



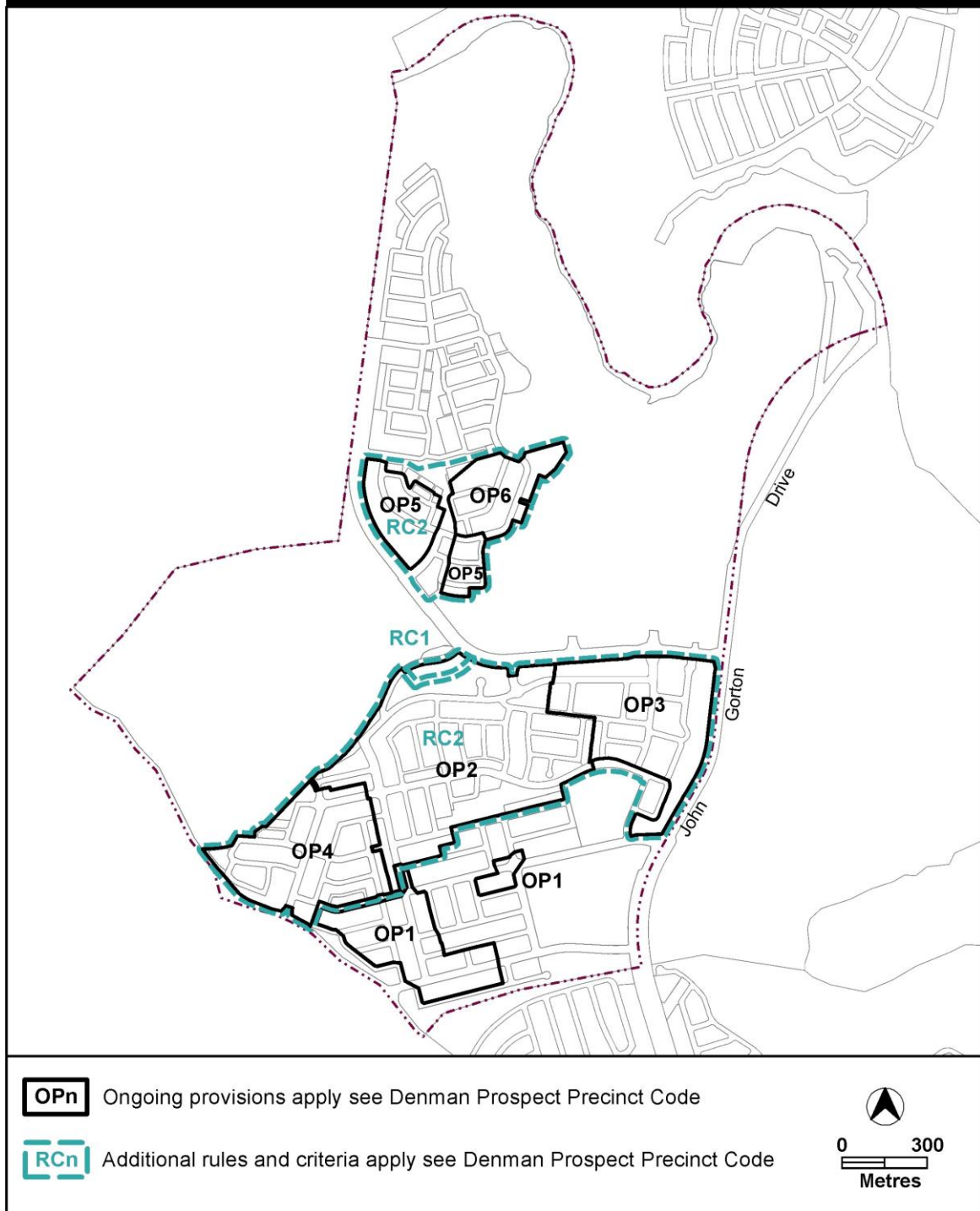
ACT
Government

Environment, Planning and
Sustainable Development

Denman Prospect Precinct Map and Code

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Denman Prospect Precinct Map



Assessment Tracks

No additional provisions apply.

Denman Prospect Precinct Code

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Introduction

Name

The name of this code is the **Denman Prospect Precinct Code**.

Application

The code applies to the Division of Denman Prospect.

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

RC1 – Commercial Local Centre

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

Element 1: Building and site controls

Rules	Criteria
1.1 Vehicular Access	
R1 No vehicle access is permitted in areas shown in Figure 1.	This is a mandatory requirement. There is no applicable criterion.
R2 This rule applies to blocks or parcels in locations identified in Figure 1. Left turn exit only onto Holborow Avenue is permitted for service vehicles only.	This is a mandatory requirement. There is no applicable criterion.
1.2 Easements	
R3 This rule applies to blocks or parcels in locations identified in Figure 1. Reciprocal access easements required to permit access and egress between car parks in each block and access and egress to Felstead Vista.	This is a mandatory requirement. There is no applicable criterion.
1.3 Uses	
R3A This rule applies to section 59 blocks 33, 34 and 35 Denman Prospect. The following uses are mandatory: <ul style="list-style-type: none">a) <i>community activity centre</i>b) <i>place of worship</i> The above uses are to have a combined minimum <i>gross floor area</i> of 900m ² and must be operated by a not-for-profit organisation.	This is a mandatory requirement. There is no applicable criterion.

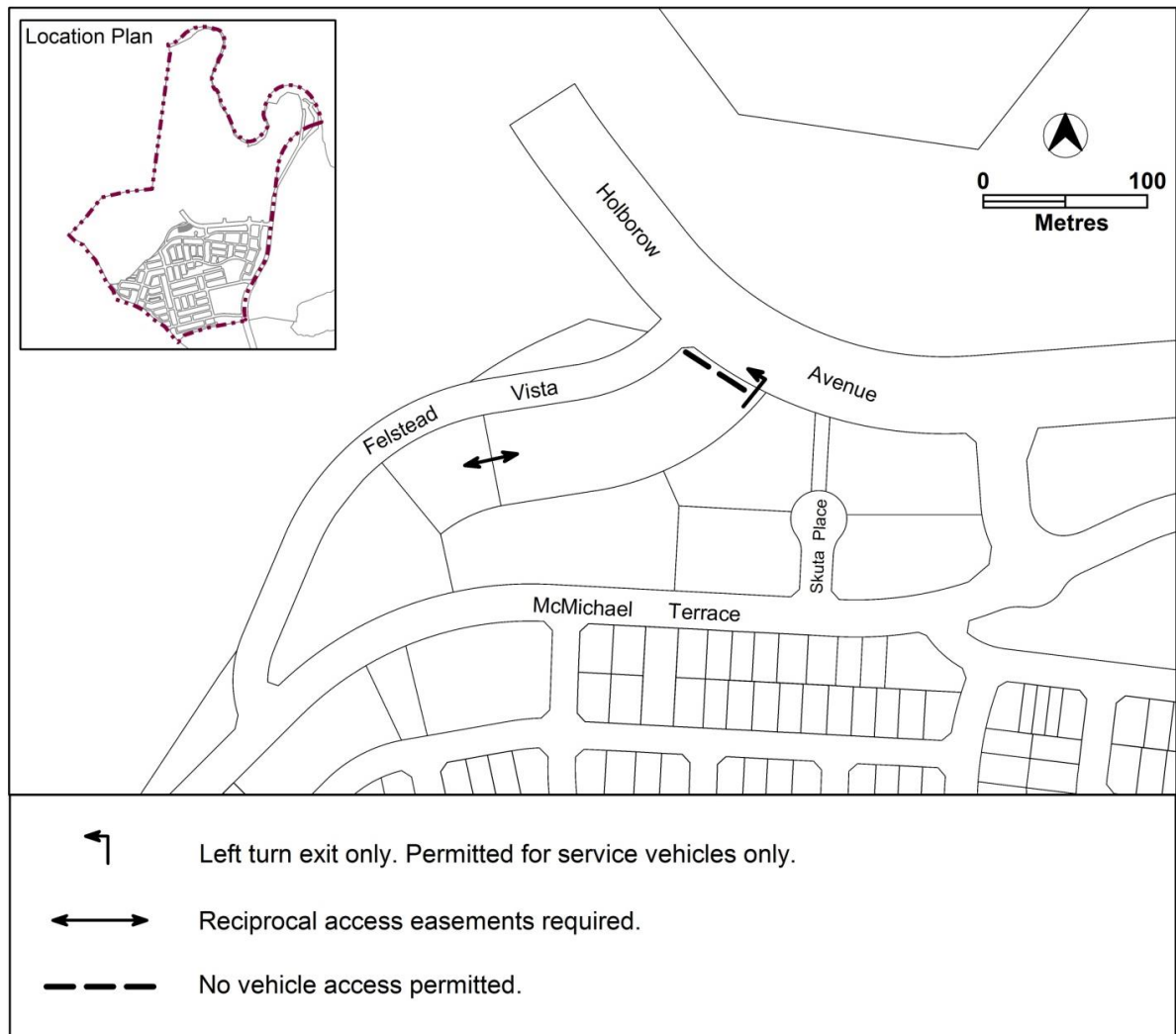


Figure 1 Denman Prospect commercial area

RC2 – Residential Area

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

Element 2: Building and Site Controls

Rules	Criteria
2.1 Private open space	
<p>R4</p> <p>This rule applies to blocks or parcels in locations identified in Figure 3.</p> <p>The mandatory level of private open space cannot be lower than 1m below the front boundary level for a depth of 3m from the front boundary to the open space.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Setbacks - garages	
<p>R5</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3 and 7.</p> <p>Minimum side boundary setback to garage is nominated. Maximum length of wall is 8m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5A</p> <p>This rule applies to blocks or parcels in locations identified in Figure 7A and 7B.</p> <p>Minimum side boundary setback to garage / carport is nominated. Maximum length of wall is 8m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.3 Setbacks – upper and lower floors	
<p>R6A</p> <p>This rule applies to blocks or parcels in locations identified in Figure 3.</p> <p>Maximum length of wall at zero setback is limited to length of the adjoining dwelling party wall.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R6B</p> <p>Minimum boundary setbacks to all floors are identified in Figure 7 and 7A.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R6C</p> <p>Minimum boundary setbacks to lower floor level and/or upper floor levels are identified in Figure 7.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R6D</p> <p>This rule applies to blocks or parcels in locations identified in Figure 7A and 7B.</p> <p>Minimum setback to all floors as nominated and only within the primary building zone.</p> <p>Note: Nominated setbacks are shown by a pink line in the figure.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.4 Gates	
<p>R7</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3, 4 and 5.</p> <p>Front boundaries to open space must provide one gate access.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R8</p> <p>This rule applies to blocks or parcels in locations identified in Figures 6 and 7.</p> <p>Boundaries to open space must provide at least one gate access.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.5 Parking	
<p>R9</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3, 4, 5, 6, 7A and 7B.</p> <p>All visitor parking requirements as determined by the Parking and Vehicular Access General Code are to be provided within the block.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.6 Vehicular access	
<p>R10</p> <p>This rule applies to blocks or parcels in locations identified in Figures 3, 4, 5, 6, 7A, and 7B.</p> <p>No vehicle access is permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.7 Fencing	
<p>R11</p> <p>This rule applies to blocks or parcels fronting open space.</p> <p>Transparent type fencing with a maximum height of 1.2m to be provided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R11A</p> <p>This rule applies to blocks or parcels addressing urban open space in locations identified in Figures 7A and 7B.</p> <p>No fences permitted to nominated front boundary(s).</p> <p>Courtyard walls are permitted forward of the <i>primary building zone</i> and are to comply with the following:</p> <ol style="list-style-type: none"> 1. Constructed only of brick, block or stonework, any which may be combined with feature panels 2. Maximum height of 1.8m 3. 0.5m minimum setback from the front boundary to facilitate a planting zone forward from the wall 4. Where the length of the wall exceeds 5m, it must be articulated by way of an increased setback for a gate and/or an articulated planting zone as follows: <ol style="list-style-type: none"> i) Gate: A pedestrian gate entry must be setback a minimum 1.5m from the front boundary ii) Articulated Planting Zone: an additional increased setback from the wall, of minimum 1m. <p>Note: Diagrams 1, 2 and 3 show examples of courtyard walls.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R11B</p> <p>This rule applies to blocks or parcels fronting open space in locations identified in Figures 7A and 7B.</p> <p>Solid fences are not permitted</p> <p>Courtyard walls are permitted forward of the <i>primary building zone</i> and are to comply with the following:</p> <ol style="list-style-type: none"> 1. Pedestrian access is mandatory and to be achieved by gates and/or pathway connections into the block. 2. Constructed only of brick, block or stonework, and of which may be combined with feature panels. 3. Maximum height of 1.8m 4. 1m minimum setback from the front boundary to facilitate a planting zone forward from the wall. 5. Where the length of the wall exceeds 6m, it must be articulated by way of an increased setback for a gate and/or articulated planting zone from the wall as follows. <ol style="list-style-type: none"> i) Gate: A pedestrian gate entry must be setback a minimum 2m from the front boundary ii) Articulated Planting Zone. An additional increased setback from the wall, of minimum 1m. <p>Note: Diagrams 1, 2 and 3 show examples of courtyard walls.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R11C</p> <p>This rule applies to blocks or parcels in locations identified in Figure 7A.</p> <p>No fencing permitted to nominated front boundary.</p> <p>Landscape boundary treatment only.</p> <p>Where multi unit site fronts open space, landscape treatment is to provide vehicle barrier.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R11D</p> <p>This rule applies to blocks or parcels in locations identified in Figure 7C except where provisions for courtyard walls have been nominated elsewhere in rule R11 in this precinct code.</p> <p>Courtyard walls are permitted where Principal Private Open Space is located in the front zone.</p> <p>Courtyard walls are to comply with the following:</p> <ul style="list-style-type: none"> a) Constructed only of brick, block or stonework, any of which may be combined with feature panels b) Maximum height of 1.5m c) 0.7m minimum setback from the front boundary to facilitate a planting zone forward from the wall. <p>Where the length of the wall exceeds 6m, it must be articulated by way of an increased setback for a gate and/or an articulated planting zone as follows:</p> <ul style="list-style-type: none"> i) Gate: A pedestrian gate entry must be setback a minimum 1.5m from front boundary ii) Articulated Planting Zone: An additional increased setback from the wall, of minimum of 1m. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>2.8 Landscaping</p>	
<p>R12</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>Area to be maintained as a landscape zone.</p> <p>Commercial uses adjacent to the landscape zone shall be activated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.9 Pedestrian access	
<p>R13</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>Pedestrian access to be facilitated at:</p> <ol style="list-style-type: none"> 1. The corner of Marie Little Crescent and Greenwood Street, providing an accessible connection to section 76 (urban open space). 2. Section 72 across Marie Little Crescent providing an accessible connection to section 73 (urban open space) 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C14</p> <p>This rule applies to blocks or parcels in locations identified in Figure 6.</p> <p>Buildings are setback to achieve a visual corridor through the block from John Gorton Drive to Summerfield Close.</p>
<p>R14A</p> <p>This rule applies to blocks or parcels in locations identified in Figures 7A and 7B.</p> <p>Pedestrian access must be provided on all nominated boundaries. Where a multi unit site exceeds 10 dwellings, multiple entries must be provided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.10 Built form	
<p>R14B</p> <p>This rule applies to blocks or parcels in locations identified in Figure 7A.</p> <p>Nominated blocks to provide <i>habitable rooms</i> that overlook both front boundaries.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 3: Restrictions on use

Rules	Criteria
3.0 Commercial GFA	
<p>R15</p> <p>This rule applies to section 72 as identified in Figure 4.</p> <p>The total limit of commercial <i>gross floor area</i> is 1,000m², with a <i>gross floor area</i> limit of 250m² per tenancy.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R15A</p> <p>This rule applies to blocks or parcels in locations identified in Figure 7B.</p> <p>The total limit of commercial <i>gross floor area</i> is 600m², with a <i>gross floor area</i> limit of 200m² per tenancy.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.1 Maximum storeys	
<p>R16</p> <p>This rule applies to section 72 as identified in Figure 4.</p> <p>The maximum number of <i>storeys</i> is:</p> <ul style="list-style-type: none">- 3 for that part of the building within 60m of the boundaries of blocks in the Residential RZ1 zone; and- 6 elsewhere.	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R17</p> <p>This rule applies to blocks or parcels in locations identified in Figures 7, 7A and 7B.</p> <p>The maximum number of storeys is nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 Minimum storeys	
<p>R18</p> <p>This rule applies to blocks or parcels in locations identified in Figures 7A and 7B.</p> <p>The minimum number of storeys is nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

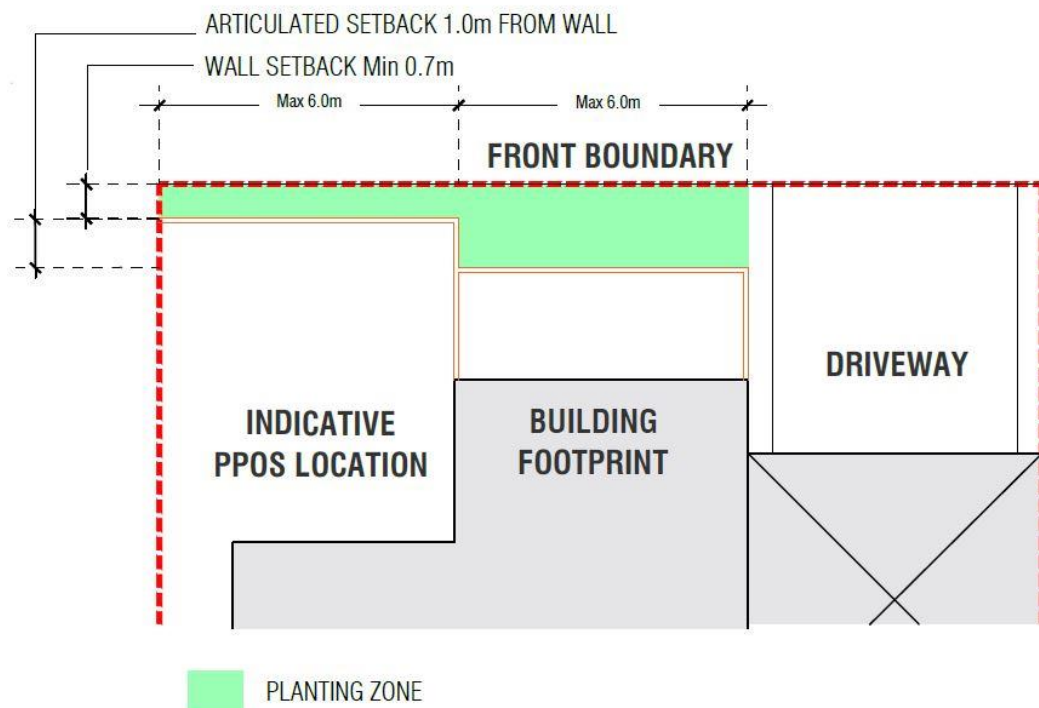


Diagram 1 Example – Courtyard wall location showing articulated planting zone setback (refer to rule R11D)

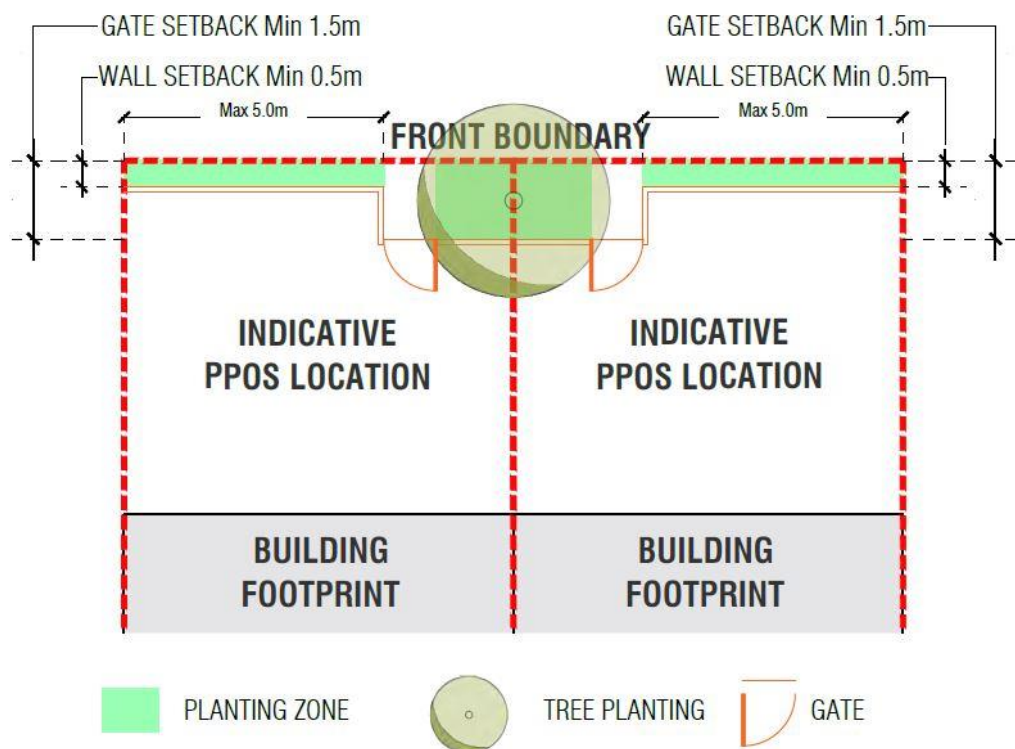


Diagram 2 Example – Courtyard wall location showing a home fronting urban open space, with an increased setback for a gate entry (refer to rule R11A)

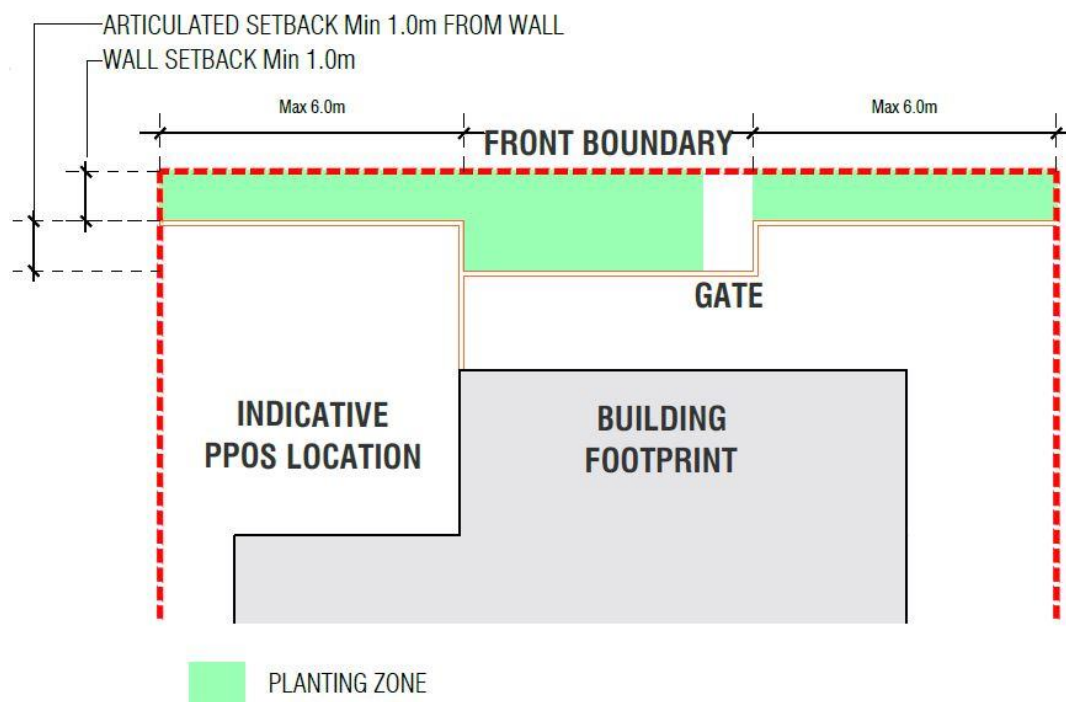


Diagram 3 Example – Courtyard wall showing a home fronting open space, with an articulated gate entry and planting zone (refer to rule R11B)



Figure 2 Denman Prospect residential area 1

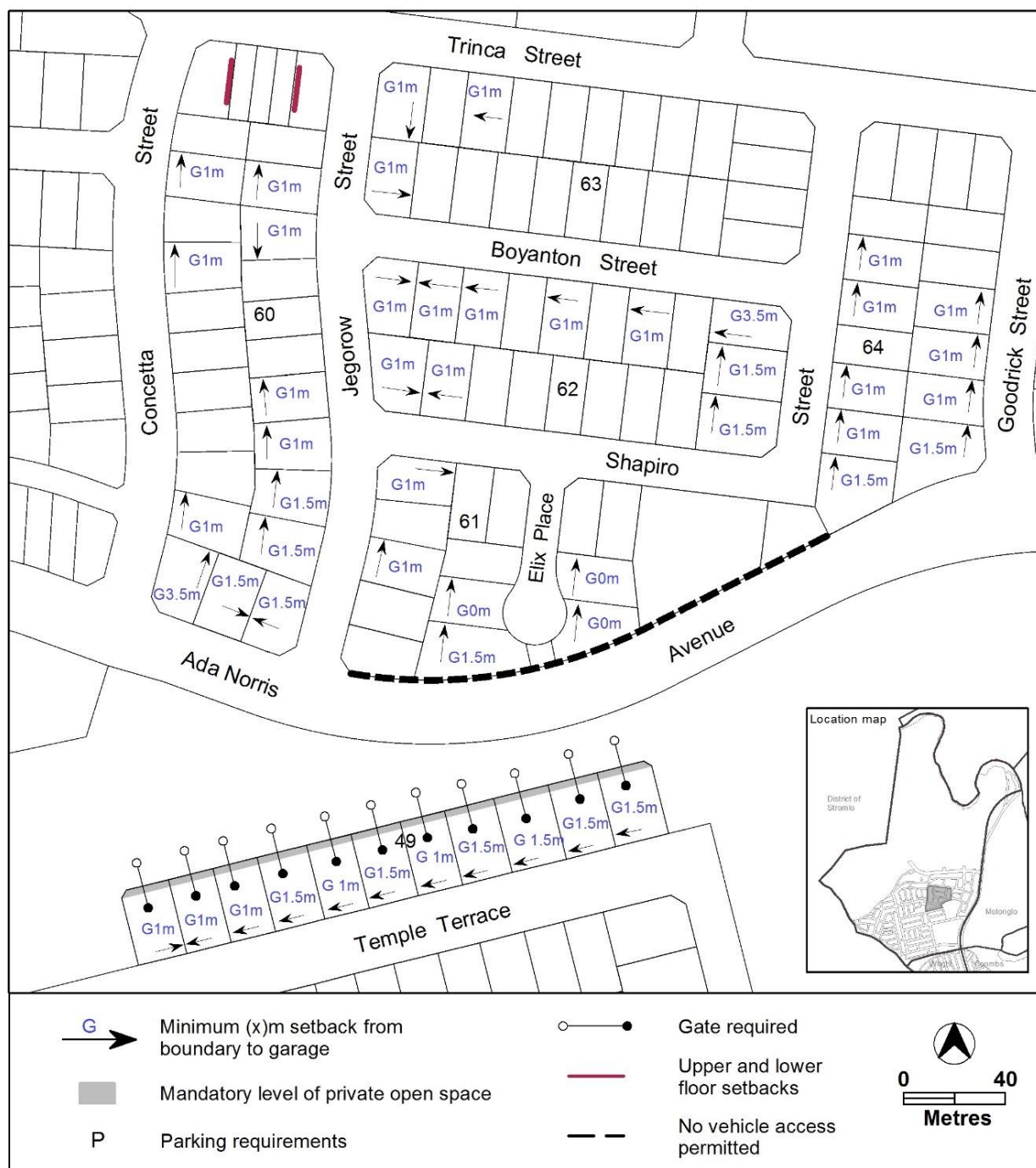
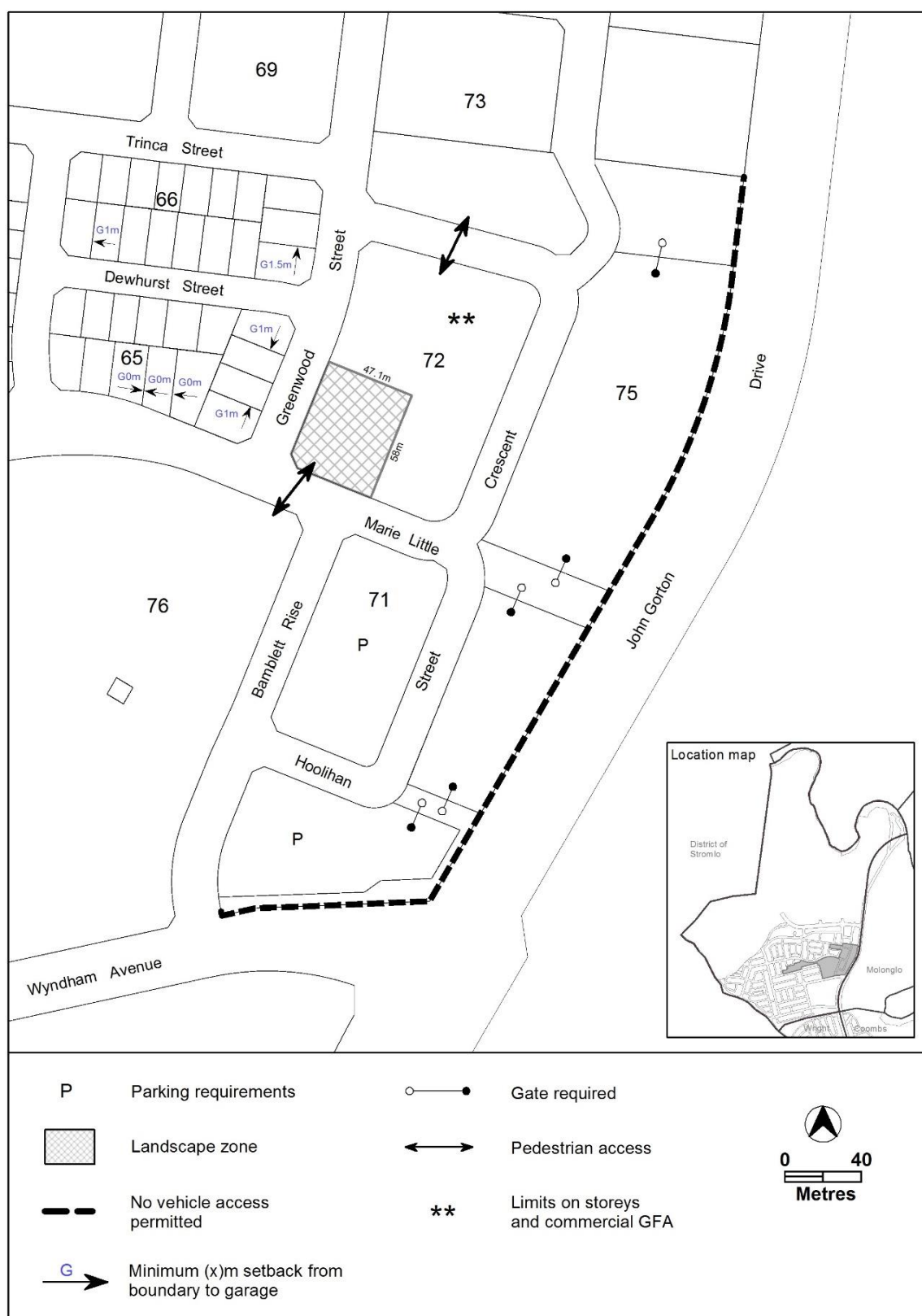


Figure 3 Denman Prospect residential area 2



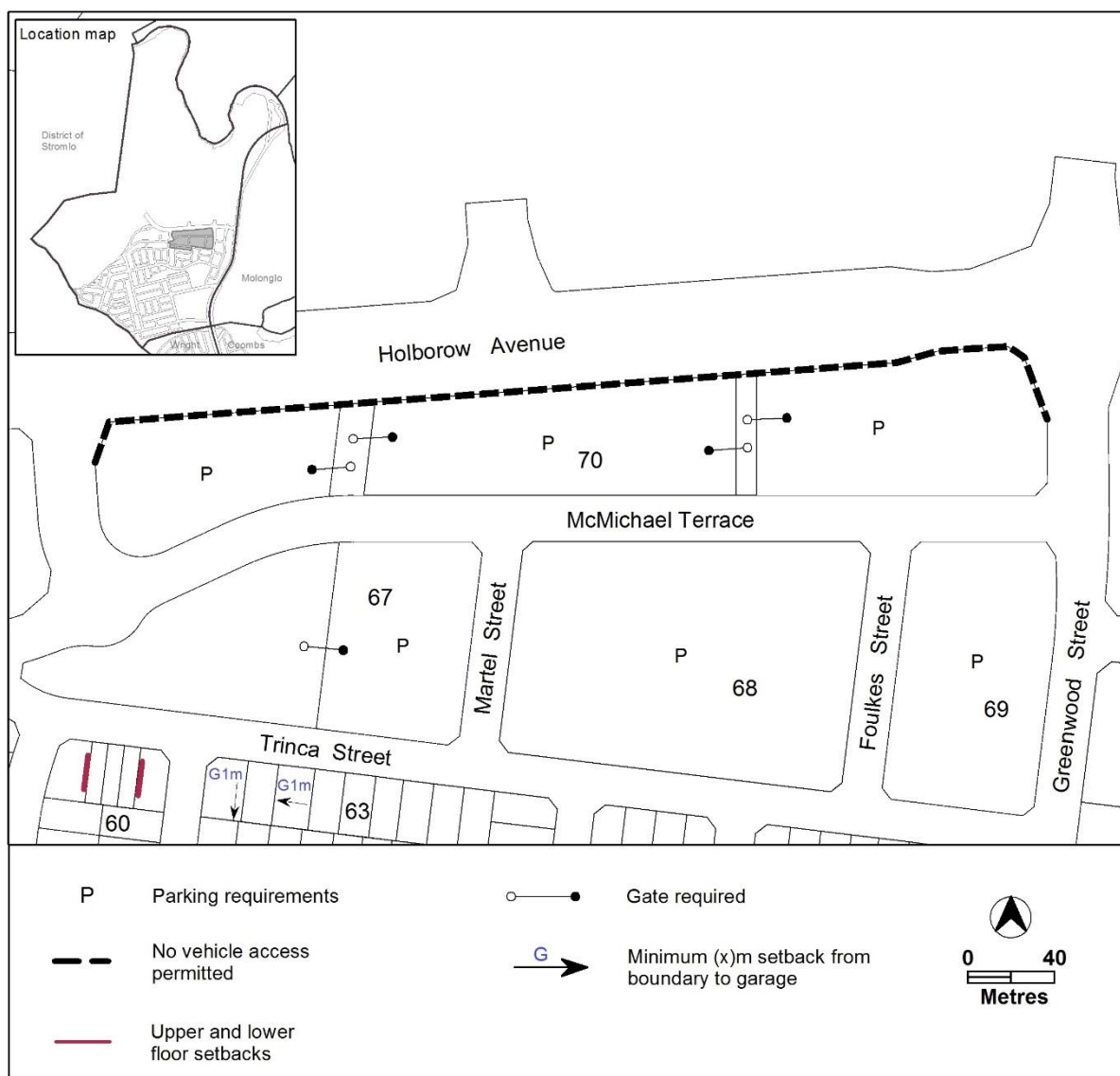


Figure 5 Denman Prospect residential area 4

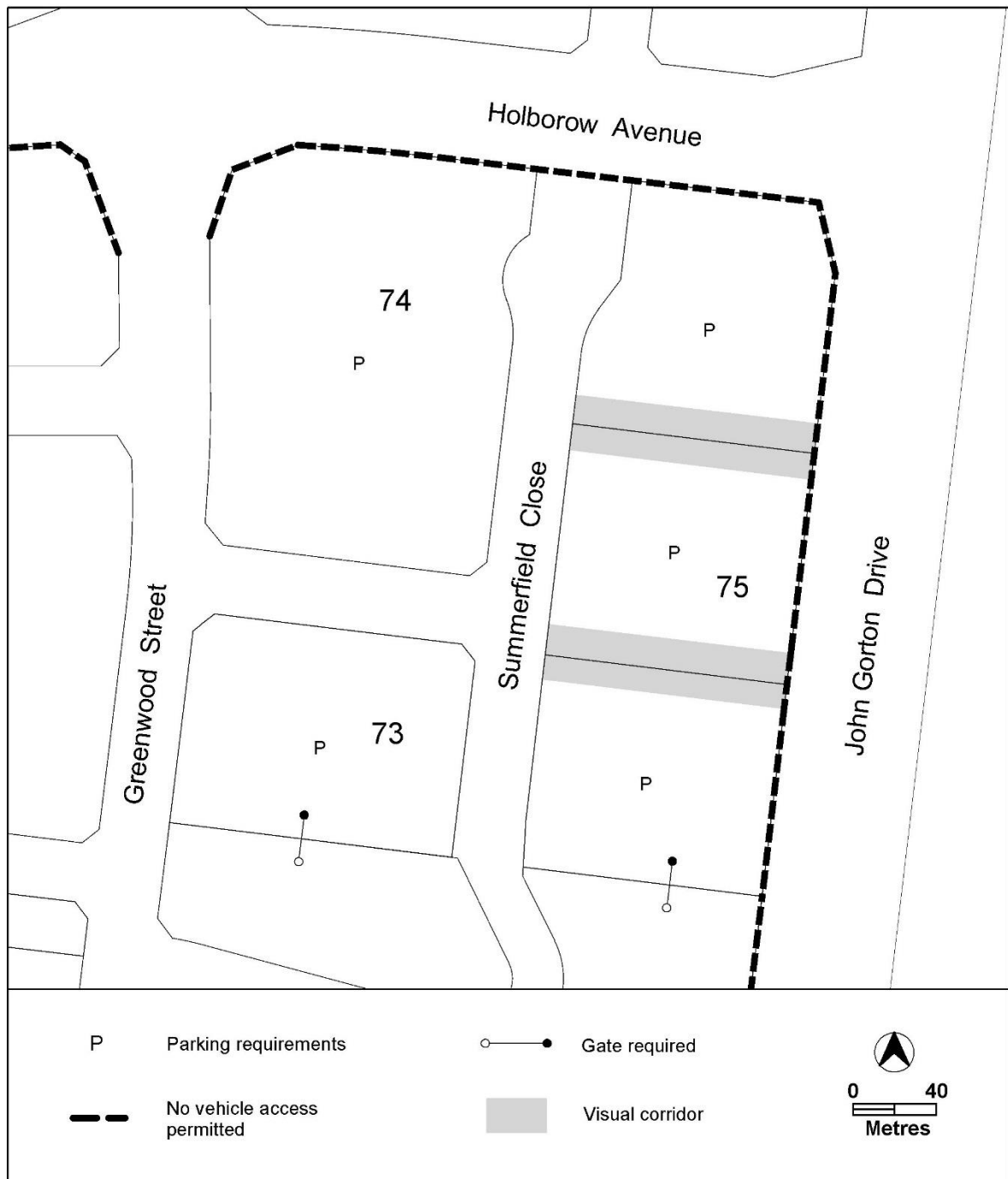


Figure 6 Denman Prospect residential area 5



Figure 7 Denman Prospect residential area 6

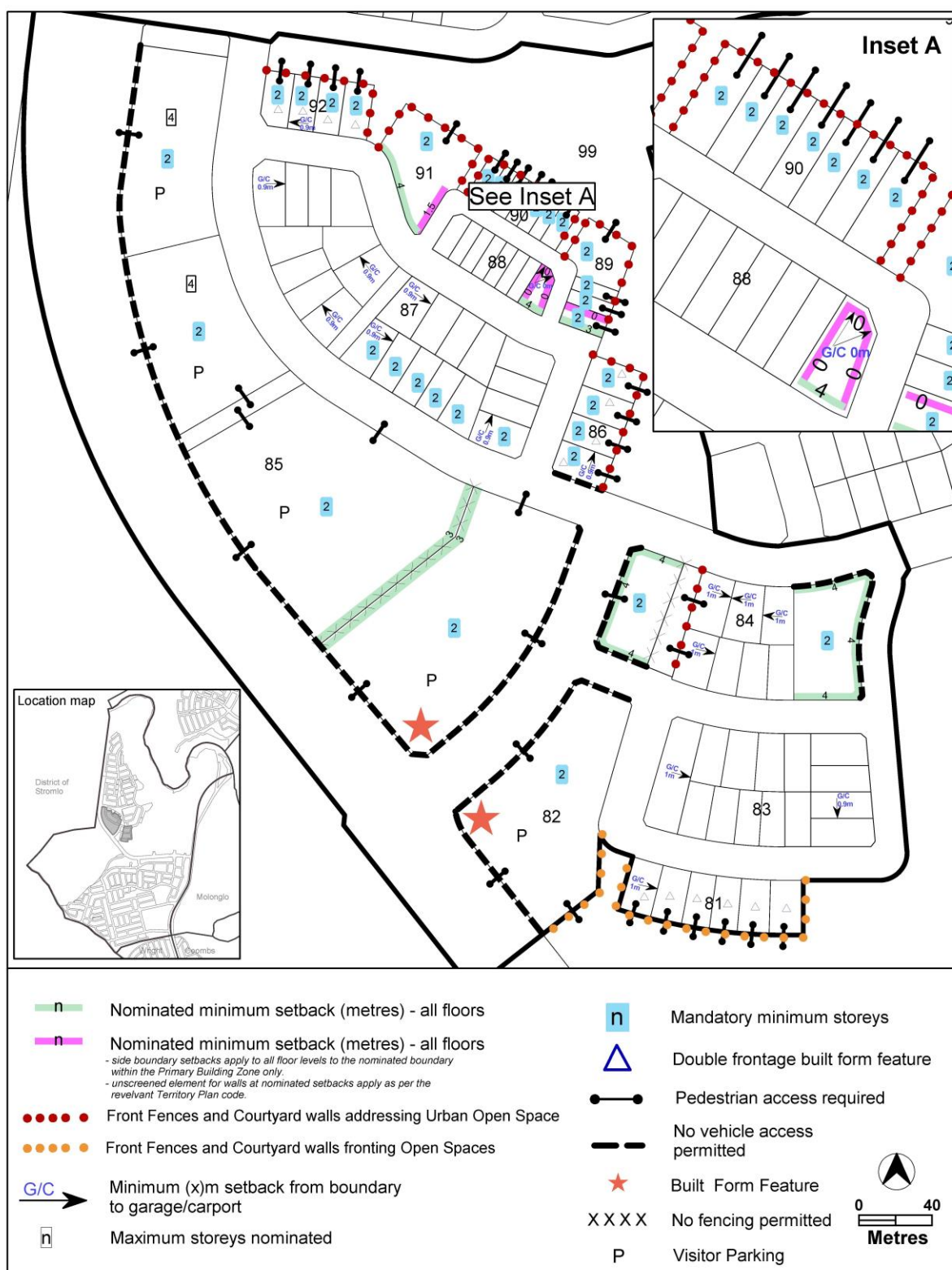


Figure 7A Denman Prospect residential area 7

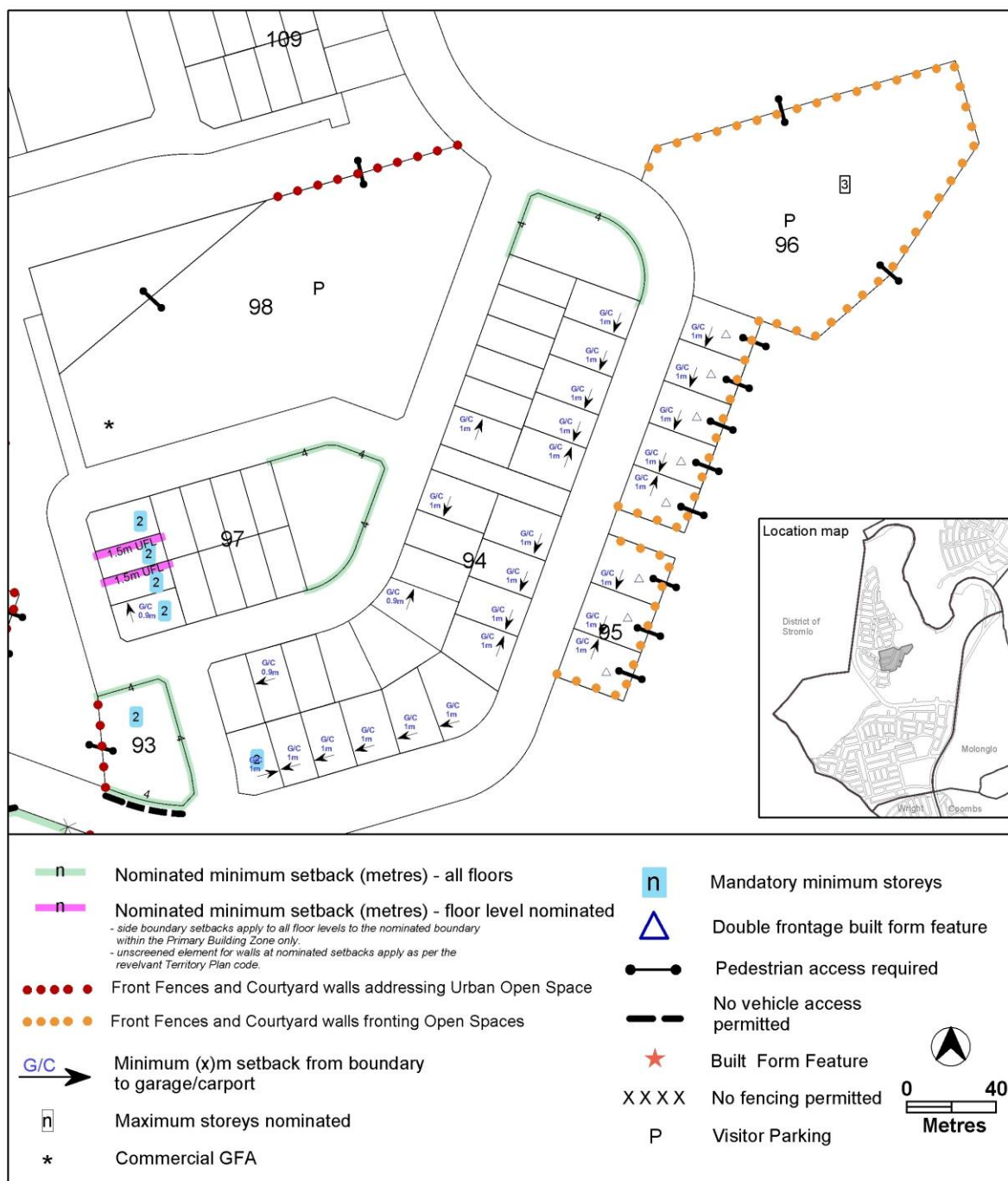


Figure 7B Denman Prospect residential area 8

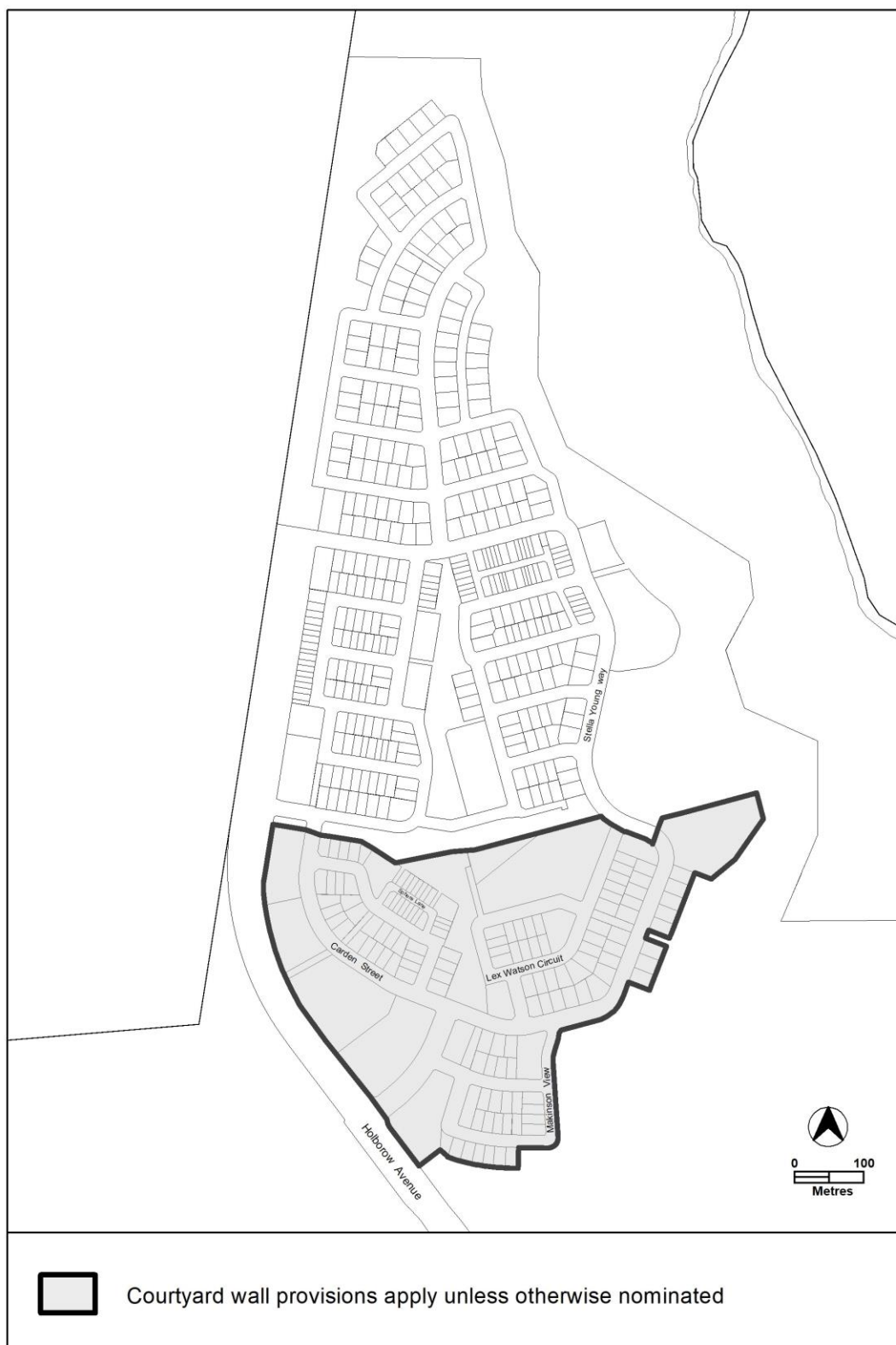


Figure 7C Denman Prospect residential area 9

Other ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Denman Prospect Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

OP1 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP1 shown on the Denman Prospect Precinct Map.

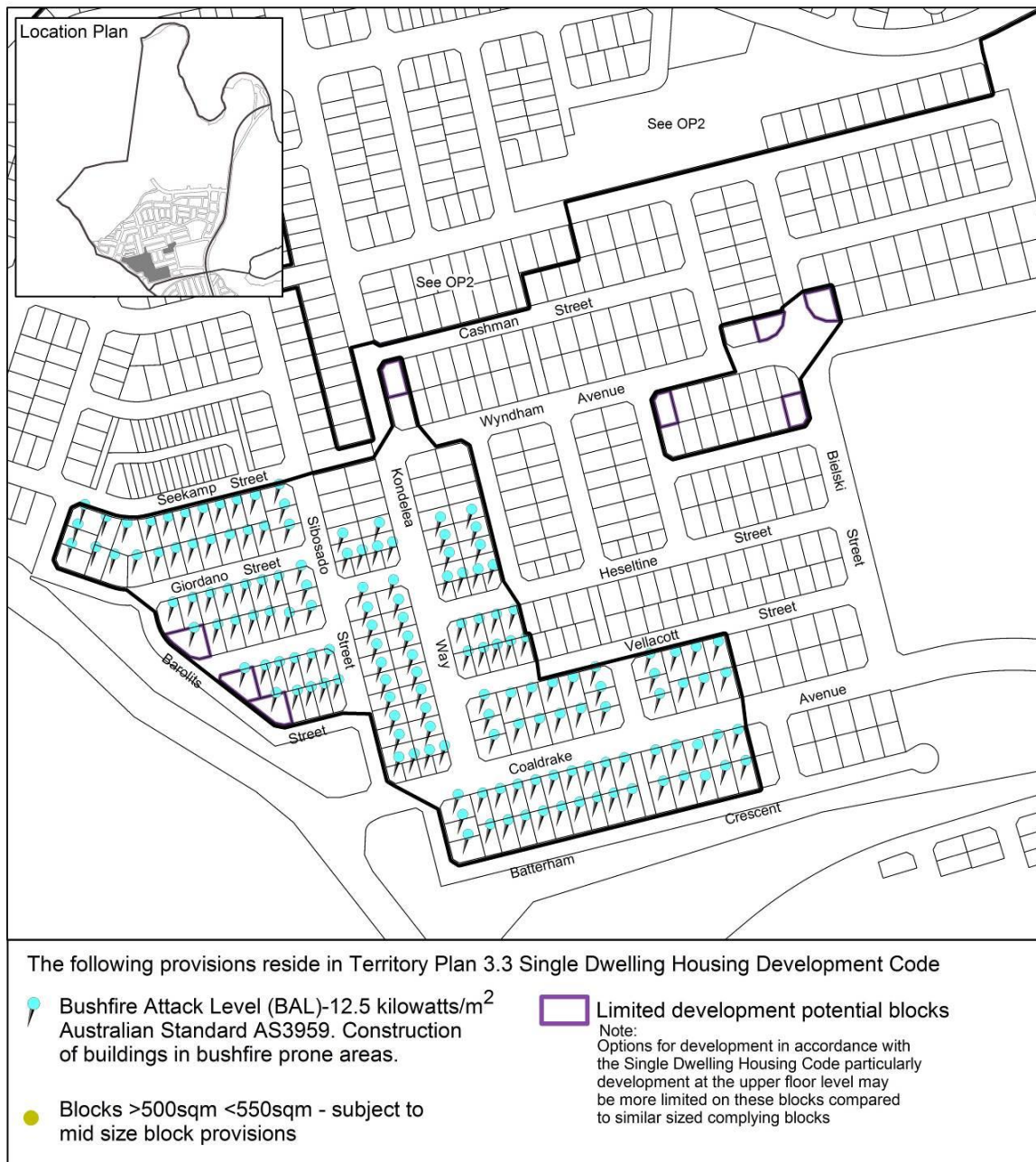


Figure 8 Denman Prospect residential area ongoing provisions

OP2 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP2 shown on the Denman Prospect Precinct Map.

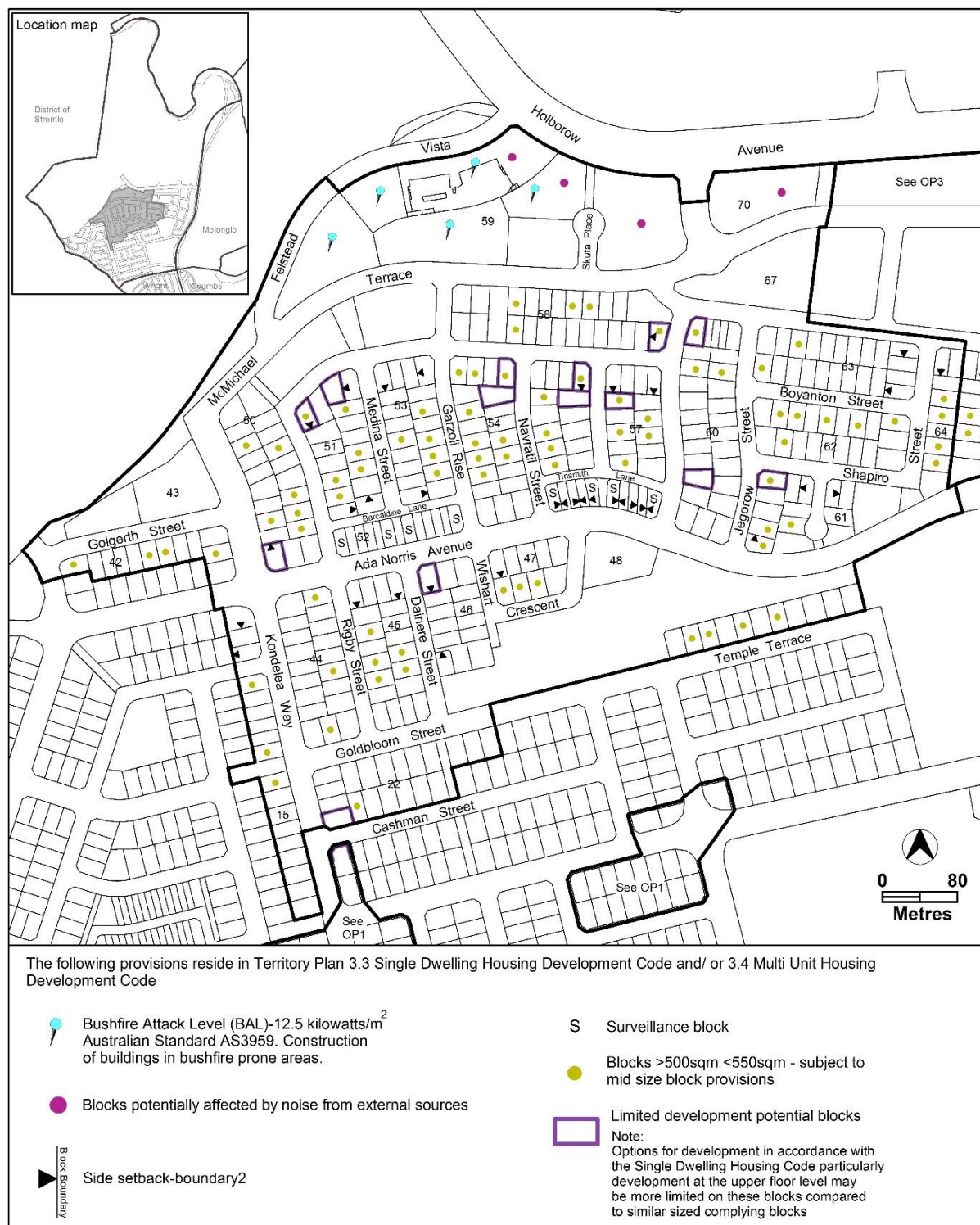


Figure 9 Denman Prospect residential area ongoing provisions

OP3 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP3 shown on the Denman Prospect Precinct Map.



Figure 10 Denman Prospect residential area ongoing provisions

OP4 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP4 shown on the Denman Prospect Precinct Map.

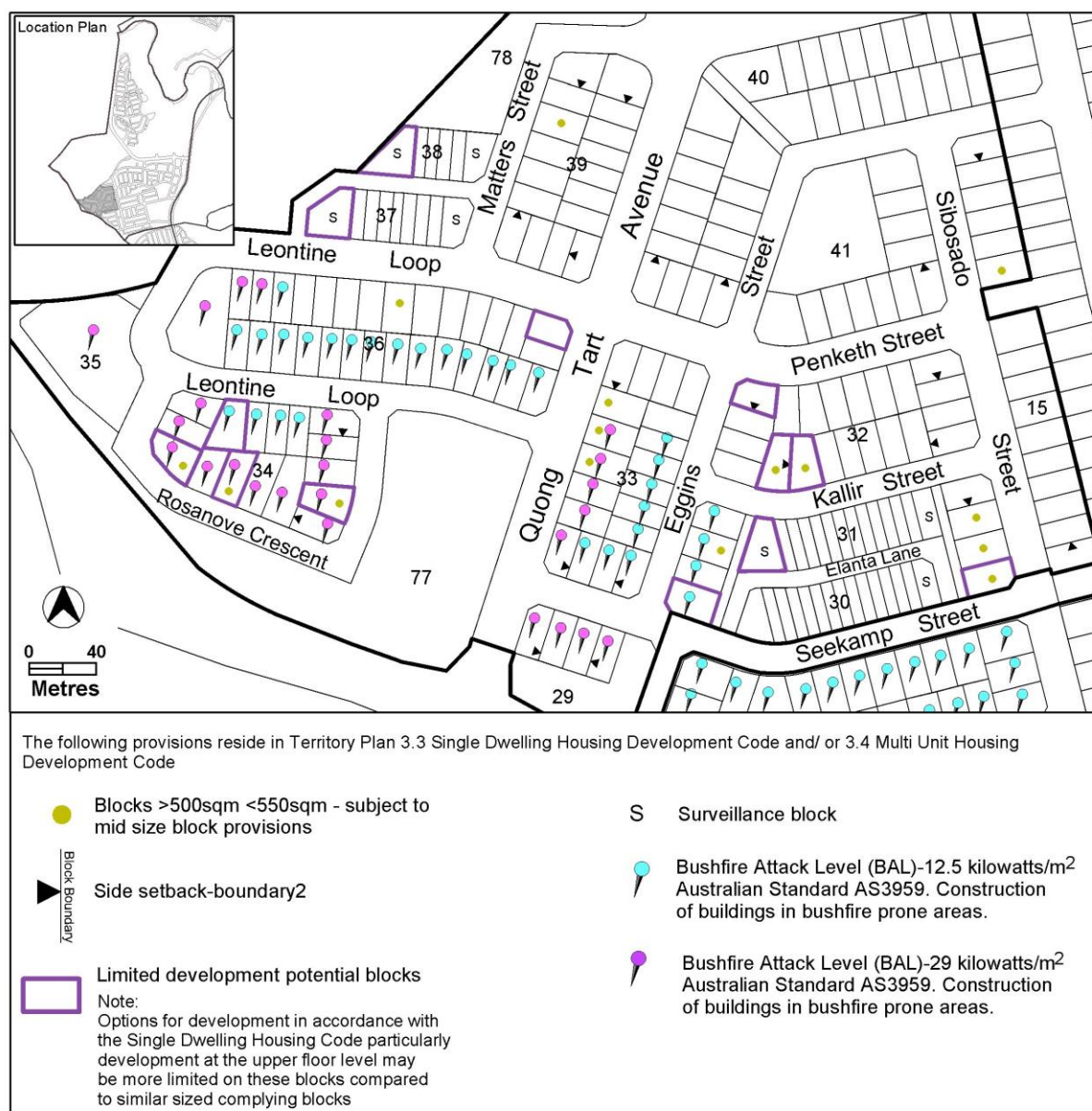


Figure 11 Denman Prospect residential area ongoing provisions

OP5 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP5 shown on the Denman Prospect Precinct Map.

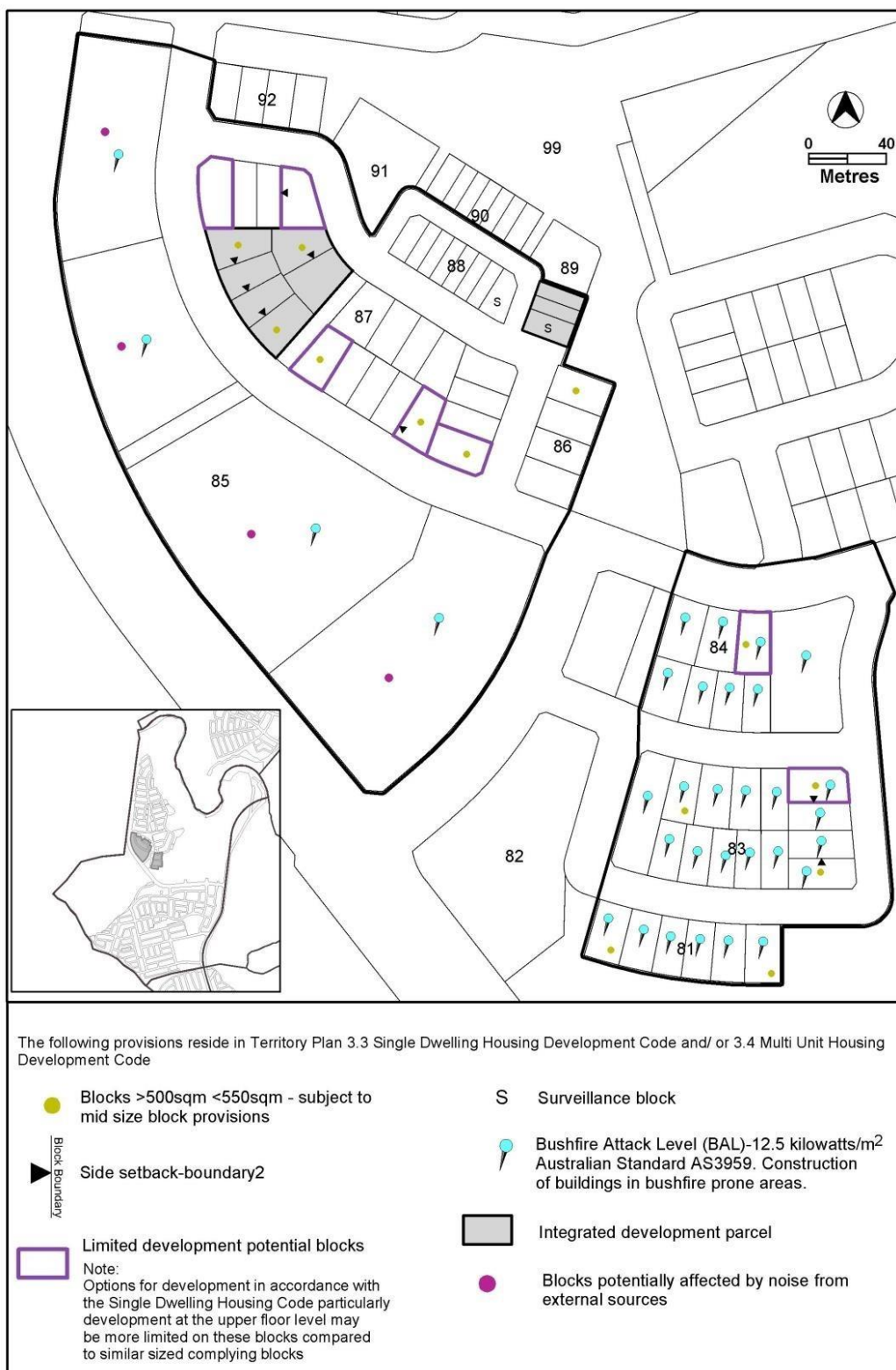


Figure 12 Denman Prospect residential area ongoing provisions

OP6 – Denman Prospect residential area

This part applies to blocks and parcels identified in area OP6 shown on the Denman Prospect Precinct Map.

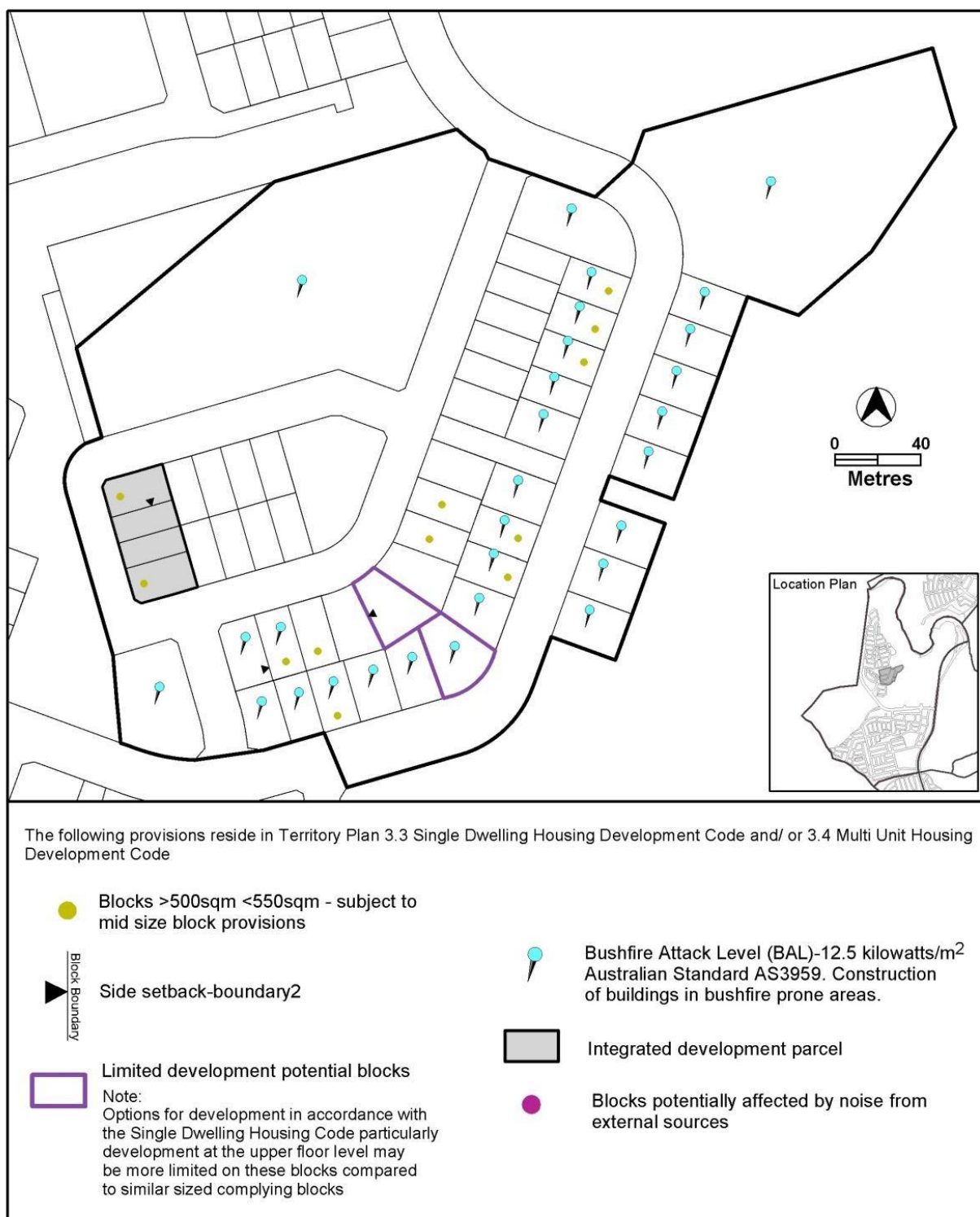


Figure 13 Denman Prospect residential area ongoing provisions