



ACT
Government
Environment and
Sustainable Development

Griffith Precinct Map and Code

includes
part Manuka Group Centre

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Inset A

0 100 Metres

96 MT1 40 MT1 41 MT2 PD2 2 RC3

Inset B

0 200 Metres

Leichardt Street 14 16 17 20 21 MT3 PD3 MT4 RC4 RC6 39 43

Inset C

0 200 Metres

Wentworth Avenue Canberra Avenue MT5 PD4 MT3 PD3 MT4 87 RC2 RC4 RC5 RC4 RC7 MT6 31 84 MT3 PD3 RC4

Refer to Forrest precinct map

See Inset A

See Inset B

See Inset C

Kingston

Narrabundah

Red Hill

Division Boundary of Griffith

78 PD1

42 RC1

RC3 RC4 RC2 RC6 RC2 RC4 RC5

Legend:

PDn Additional prohibited development applies see Table 1

MTn Additional merit track development applies see Table 2

RCn Additional rules and criteria apply see Griffith Precinct Code

0 400 Metres

Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Griffith 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>club</i> <i>drink establishment</i> <i>indoor entertainment facility</i> <i>indoor recreation facility</i> <i>restaurant</i> <i>SHOP (except art, craft and sculpture dealer and personal service)</i> <i>tourist facility</i> <i>tourist resort</i>
PD3	CZ2	<i>drink establishment</i> <i>indoor entertainment facility</i> <i>tourist facility</i> <i>tourist resort</i>
PD4	IZ2	<i>bulk landscape supplies</i> <i>bulky goods retailing</i> <i>club</i> <i>funeral parlour</i> <i>general industry</i> <i>industrial trades</i> <i>liquid fuel depot</i> <i>MAJOR UTILITY INSTALLATION</i> <i>NON-RETAIL COMMERCIAL USE</i> <i>recycling facility</i> <i>scientific research establishment</i> <i>service station</i> <i>store</i> <i>vehicle sales</i> <i>veterinary hospital</i> <i>waste transfer facility</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	CZ2	<i>funeral parlour light industry veterinary hospital</i>
MT3	CZ2	<i>scientific research establishment</i>
MT4	CZ2	<i>service station</i>
MT5	IZ2	<i>produce market</i>
MT6	RZ1	<i>manor house</i>

Griffith Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Griffith.

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, listed below.

Manor house is a building containing three or four dwellings, where:

- a) each dwelling is attached to another dwelling by a common wall or floor, and
- b) at least one dwelling is partially or wholly located above another dwelling, and

c) the building contains no more than two *storeys* excluding the basement.
Note: A building is not an *apartment* if it meets the definition of *manor house*.

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

RC1 – Austin Street Precinct

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

Element 1: Buildings

Rules	Criteria
1.1 Basement parking	
R1 The maximum number of levels of basement parking is 1.	This is a mandatory requirement. There is no applicable criterion.
1.2 Setback	
R2 The minimum <i>setback</i> from Griffith section 42 block 7 (stormwater drain) is 35m.	This is a mandatory requirement. There is no applicable criterion.
1.3 Public access easement	
R3 Land within the <i>setback</i> to Griffith section 42 block 7 is a public access easement.	This is a mandatory requirement. There is no applicable criterion.
1.4 Adaptable housing	
R4 100% of dwellings of any multi unit housing development are designed to meet the relevant Australian Standard for Adaptable Housing and any relevant considerations in the Access and Mobility General Code.	This is a mandatory requirement. There is no applicable criterion.
1.5 Tree protection – no building zone	
R5 Building and construction works are not permitted within a distance of 2m from the drip zone of the existing trees. This area is shown hatched area in figure 1.	C5 Trees on the block perimeter are protected. Compliance with this criterion is achieved by the lodgement of a report that has been prepared by a suitably qualified arborist and endorsed by the Conservator of Flora and Fauna.

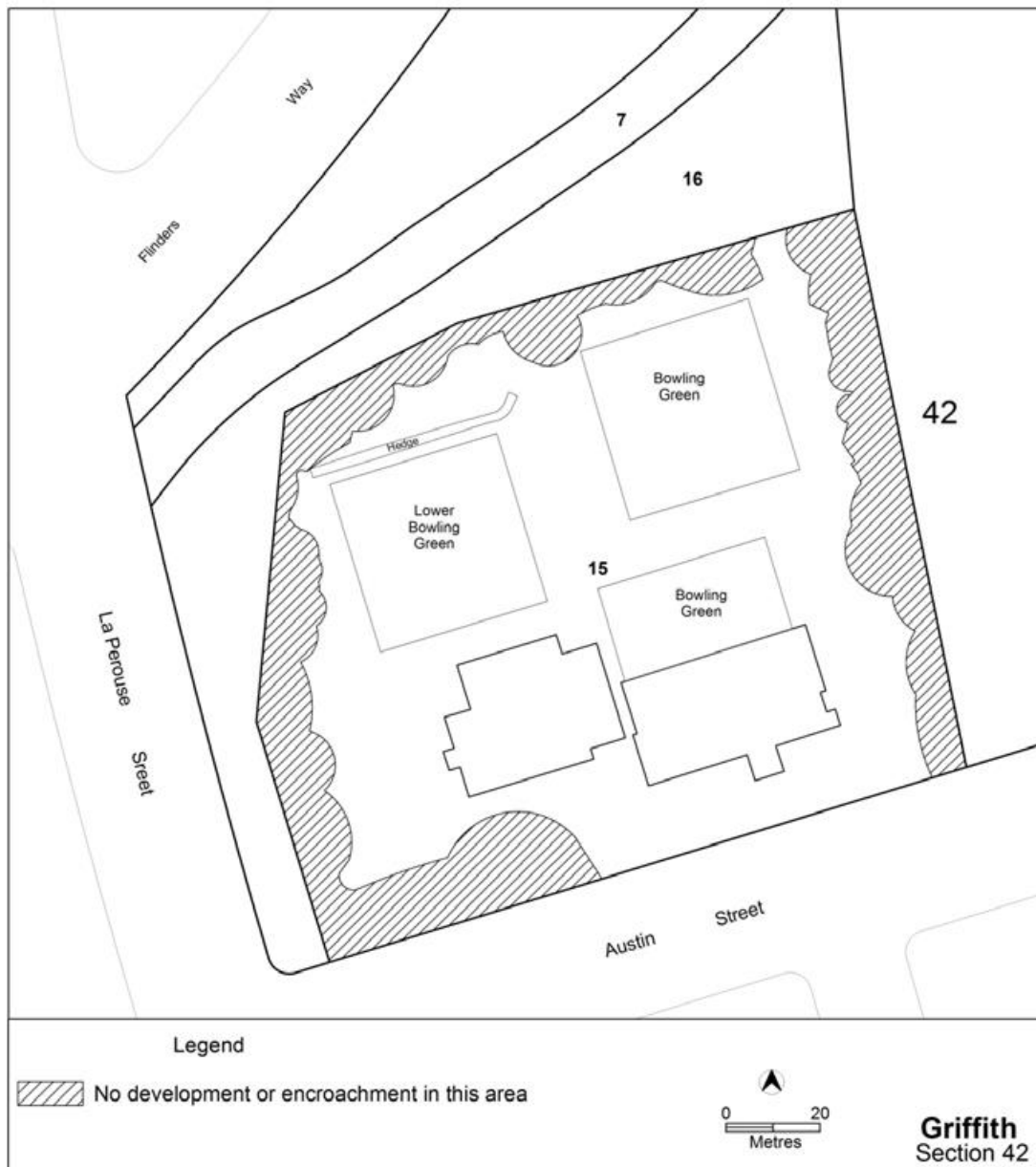


Figure 1: No development zone

Element 2: Site

Rules	Criteria
2.1 Shared path network	
<p>R6</p> <p>Shared paths are constructed within block 16 and part of block 15 subject to the public access easement provision (above) along the northern and eastern boundaries of block 15 as identified in figure 2 and are endorsed by the Territory agency responsible for asset acceptance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Flood signage	
<p>R7</p> <p>Flood signage plan, which has been endorsed by the Territory agency responsible for asset acceptance, is erected along pathways and access points to section 42.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

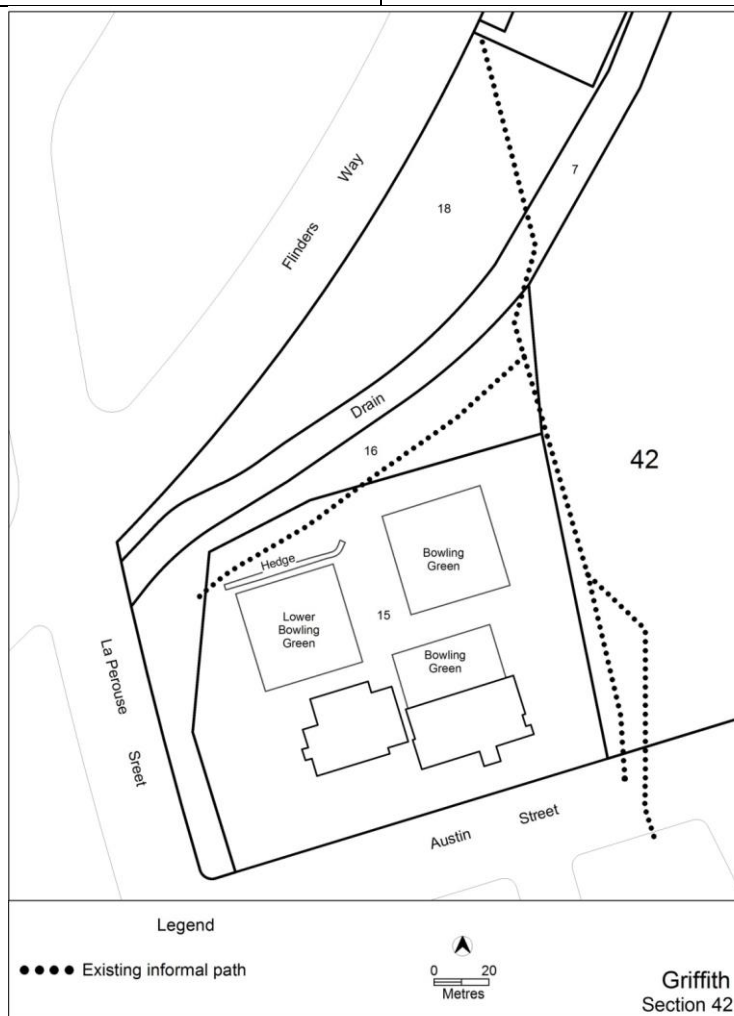


Figure 2: Shared path network

RC2 – Residential zone additional controls

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

Element 3: Buildings

Rules	Criteria
3.1 Number of storeys	
R8 The maximum number of storeys is 3.	C8 Buildings are predominantly 3 storeys, with a maximum height of 4 storeys only where it is not the dominant feature of a street frontage.

RC3 – Manuka Group Centre - Part (Griffith)

This part applies to blocks and parcels within the Manuka Group Centre in the area shown as RC3 on the Griffith Precinct Map. RC3 includes the larger part of the Manuka Group Centre. For the smaller part, see the Forrest Precinct Code.

Element 4: Use

Rules	Criteria
4.1 Ground floor uses	
R9 This rule applies to sites with frontage to main pedestrian areas and routes in CZ1. Only the following uses are permitted at the ground floor level: 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>	C9 Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.

Rules	Criteria
<p>R10</p> <p>There is no applicable rule.</p>	<p>C10</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>
<p>R11</p> <p>This rule applies to area b shown in figure 3.</p> <p><i>RESIDENTIAL USE</i> is permitted on ground floor level where development complies with all of the following:</p> <ul style="list-style-type: none"> a) Australian Standard AS4299 – <i>Adaptable housing</i> (Class C) and the Access and Mobility General Code b) development is adaptable for commercial use along the frontage to Bougainville Street. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

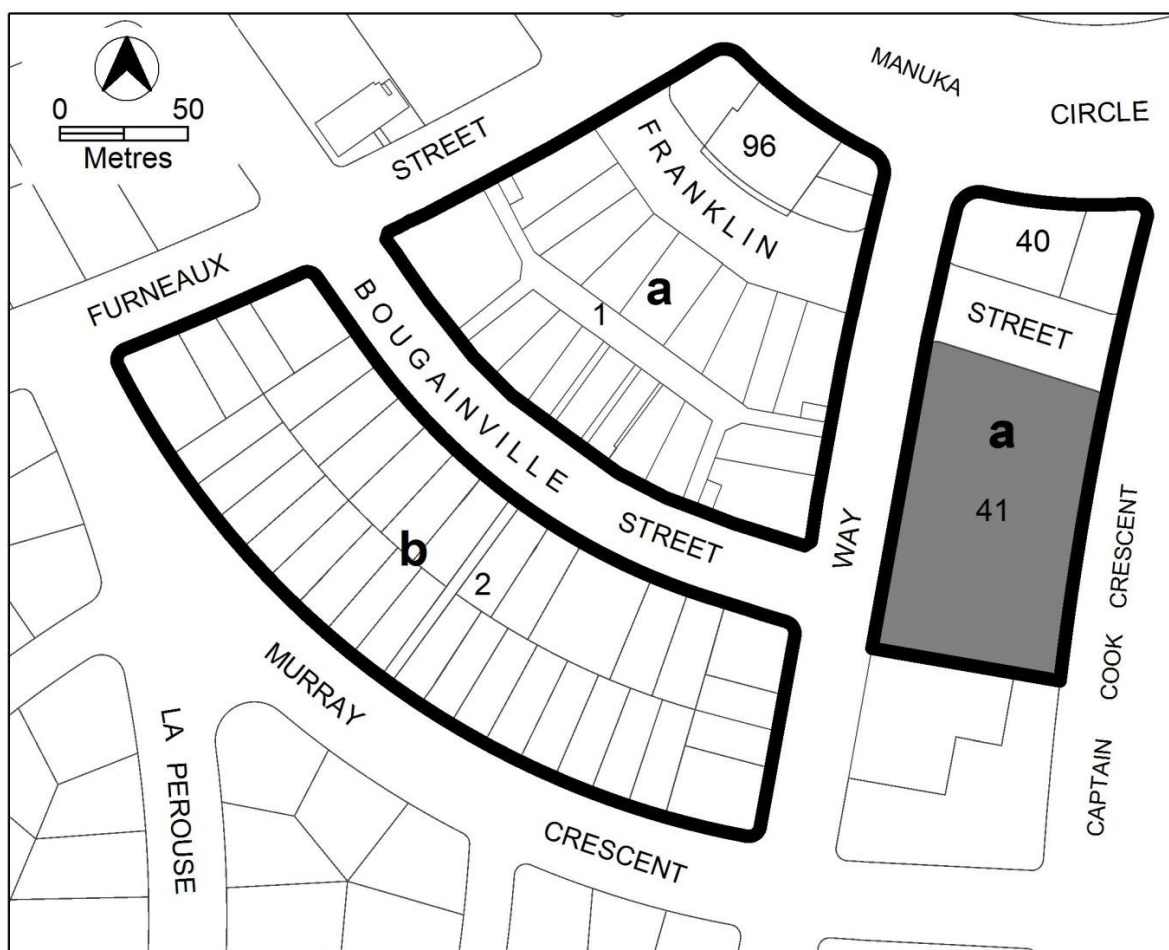


Figure 3:

Rules	Criteria
4.2 Industrial trades, municipal depot, store	
<p>R12</p> <p>One or more of the following uses are permitted only in the shaded area shown in figure 3 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>
4.3 Development on nominated car parking areas	
<p>R13</p> <p>This rule applies to the shaded area shown in figure 3.</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>C13</p> <p>Development meets all of the following:</p> <ul style="list-style-type: none"> 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 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.

Element 5: Buildings

Rules	Criteria
5.1 Plot ratio	
<p>There is no applicable rule.</p>	<p>C14</p> <p>This criterion applies to area b shown in figure 3.</p> <p>Plot ratios comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale. <p>The maximum <i>plot ratio</i> is 40%.</p>

Rules	Criteria
5.2 Active frontage	
R15 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.	C15 Buildings achieve all of the following: <ul style="list-style-type: none"> a) direct pedestrian access from main pedestrian areas b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.

RC4 – Canberra Avenue Corridor Site

This part applies to blocks and parcels within area RC4 shown on the Griffith Precinct Map.

RC4 includes the Canberra Avenue corridor site.

Element 6: Use

Rules	Criteria
6.1 Restaurant and SHOP	
R16 The following uses are permitted: <ul style="list-style-type: none"> a) on Griffith section 18 block 4 – restaurant including take-away food shop b) on all other blocks – where it is ancillary to other uses <ul style="list-style-type: none"> i) SHOP ii) restaurant 	This is a mandatory requirement. There is no applicable criterion.

Element 7: Buildings

Rules	Criteria
7.1 Number of storeys	
R17 The maximum number of <i>storey</i> is 4.	C17 The number of <i>storeys</i> comply with all of the following: <ul style="list-style-type: none"> a) are compatible with existing, or future desired character of, adjacent development b) are appropriate to the scale and function of the use

Rules	Criteria
	<ul style="list-style-type: none"> c) minimise detrimental impacts, including overshadowing and excessive scale d) are no higher than the established tree canopy along main avenues with primarily landscaped frontage
7.2 Setback	
R18 The minimum <i>setback</i> to Canberra Avenue is 10m.	C18 Building frontages to Canberra Avenue achieve all of the following: <ul style="list-style-type: none"> a) consistent with established building lines b) a landscaped setting
7.3 Materials and finishes	
R19 Building colours are off-white to light buff/grey.	C19 Buildings achieve all of the following: <ul style="list-style-type: none"> a) Relate to clearly defined elements of the building b) are predominantly earthy toned c) minor elements in the building facade may be accented d) subsidiary to the main off-white to light buff/grey materials

RC5 – Griffith Industrial Area

This part applies to blocks and parcels within area RC5 shown on the Griffith Precinct Map.

Element 8: Use

Rules	Criteria
8.1 SHOP – floor area limit	
R20 The maximum <i>gross floor area</i> of <i>SHOP</i> is 200m ² .	This is a mandatory requirement. There is no applicable criterion.

RC6 – Light Street Precinct

This part applies to blocks and parcels within area RC6 shown on the Griffith Precinct Map.

Desired character

The desired character for the Light Street precinct is:

- Buildings should be sympathetic to the existing garden neighbourhood character of Griffith in terms of setback, bulk and scale
- Building facades should be visually articulated to avoid a 'continuous wall' of development and excessive bulk and scale
- Development should maintain and/or enhance the relationship with the Light Street Park (Section 43, Griffith) by addressing the park through visually interesting facades.

Element 9: Buildings

Rules	Criteria
9.1 Building height	
<p>R21</p> <p>This rule applies to the areas identified in Figure 4.</p> <p>The maximum number of storeys permitted are as follows:</p> <p>a) In areas 'a' – 3 storeys. Area 'a' is measured as a minimum of 20 metres from the boundary frontage with Stuart Street and Evans Crescent.</p> <p>b) In areas 'b' – 4 storeys. Area 'b' is measured as:</p> <p>i) A minimum of 25 metres wide and 52 metres deep from the boundary frontage with Captain Cook Crescent</p> <p>ii) A minimum of 25 metres deep from the common boundary of section 39 blocks 1 and 19 and a minimum of 30 metres from the boundary of section 39 block 20.</p> <p>c) In areas 'c' – 6 storeys</p> <p>For this rule a storey does not include any of the following:</p> <p>i) roof top plant</p> <p>ii) lift overruns</p> <p>iii) antennas</p> <p>iv) photovoltaic panels</p> <p>v) air conditioning units</p>	<p>C21</p> <p>The maximum number of storeys may be increased by 1 storey where the storey is:</p> <p>a) Being used predominately for vehicular parking;</p> <p>b) Is a continuation of a basement which is also being predominately used for vehicular parking; and</p> <p>c) Is at ground floor level</p>

Rules	Criteria
vi) chimneys, flues and vents Note: This rule replaces any rule/criteria where they relate to height in storeys and/or metres.	
9.2 Setback	
R22 This rule applies to building elements of 3 or more storeys. Minimum front boundary setback to Stuart Street and Evans Crescent is 8 metres.	C22 Front boundary setbacks achieve all of the following: a) Consistency with the desired character b) Reasonable amenity for residents c) Sufficient space for street trees to grow to maturity.
R23 This rule applies to areas 'c' shown in Figure 4 Building elements above 4 storeys are setback a minimum of 2 metres from the building facade of the floor immediately below.	C23 Building elements above 4 storeys achieve all of the following: a) Consistency with the desired character b) Reasonable amenity for residents c) Do not dominate the street frontage d) Sufficient space for street trees to grow to maturity.

Element 10: Access

Rules	Criteria
10.1 Pedestrian Access	
There is no applicable rule.	C24 This criterion applies to the existing pedestrian access shown in Figure 4. Pedestrian access between Captain Cook Crescent and the open space at section 43 Griffith achieves all of the following: a) Should be retained or improved in relation to width, grade and/or landscape quality b) In a location generally in accordance with Figure 4 c) Remain permanently open to the public

Element 11: Landscape area

Rules	Criteria
11.1 Landscape area	
<p>R25</p> <p>This rule applies to landscape areas identified in Figure 4.</p> <p>A landscape area is provided in a location generally in accordance with Figure 4 and has a minimum area of:</p> <ul style="list-style-type: none"> a) 'LA1' - 1500 metres² b) 'LA2' – 400 metres² c) 'LA3' – 500 metres² 	<p>C25</p> <p>Landscape areas are provided and achieve all of the following:</p> <ul style="list-style-type: none"> a) Present a cohesive sequence of landscape spaces b) Are of a useable size and dimensions for a range of activities by residents c) Are of a size and dimensions to offset the bulk and scale of surrounding development. d) Are landscaped e) Provide reasonable safety and functionality. <p>Note: this criterion does not override other provisions for site open space, landscape design and principal private open space.</p>
<p>There is no applicable rule</p>	<p>C26</p> <p>The criterion applies to the landscape areas as shown in Figure 4.</p> <p>Landscape areas achieve all of the following</p> <ul style="list-style-type: none"> a) Allow for car parking in limited circumstances that does not dominate the landscape areas b) Have no buildings or structures located within the area (except basements, driveways, surface and/or undercover car parks, play/fitness equipment, shade structures, street furniture and barbeques or similar) c) Provide sufficient areas for deep root planting d) Receive reasonable solar access e) Provide a soft landscaped interface with the buildings and street <p>Note: this criterion does not override other provisions for site open space, landscape design and principal private open space.</p>

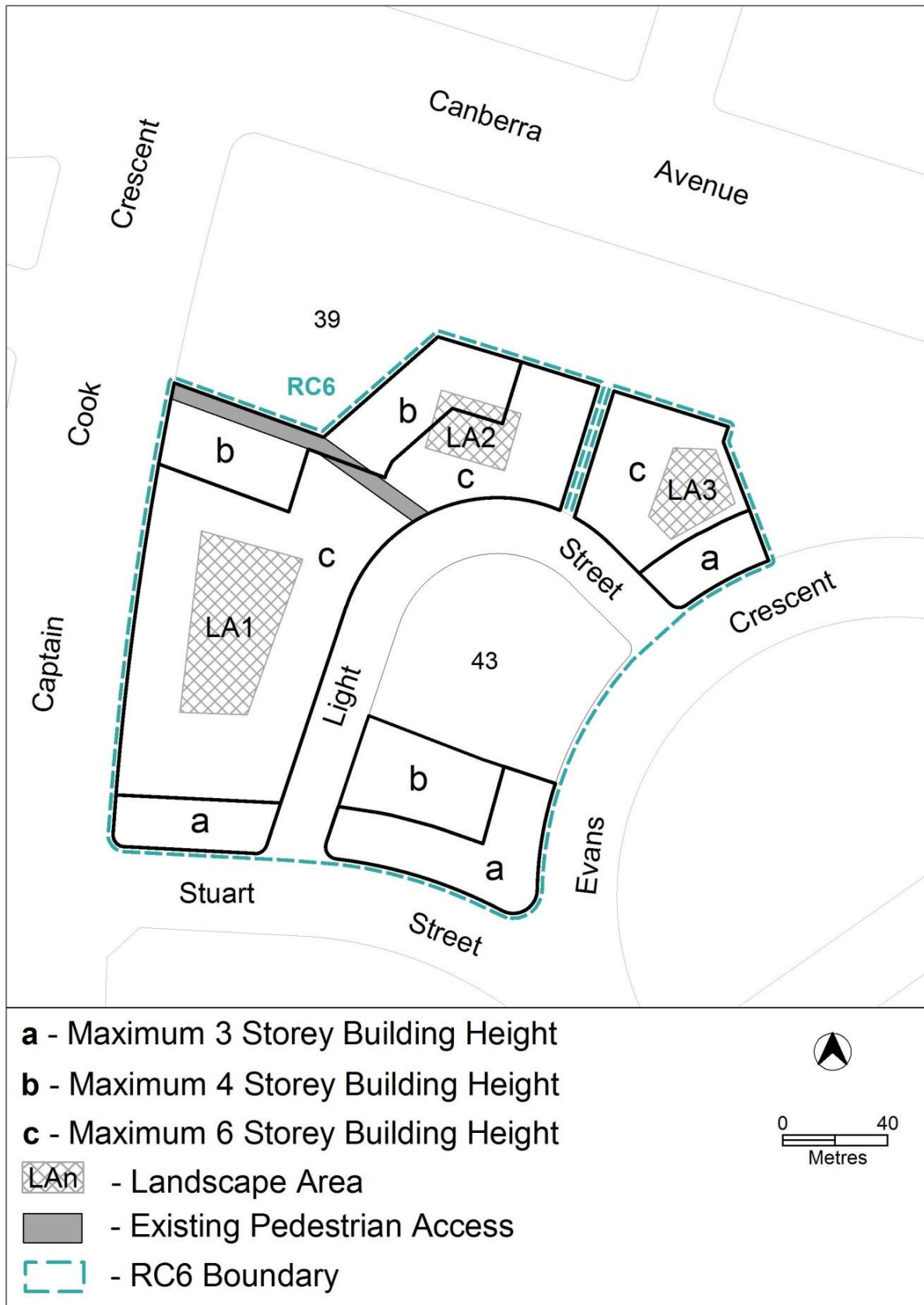


Figure 4: Height of buildings

RC7 – Demonstration housing

This part applies to blocks and parcels within area RC7 shown on the Griffith Precinct Map.

Element 12: Use

Rules	Criteria
12.1 Manor house	
<p>R27</p> <p><i>Manor house</i> development can only be undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 13: Buildings and site controls

Rules	Criteria
13.1 Plot ratio	
<p>R28</p> <p>The maximum <i>plot ratio</i> is 50%.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
13.2 Number of dwellings	
<p>R29</p> <p>The maximum number of <i>dwellings</i> is 4.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
13.3 Built form	
<p>There is no applicable rule.</p>	<p>C30</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the desired character b) appears as though: <ul style="list-style-type: none"> i. it is one large house ii. basement parking is not directly visible from street frontages. c) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.

Rules	Criteria
13.4 Basement	
<p>R31</p> <p><i>Basement</i> is permitted below any two-storey element. Ramp accessing <i>basement</i> car parking is behind the <i>building line</i> and located on Blaxland Crescent.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C32</p> <p>Ramp to <i>basement</i> car parking maintains the value of the streetscape and allows safe and efficient vehicle and pedestrian movement.</p>
13.5 Subdivision	
<p>R33</p> <p><i>Subdivision</i> under the <i>Unit Titles Act 2001</i> to provide separate title to each <i>dwelling</i> is permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>