

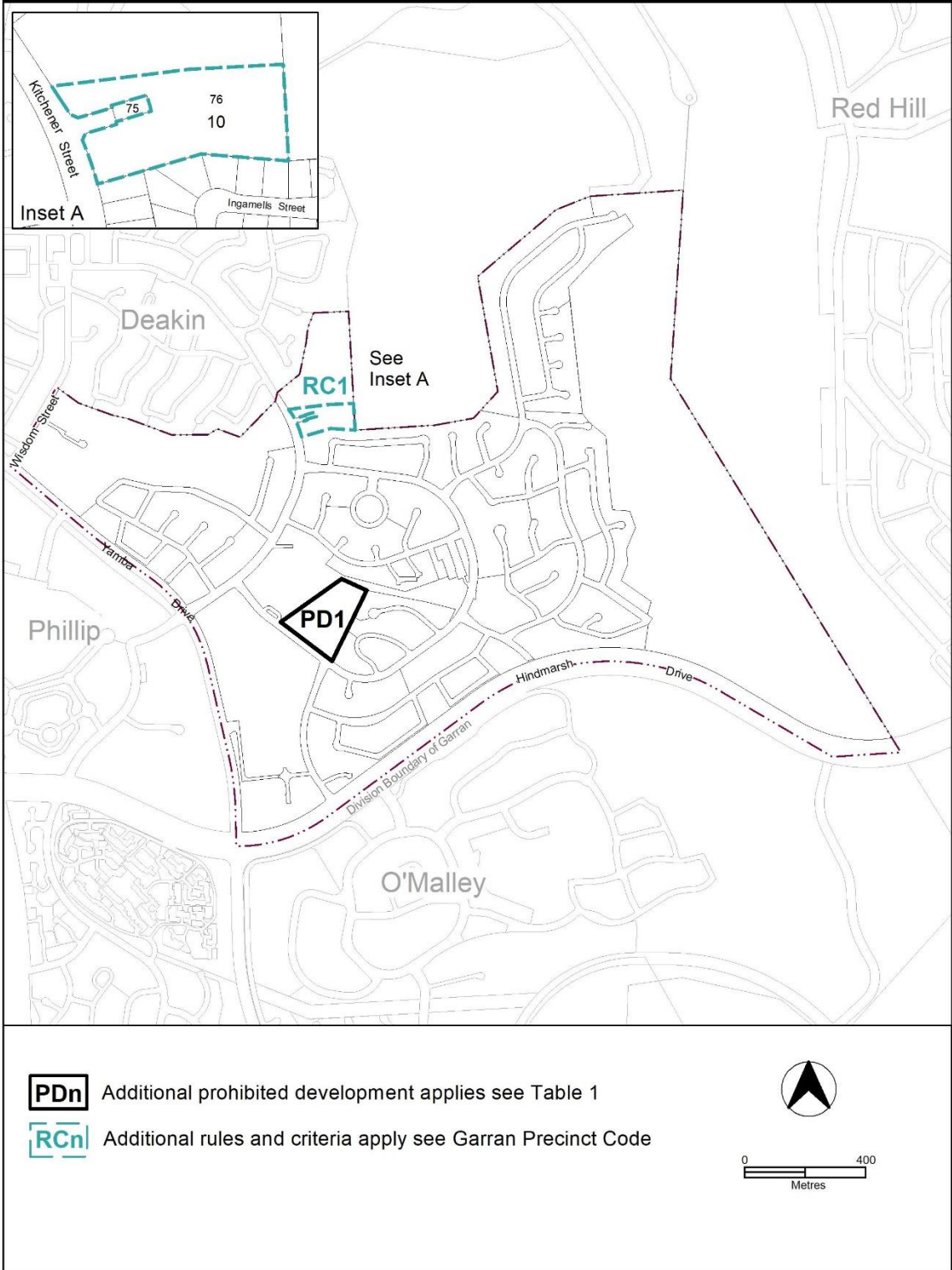


ACT
Government

Environment and
Sustainable Development

Garran Precinct Map and Code

Garran Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Garran 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>

Garren Precinct Code

Contents

Introduction.....	4
Additional rules and criteria	6
RC1 – Kitchener Street Access	6
Element 1: Site access	6
1.1 Roads.....	6
1.2 Stormwater Management.....	7
1.3 Offsite works	7
Element 2: Environment	7
2.1 Ecological Values.....	7

Introduction

Name

The name of this code is the **Garran Precinct Code**.

Application

The code applies to the Division of Garran.

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” are 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

EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
EPSDD	ACT Environment, Planning and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TCCS	ACT Transport Canberra and City Services

Additional rules and criteria

This part applies to blocks and parcels identified in the Garran Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Kitchener Street Access

Element 1: Site access

Rules	Criteria
1.1 Roads	
<p>R1</p> <p>Development of a <i>road</i> intended to provide access to a <i>retirement village</i> at Red Hill section 56 part of block 1 complies with all of the following:</p> <ol style="list-style-type: none"> a public <i>road</i> is constructed to provide access to the <i>retirement village</i> at the Federal Golf Course the <i>road</i> utilises the existing access to Garran section 10 block 75 of Kitchener Street, having regard to intersection safety and design considerations the <i>road</i> is setback a minimum 50 metres from residential blocks development of the <i>road</i> does not diminish or inhibit recreational opportunities and maintenance of ecological values on the balance of the site. 	<p>This is a mandatory rule. There is no applicable criterion</p>
<p>R2</p> <p>The following is endorsed by TCCS:</p> <ol style="list-style-type: none"> a traffic and parking feasibility study is prepared for all development at Red Hill section 56 part of block 1 that intends to gain access via Kitchener Street the design and construction of the public <i>road</i> the design and construction of the upgrade to intersection of the <i>road</i> with Kitchener Street is consistent with TCCS standards and requirements any necessary upgrades to Kitchener Street to accommodate the traffic generated by the <i>retirement village</i>. 	<p>This is a mandatory rule. There is no applicable criterion</p>

Rules	Criteria
1.2 Stormwater Management	
<p>R3</p> <p>A Stormwater Management Plan is prepared in relation to the road and any associated stormwater runoff expected from development at Red Hill section 56 part of block 1 is endorsed by TCCS.</p>	<p>This is a mandatory rule. There is no applicable criterion</p>
1.3 Offsite works	
<p>R4</p> <p>The following offsite works are endorsed by TCCS:</p> <ul style="list-style-type: none"> a) restoration of and provision for recreational opportunities on the balance of the block as impacted by the <i>road</i> b) restoration of and provision for landscaping associated with ecological values links and corridors on the site as impacted by the <i>road</i> c) Any necessary upgrades to infrastructure to manage stormwater runoff from the <i>road</i> and development at Red Hill section 56 part of block 1. 	<p>This is a mandatory rule. There is no applicable criterion</p>

Element 2: Environment

Rules	Criteria
2.1 Ecological Values	
<p>R5</p> <p>An ecological assessment of the site is prepared for endorsement of the Conservator of Flora and Fauna and includes all of the following:</p> <ul style="list-style-type: none"> a) identification of the ecological values of the site b) assessment of the potential impacts of development on the ecological values of the site c) strategies to minimise the residual impacts of development on the ecological values of the site. 	<p>This is a mandatory rule. There is no applicable criterion</p>