



ACT
Government

Environment and
Sustainable Development

Kaleen Precinct Map and Code

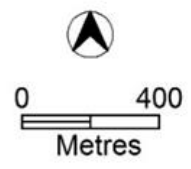
includes
Kaleen Group Centre

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Kaleen 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 Kaleen Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Kaleen 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>
MT2	CZ5	<i>club</i>

Kaleen Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Kaleen.

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

RC1 – Kaleen Group Centre

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

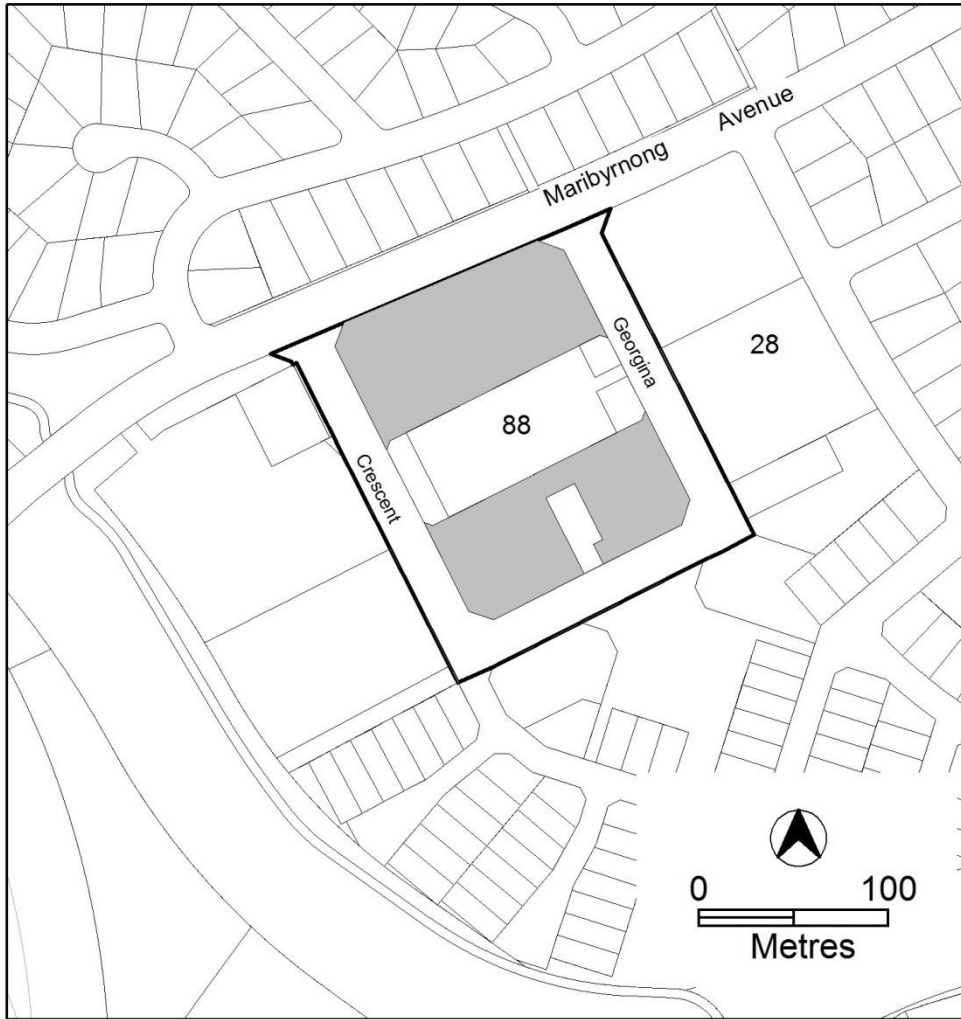


Figure 1:

Rules	Criteria
1.2 Industrial trades, municipal depot, store	
<p>R2</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>
1.3 Development on nominated car parking areas	
<p>R3</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>C3</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>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> <p>a) direct access from main pedestrian areas</p> <p>b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like</p>

RC2 – RZ5 zone additional provisions

This part applies to blocks and parcels identified in area RC2 shown on the Kaleen precinct map.

Element 3: Buildings

Rules	Criteria
3.1 Building height	
<p>R5</p> <p>This rule applies to the areas identified in Figure 2.</p> <p>The maximum number of <i>storeys</i> in the areas shown on Figure 2 are as follows:</p> <p>a) in area 'a' – 6 storeys. Area 'a' is measured as follows:</p> <ul style="list-style-type: none"> i) the extent of area 'a' along the northern boundary is a maximum of 20 metres ii) the extent of area 'a' along the southern boundary is a maximum 50 metres iii) the western extent of area 'a' is a maximum of 25 metres deep from the southern boundary, then along a straight line to meet the northern boundary of area 'a' identified in i) above. <p>b) in area 'b' – 4 storeys. Area 'b' is measured as follows:</p> <ul style="list-style-type: none"> i) the length of area 'b' is a maximum of 100metres from the edge of area 'a' identified in a) above ii) the depth of area 'b' is 25 metres from the southern boundary. <p>c) in area 'c' – 3 storeys</p> <p>For areas 'a', 'b', and 'c' 1 additional storey is permitted where it is car parking that is a continuation of basement car parking.</p> <p>For this rule the building height excludes all of the following:</p> <ul style="list-style-type: none"> a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
f) chimneys, flues and vents Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3 metres.	

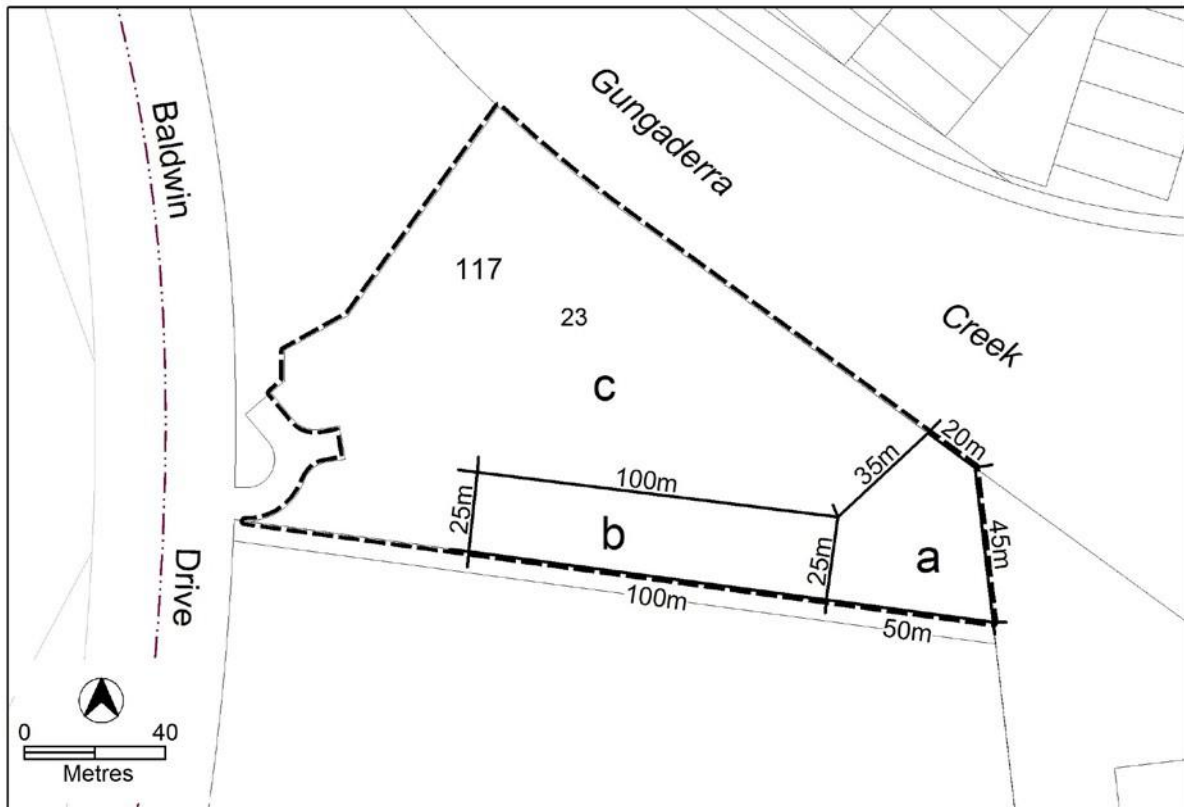


Figure 2: building heights

RC3 – CZ5 zone additional provisions

This part applies to any proposed development on the blocks and parcels identified in the area RC3 shown on the Kaleen Precinct Map.

Element 4: Use

Rules	Criteria
4.1 Indoor recreation facility	
<p>R6</p> <p>The block identified in the area RC3 provides for an <i>indoor recreation facility</i> with a minimum <i>gross floor area</i> of 1400m² that is available for use by members of the public.</p> <p>The required 1400m² does not include a fitness centre (i.e. gym/gymnasium, yoga/pilates/crossfit venue) or associated amenities.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4.2 Noise attenuation	
<p>R7</p> <p>Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).</p> <p>The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the <i>Environment Protection Regulation 2005</i>, based on the estimated noise levels when the facility is in use.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4.3 Contamination	
<p>R8</p> <p>An environmental assessment into the site's suitability from a contamination perspective must be undertaken in accordance with the ACT Contaminated Sites Environment Protection Policy and be endorsed by the Environment Protection Authority prior to construction or a change in use.</p> <p>This rule does not apply if the Environment Protection Authority has provided written advice that the site has been assessed for contamination to its satisfaction.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Building and site controls

Rules	Criteria
5.1 Indoor recreation facility	
<p>R9</p> <p>This rule applies to areas identified in Figure 3. The maximum number of storeys and <i>height of building</i> identified in Figure 3 is:</p> <ul style="list-style-type: none"> i) in area 'A' 2 storeys and 8.5m ii) in area 'B' 4 storeys and 15.5m. <p>For this rule the building height excludes all of the following:</p> <ul style="list-style-type: none"> a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units f) chimneys, flues and vents g) roof top garden <p>Excluded items, other than roof top gardens, are setback from the building facade of the floor immediately below a minimum distance of 3 metres.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5.2 Indoor recreation facility	
<p>R10</p> <p>Development is setback as identified in Figure 3 and complies with all of the following:</p> <ul style="list-style-type: none"> a) setback to frontage along Georgina Crescent is a minimum of 6m b) all other boundary setbacks are 3m. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 6: Site Design

Rules	Criteria
6.1 Site open space	
<p>R11</p> <p>Not less than 20% of the total site area is allocated to the following:</p> <p>a) for developments with fewer than 20 <i>dwelling</i>s, none of which are <i>apartment</i>s, one or more of the following:</p> <p>i) <i>communal open space</i> that complies with the following:</p> <p>a) a minimum dimension of 2.5m</p> <p>b) is directly accessible from common entries and pathways; and/or</p> <p>ii) <i>private open space</i> that complies with the following:</p> <p>a) a minimum dimension of 2.5m</p> <p>b) is associated with <i>dwelling</i>s at the <i>lower floor level</i></p> <p>b) in all other cases, <i>communal open space</i> that complies with the following:</p> <p>i) a minimum dimension of 2.5m</p> <p>ii) is directly accessible from common entries and pathways</p> <p>not less than 10% of the total site area is <i>planting area</i>.</p>	<p>C11</p> <p>Open space on the site achieves the following:</p> <p>a) adequate useable space for a range of recreational activities for residents to support active living</p> <p>b) a contribution to on-site infiltration of stormwater run-off</p> <p>c) reasonable accessibility that is designed to be inclusive for all residents</p> <p>d) reasonable connectivity for pedestrians and cyclists to key local destinations and community uses</p> <p>e) if the minimum required planting area cannot be provided on site, an equivalent area is achieved by planting on structures.</p> <p>One or more of the following matters may be considered when determining compliance with this criterion:</p> <p>i) whether the total area of upper floor level private open space contributes to the function of other open space on the site; and/or</p> <p>ii) whether any adjoining or adjacent public open space is readily available for the use of residents.</p>

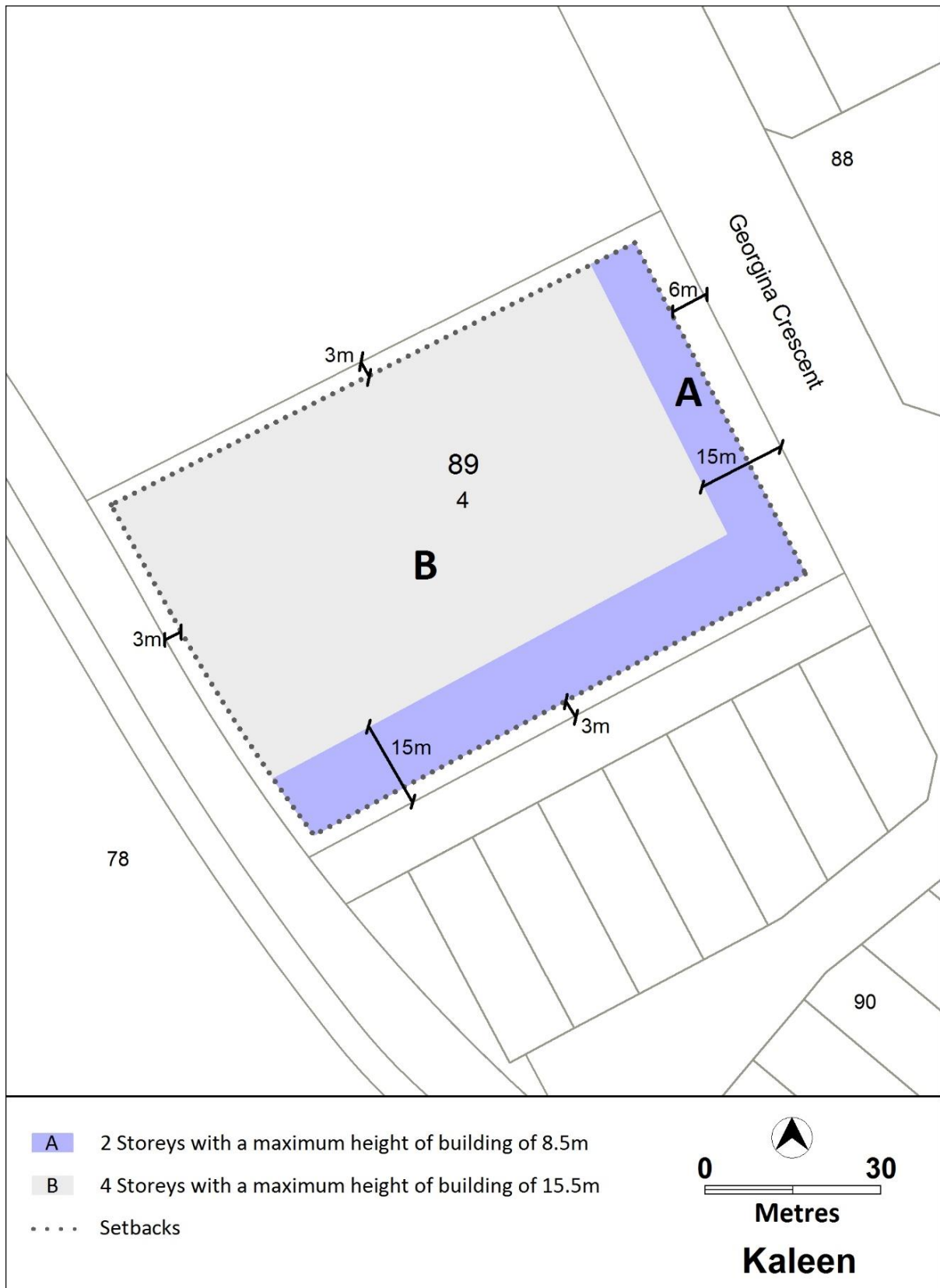


Figure 3: Building heights and boundary setbacks