Oaks Estate Precinct Map and Code

10.1 Suburb Precinct Maps and Codes

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Oaks Estate Precinct Map

Inset A

MT1/PD1

RC1

Inset B

PD2

RC1

Inset C

PD3

RC1

Australian Capital Territory
New South Wales

RC1

See Insets A, B & C

Queanbeyan
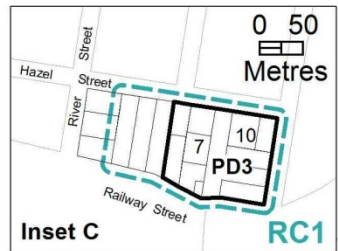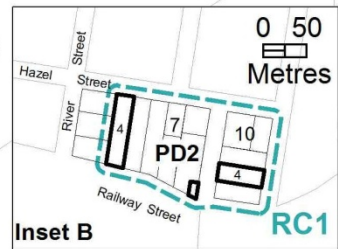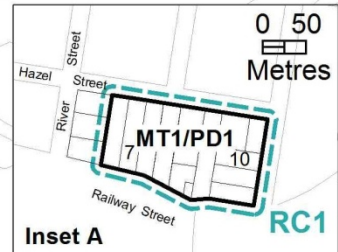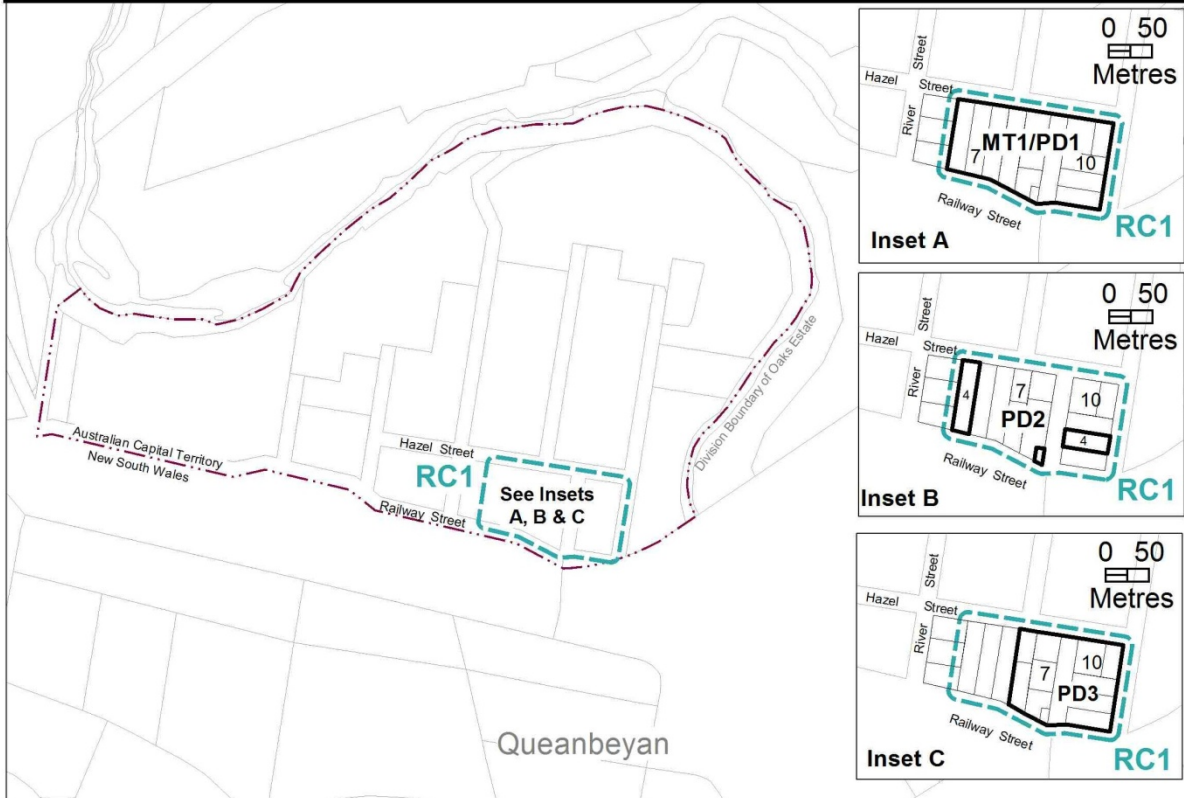
PDn	Additional prohibited development applies see Table 1
MTn	Additional merit track development applies see Table 2
RCn	Additional rules and criteria apply see Beard Precinct Code
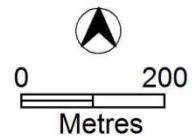
Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Oaks Estate 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	CZ5	*hotel* *motel* *NON RETAIL COMMERCIAL* *service station*
PD2	CZ5	*SHOP*
PD3	CZ5	*restaurant*

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	**Zone**	**Development**
MT1	CZ5	*craft workshop* *light industry* *warehouse*

Oaks Estate Precinct Code

Contents

Introduction

Name

The name of this code is **Oaks Estate Precinct Code**.

Application

The code applies to the Division of Oaks Estate.

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

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                                       Oaks Estate Precinct Map
                                   Effective: 14 December 2012
                   Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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

RC1 – Commercial Mixed Use Area

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

Element 1:   Buildings

Rules	Criteria
1.1 Number of storeys	
There is no applicable rule.	C1 Buildings achieve all of the following: a) consistency with the *desired character* b) reasonable solar access to dwellings on adjoining *residential blocks* and their associated *private open space* The maximum number of *storeys* is 2.