> <p>The maximum number of <i>storeys</i> is 6.</p> <p>The maximum <i>height of building</i> is the lesser of RL578 and 20m.</p> <p>The maximum floor area for <i>storey</i> 5 is 300m².</p> <p>The maximum floor area for <i>storey</i> 6 is 300m².</p> <p>The maximum external horizontal dimension for any part of the building over 4 <i>storeys</i> is 20m.</p> <p>The minimum <i>front boundary</i> setback for that part of the building with more than 4 <i>storeys</i> is 2m.</p> <p>Rule 18 does not apply.</p>	<p>This is a mandatory requirement. There is no criterion.</p>
<p>R54</p> <p>This rule applies to each area B shown in figure 6.</p> <p>The maximum number of <i>storeys</i> is 4.</p> <p>The maximum external horizontal depth is 18m (including enclosed building area and articulation elements but excluding awnings over footpaths and basements).</p>	<p>C54</p> <p>4 storey building elements achieve all of the following:</p> <ul style="list-style-type: none"> a) alignment to the block perimeter b) high levels of natural daylight, ventilation and solar access to dwellings c) central courtyards sized to meet the reasonable needs of residents.
8.7 Trevillian Quay	
<p>R55</p> <p>This rule applies to each area A shown in figure 7.</p> <p>The maximum dimensions for each area A are 20m x 15m.</p> <p>The maximum number of <i>storeys</i> is 6.</p> <p>The maximum <i>height of building</i> is the lesser of RL578 and 20m</p> <p>The minimum setback from Trevillian Quay and Headland Park for that part of the building with more than 4 <i>storeys</i> is 2m.</p> <p>Rule 18 does not apply.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R56</p> <p>This rule applies to each area B shown in figure 7.</p> <p>The maximum number of <i>storeys</i> is 4.</p>	<p>This is a mandatory requirement. There is no criterion.</p>

Element 9: Site

Rules	Criteria
9.1 Outdoor lighting	
There is no applicable rule.	C57 Outdoor lighting in the area should generally use full-cut off light fittings and up-lighting of buildings and structures should be carefully designed to keep night time overspill lighting to a minimum.
There is no applicable rule.	C58 The overall lighting impact should not compete in prominence with the lighting of the National Triangle. The area should be lit predominantly with high pressure sodium light sources for streets and mercury vapour for pedestrian routes. Lake frontages external lighting should use metal halide sources. There should be no flashing or laser beam lighting on or around buildings fronting Lake Burley Griffin.
9.2 Kerridge Street - deep soil landscape zones	
R59 This rule applies to the hatched areas identified as deep soil landscape zones in figure 6. The location of deep soil landscape zones are indicatively shown in figure 6. Deep soil landscape zones represent a minimum of 10% of the total site area.	C59 Provision is made for sufficient soil to allow planting and growth of healthy canopy trees in the central courtyards.
9.3 Trevillian Quay - shared zone	
R60 Ground level shared zone access easements are provided in accordance with figure 7.	C60 Shared zones achieve all of the following: a) safe and convenient public pedestrian access to buildings on the site and the foreshore b) reasonable vehicular access to the foreshore.

9.4 Trevillian Quay - pedestrian areas	
<p>R61</p> <p>Ground level pedestrian access easements are provided in accordance with figure 7.</p>	<p>C61</p> <p>Pedestrian access easements achieve all of the following:</p> <ul style="list-style-type: none"> a) safe and convenient public pedestrian access to buildings on the site and the foreshore b) provision for small scale ancillary buildings and structures associated with harbour operations.
9.5 Honeysett View – pedestrian areas	
<p>R62</p> <p>Main pedestrian areas and routes are defined in figure 8.</p>	<p>This is a mandatory requirement. There is no criterion.</p>
9.6 Vehicular access	
<p>R63</p> <p>This rule applies to figure 5 and figure 8. No vehicle access is permitted in areas shown in figure 5 and figure 8.</p>	<p>This is a mandatory requirement. There is no criterion.</p>
<p>R64</p> <p>This rule applies to figure 5. Driveways are permitted to Parberry Street in locations shown in figure 5.</p>	<p>This is a mandatory requirement. There is no criterion.</p>
9.7 Site contamination – Section 49	
<p>R65</p> <p>Applications for any permitted uses (including hotel and child care centre) proposed on a site are to be accompanied by a report from an Environment Protection Authority (EPA) approved auditor, with written endorsement from the EPA, advising that the site has been assessed for suitability from a contamination perspective.</p>	<p>C65</p> <p>Applications without written auditor and EPA endorsement will be referred to the EPA.</p>

RC5 – Canberra Avenue Corridor Site

This part applies to blocks and parcels within area RC5 shown on the Kingston precinct map. RC5 includes the Canberra Avenue corridor site.

Element 10: Use

Rules	Criteria
10.1 Restaurant and shop	
<p>R66</p> <p>One or more of the following uses are permitted where it is ancillary to other uses:</p> <p>a) <i>restaurant</i></p> <p>b) <i>SHOP</i></p>	<p>This is a mandatory requirement. There is no criterion.</p>

Element 11: Buildings

Rules	Criteria
11.1 Number of storeys	
<p>R67</p> <p>The maximum number of <i>storey</i> is 4.</p>	<p>C67</p> <p>The number of <i>storeys</i> comply with all of the following:</p> <p>a) are compatible with existing, or future desired character of, adjacent development</p> <p>b) are appropriate to the scale and function of the use</p> <p>c) minimise detrimental impacts, including overshadowing and excessive scale</p> <p>d) are no higher than the established tree canopy along main avenues with primarily landscaped frontage</p>
11.2 Materials and finishes	
<p>R68</p> <p>Building colours are off-white to light buff/grey.</p>	<p>C68</p> <p>Building colours achieve all of the following:</p> <p>a) Relate to clearly defined elements of the building</p> <p>b) are predominantly earthy toned</p> <p>c) minor elements in the building facade may be accented</p> <p>d) subsidiary to the main off-white to light buff/grey materials</p>