Hawker Precinct Map and Code

includes
Hawker Group Centre
Hawker Precinct Map

Legend

PDn Additional prohibited development applies see Table 1
RCn Additional rules and criteria apply see Hawker Precinct Code

0 200 Metres
Assessment Tracks

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

<table>
<thead>
<tr>
<th>Suburb precinct map label</th>
<th>Zone</th>
<th>Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>PD1</td>
<td>CFZ</td>
<td>retirement village</td>
</tr>
<tr>
<td></td>
<td></td>
<td>supportive housing</td>
</tr>
</tbody>
</table>

Table 2 – Additional merit track development

<table>
<thead>
<tr>
<th>Suburb precinct map label</th>
<th>Zone</th>
<th>Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT1</td>
<td>CZ1</td>
<td>industrial trades</td>
</tr>
<tr>
<td></td>
<td></td>
<td>municipal depot</td>
</tr>
<tr>
<td></td>
<td></td>
<td>store</td>
</tr>
<tr>
<td>MT2</td>
<td>CZ2</td>
<td>funeral parlour</td>
</tr>
<tr>
<td></td>
<td></td>
<td>light industry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>service station</td>
</tr>
<tr>
<td></td>
<td></td>
<td>veterinary hospital</td>
</tr>
</tbody>
</table>
Hawker Precinct Code

Contents

Introduction............................................................................................................................................ 4
Additional rules and criteria................................................................................................................. 6
RC1 – Hawker Group Centre ............................................................................................................. 6
  Element 1: Use ...................................................................................................................................... 6
    1.1 Ground floor uses ......................................................................................................................... 6
    1.2 Industrial trades, municipal depot and store ............................................................................... 8
    1.3 Development on nominated car parking areas ........................................................................... 8
  Element 2: Buildings ......................................................................................................................... 8
    2.1 Active frontages ........................................................................................................................... 8

Figures

Figure 1................................................................................................................................................ 7
**Introduction**

**Name**
The name of this code is **Hawker Precinct Code**.

**Application**
The code applies to the Division of Hawker.

**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.
<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTPLA</td>
<td>Planning and Land Authority within the ACT Environment and Sustainable Development Directorate</td>
</tr>
<tr>
<td>EPA</td>
<td>ACT Environment Protection Authority</td>
</tr>
<tr>
<td>ESA</td>
<td>ACT Emergency Services Agency</td>
</tr>
<tr>
<td>ESDD</td>
<td>ACT Environment and Sustainable Development Directorate</td>
</tr>
<tr>
<td>NCA</td>
<td>National Capital Authority</td>
</tr>
<tr>
<td>P&amp;D Act</td>
<td>Planning and Development Act 2007</td>
</tr>
<tr>
<td>TAMS</td>
<td>ACT Territory and Municipal Services Directorate</td>
</tr>
</tbody>
</table>
## Additional rules and criteria

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

### RC1 – Hawker Group Centre

This part applies to blocks and parcels identified in area RC1 shown on the Hawker Precinct Map. RC1 includes the Hawker Group Centre.

### Element 1: Use

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Ground floor uses</td>
<td>C1 Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</td>
</tr>
</tbody>
</table>
| R1 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) business agency  
  b) club  
  c) community activity centre  
  d) drink establishment  
  e) financial establishment  
  f) hotel  
  g) indoor entertainment facility  
  h) indoor recreation facility  
  i) public agency  
  j) restaurant  
  k) SHOP. | C2 This criterion applies to sites with frontage to main pedestrian areas and routes in CZ2. Buildings incorporate uses on the ground floor that generate activity in the public space. |
| There is no applicable rule. | |
Figure 1
### 1.2 Industrial trades, municipal depot and store

<table>
<thead>
<tr>
<th>Rule</th>
<th>Description</th>
</tr>
</thead>
</table>
| R3   | 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 car park:  
  a) industrial trades  
  b) municipal depot  
  c) store. |

This is a mandatory requirement. There is no applicable criterion.

### 1.3 Development on nominated car parking areas

<table>
<thead>
<tr>
<th>Rule</th>
<th>Description</th>
</tr>
</thead>
</table>
| R4   | This rule applies to the shaded area shown in figure 1. Development complies with all of the following:  
  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 Parking and Vehicular Access General Code in addition to the spaces required by item a)  

C4 Development meets all of the following:  
  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 2: Buildings

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Active frontages</td>
<td></td>
</tr>
</tbody>
</table>
R5 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.  
C5 Buildings achieve all of the following:  
  a) direct access from main pedestrian areas  
  b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like |