



ACT

Government

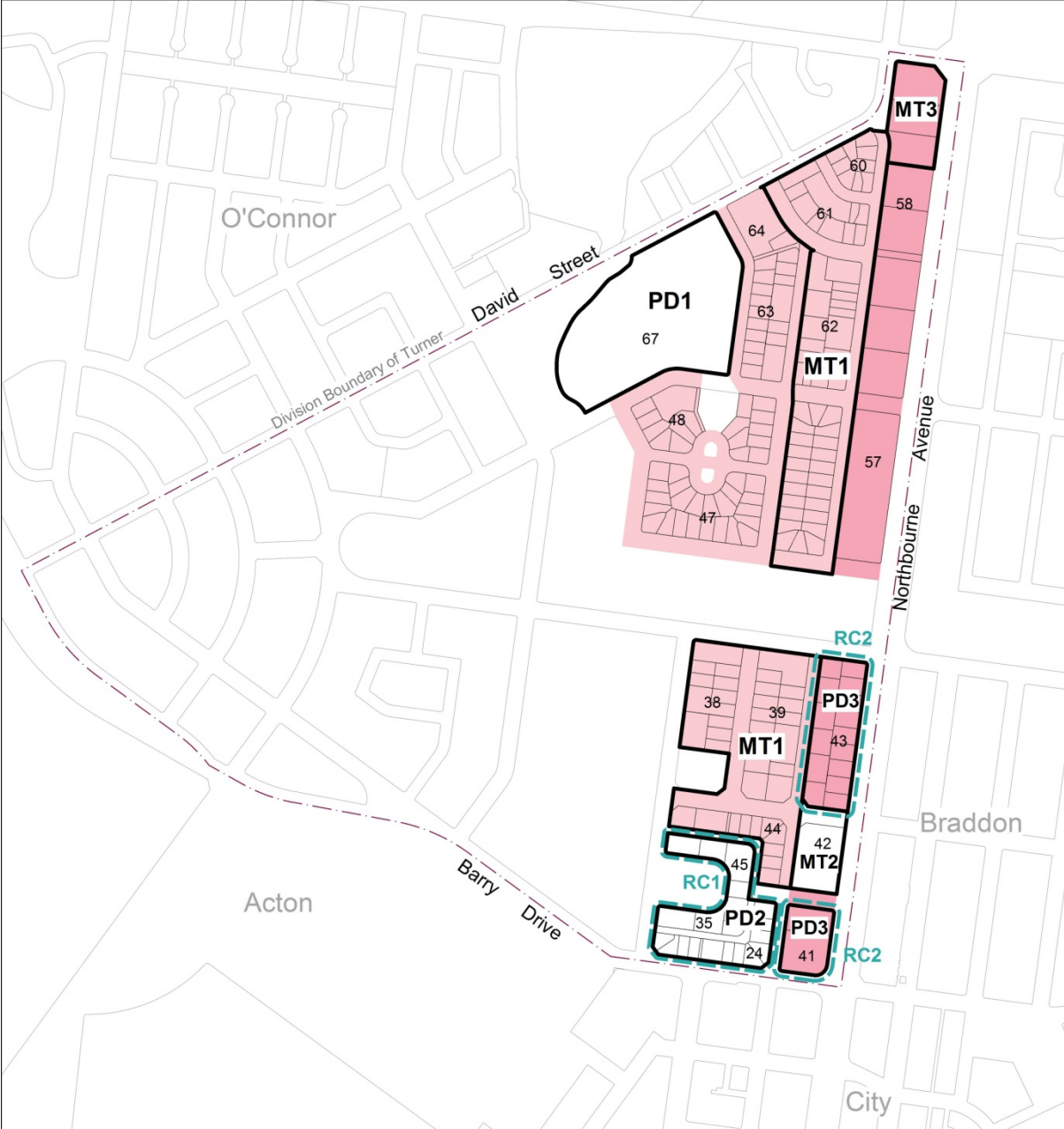
Environment and
Sustainable Development

Turner Precinct Map and Code

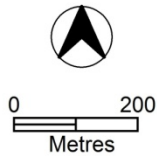
includes
part City Centre

This page is intentionally blank.

Turner Precinct Map



- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Turner Precinct Code
- Northbourne Avenue Precinct Code applies
- Inner North Precinct Code applies



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Turner 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>COMMERCIAL ACCOMMODATION USE</i> <i>(except guest house)</i> <i>drink establishment</i> <i>emergency services facility</i> <i>financial establishment</i> <i>indoor entertainment facility</i> <i>place of assembly</i> <i>restaurant</i> <i>services apartment</i> <i>SHOP</i>
PD3	CZ2	<i>place of assembly</i> <i>place of worship</i> <i>SHOP except personal services</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	RZ4	<i>business agency</i> <i>office</i> <i>restaurant</i> <i>SHOP</i>
MT2	RZ1	<i>COMMUNITY USE</i>
MT3	CZ5	<i>club</i> <i>place of assembly</i> <i>scientific research facility</i>

Turner Precinct Code

Contents

Introduction.....	4
Additional rules and criteria	6
RC1 – City centre – Turner Commercial Area.....	6
Element 1: Buildings	6
1.1 Number of storeys.....	6
1.2 Plot ratio	6
1.3 Setbacks	6
1.4 Basement car parking	6
1.5 Continuous building facade.....	7
1.6 Building design.....	7
Element 2: Access.....	7
2.1 Access to and from Barry Drive	7
RC2 – City centre – Part.....	8

Figures

Figure 1 Turner Commercial Area	8
---------------------------------------	---

Introduction

Name

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

Application

The code applies to the Division of Turner.

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.

The provisions of the Inner North Precinct Code and the Northbourne Avenue Precinct Code shall take precedence over this code but only 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
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 Turner Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – City centre – Turner Commercial Area

This part applies to blocks and parcels identified in area RC1 shown on the Turner Precinct Map. RC1 is part of the City Centre. For the other parts, see RC2 and the City and Braddon precinct codes.

Element 1: Buildings

Rules	Criteria
1.1 Number of storeys	
<p>R1</p> <p>The maximum number of <i>storeys</i> is:</p> <p>a) for section 24 – 3</p> <p>b) for section 35 and 45 – 2</p>	<p>C1</p> <p>Buildings achieve a bulk and scale that achieves all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) reasonable solar access to dwellings on adjoining <i>residential blocks</i> and their associated <i>private open space</i></p>
1.2 Plot ratio	
<p>R2</p> <p>The maximum plot ratio is 100%.</p>	<p>C2</p> <p>Buildings achieve a bulk and scale that achieves all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) reasonable solar access to dwellings on adjoining <i>residential blocks</i> and their associated <i>private open space</i></p>
1.3 Setbacks	
<p>R3</p> <p>The minimum <i>setback</i> to Barry Drive and Moore Street is 10m.</p>	<p>C3</p> <p>Setbacks are compatible with existing adjacent development and minimise detrimental impacts, including overshadowing and excessive scale.</p>
<p>There is no applicable rule.</p>	<p>C4</p> <p>This criterion applies to sections 35 and 45 only. Front and side <i>setbacks</i> are consistent with existing adjacent development.</p>
1.4 Basement car parking	
<p>There is no applicable rule.</p>	<p>C5</p> <p>Encroachment of basement car parking into the front landscape zone may be considered.</p>

Rules	Criteria
1.5 Continuous building facade	
R6 The maximum number of <i>blocks</i> with continuous building facades is 2.	This is a mandatory requirement. There is no applicable rule.
1.6 Building design	
R7 This rule applies to Turner section 24, 35 and 45. Continuous building facades do not occupy more than two blocks.	This is a mandatory requirement. There is no applicable criterion.
R8 This rule applies to Turner sections 24, 35 and 45. Buildings are off-white to light buff/grey in colour.	C8 Any alternative colours used: <ul style="list-style-type: none"> a) relate to clearly defined elements of the building b) are predominantly earth toned c) are minor elements in the building façade, and d) are subsidiary to the main off-white to light buff/grey materials.

Element 2: Access

Rules	Criteria
2.1 Access to and from Barry Drive	
R9 This rule applies to Turner section 24. Vehicular access to or from Barry Drive is not permitted.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C10 Some encroachment of basement car parking into the front landscape zone may be considered for Turner section 24, 35 and 43.

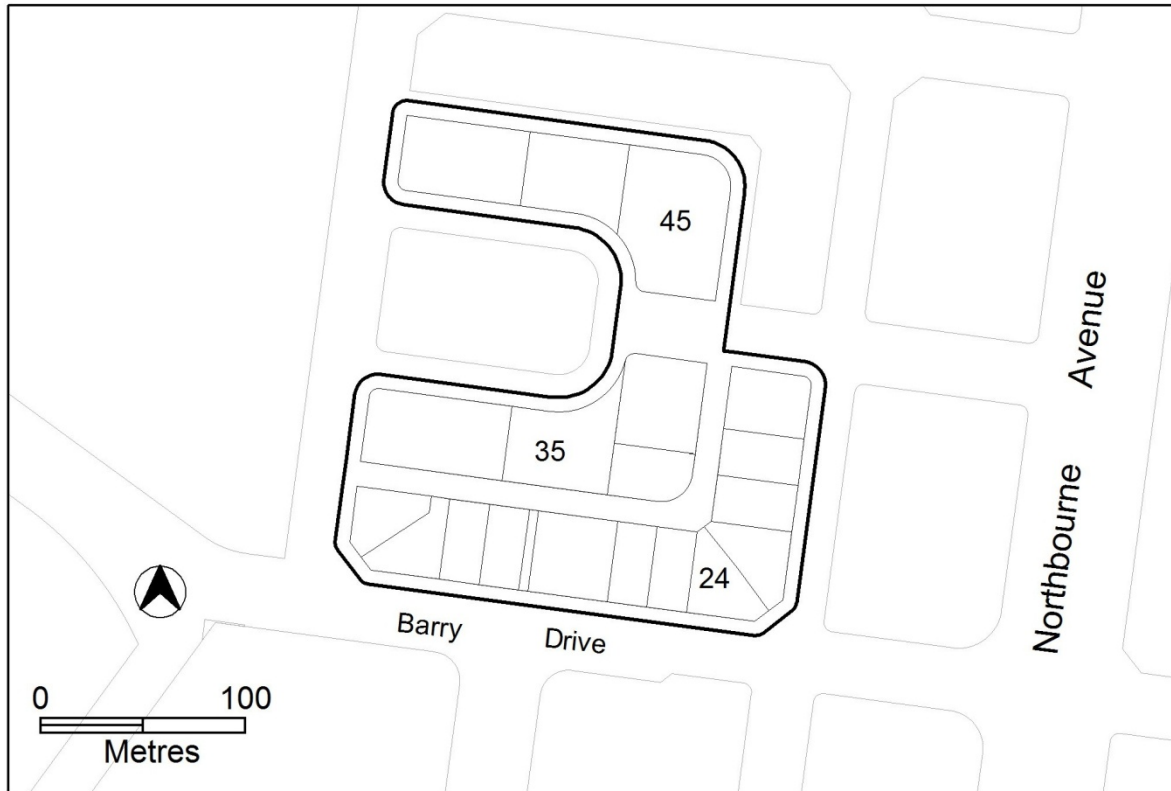


Figure 1 Turner Commercial Area

RC2 – City centre – Part

This part applies to blocks and parcels identified in area RC2 shown on the Turner Precinct Map. RC2 is part of the City Centre. For the other parts, see RC1 in this precinct code, and the City and Braddon precinct codes.

Note:

Refer to the Northbourne Avenue precinct code for rules and criteria applicable to blocks and parcels in area RC2.