



ACT
Government

Environment and
Sustainable Development

Forrest Precinct Map and Code

includes
part Manuka Group Centre

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Forrest Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Forrest 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	<i>business agency financial establishment indoor recreation facility public agency restaurant SHOP</i>
PD2	CZ5	<i>hotel motel</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	CZ2	<i>funeral parlour light industry service station veterinary hospital</i>
MT2	CZ5	<i>club scientific research establishment</i>

Forrest Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Forrest.

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

RC1 – Residential zone additional controls

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

Element 1: Buildings

Rules	Criteria
1.1 Height of buildings	
R1 The maximum <i>height of building</i> is 11.5m.	This is a mandatory requirement. There is no applicable criterion.
1.2 Front boundary setback	
R2 The minimum front boundary setback is 10m.	C2 Front boundary setbacks respect the established building lines of surrounding properties.
1.3 Side and rear setbacks	
There is no applicable rule.	C3 Buildings and other structures are sited and designed to protect a reasonable amount of privacy and solar access to adjacent dwellings and their private open space.
1.4 Plot ratio – single dwelling housing	
R4 The maximum <i>plot ratio</i> is 35%.	C4 Buildings scale is compatible with adjacent development.
1.5 Materials and finish	
R5 Buildings incorporate all of the following:: a) exterior walls predominantly of masonry materials b) pitched roofs. Note: item b) does not apply to alterations and additions for existing single dwelling houses with predominantly flat roofs. For this rule a flat roof has a gradient of less than 2 degrees to the horizontal.	C5 Building materials and form are compatible with adjacent development.

Element 2: Amenity

Rules	Criteria
2.1 Landscaping	
There is no applicable rule.	C6 An evaluation of existing trees is undertaken and a comprehensive landscape design, indicating the size and type of species proposed, is submitted for consideration.

RC2 – Manuka Group Centre

This part applies to blocks and parcels in the small part of the Manuka Group Centre shown as area RC2 on the Forrest Precinct Map. RC2 includes part of the Manuka Group Centre. For the other part, see the Griffith Precinct Code.

Element 3: Use

Rules	Criteria
3.1 Ground floor use	
There is no applicable rule.	<p>C7</p> <p>This criterion applies to sites with frontage to main pedestrian areas and routes in CZ2.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
3.2 Industrial trades, municipal depot, store	
<p>R8</p> <p>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 <i>car park</i>:</p> <p><i>industrial trades</i></p> <p><i>municipal depot</i></p> <p><i>store.</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.3 Development on nominated car parking areas	
<p>R9</p> <p>This rule applies to the shaded area shown in figure 1.</p> <p>Development complies with all of the following:</p> <p>a) the existing number of car parking spaces is retained on the site and made available for public use at all times</p> <p>b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i> in addition to the spaces required by item a)</p>	<p>C9</p> <p>Development achieves all of the following:</p> <p>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</p> <p>b) makes a substantial contribution to the long term parking supply at the group centre as endorsed by the Territory.</p>

Element 4: Buildings

Rules	Criteria
4.1 Active frontages	
<p>R10</p> <p>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.</p>	<p>C10</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) direct access from main pedestrian areas b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.



Figure 1 Part Manuka Group Centre

RC3 – Mixed Use Commercial Area

This part applies to blocks and parcels in area RC3 shown on the Forrest Precinct Map.

Element 5: Use

Rules	Criteria
5.1 Restaurant and SHOP	
<p>R11</p> <p>This rule applies to area a shown in figure 2. Restaurant and SHOP are ancillary to other permitted uses.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5.2 Office	
<p>There is no applicable rule.</p>	<p>C12</p> <p>This criterion applies to area b shown in figure 2. Office development achieves all of the following:</p> <ul style="list-style-type: none"> a) limited in scale b) support strategies for locating office employment within existing centres and established out of centres areas in CZ2.

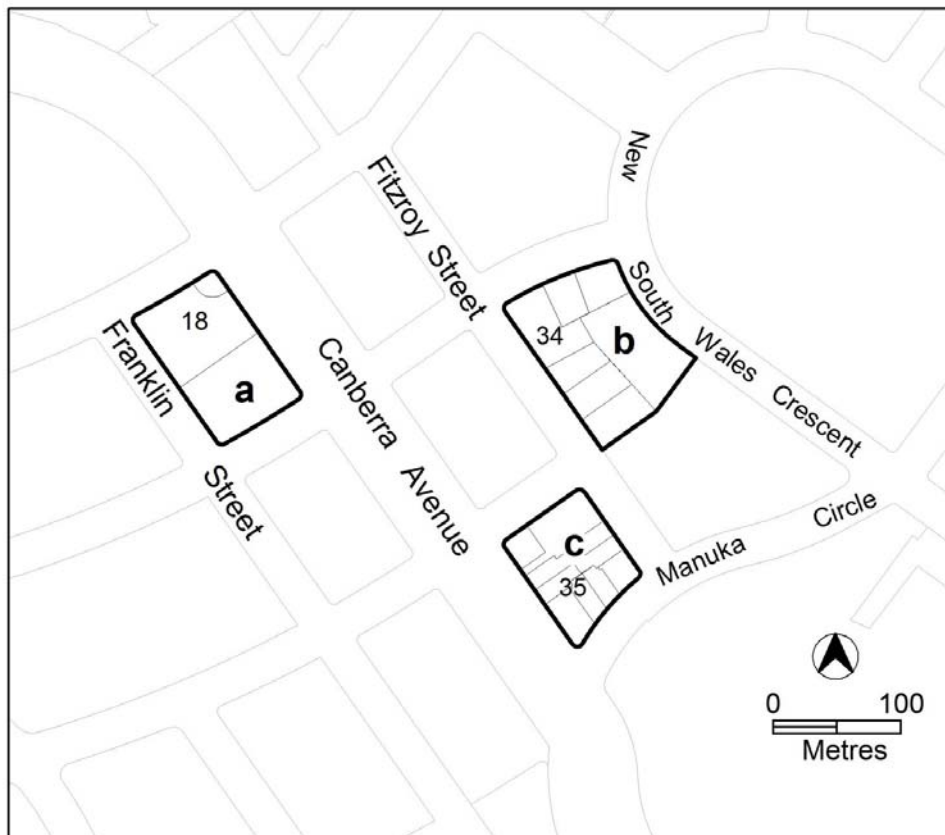


Figure 2 Mixed Use Commercial Area

Element 6: Buildings

Rules	Criteria
6.1 Number of storeys	
<p>R13</p> <p>This rule applies to area a shown in figure 2.</p> <p>The maximum number of storeys is 4.</p>	<p>C13</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to dwellings on adjoining <i>residential blocks</i> and their associated <i>private open space</i> <p>Buildings are no higher than the established tree canopy along main avenues with primarily landscaped frontages.</p>
<p>There is no applicable rule.</p>	<p>C14</p> <p>This criterion applies to area b shown in figure 2.</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to dwellings on adjoining <i>residential blocks</i> and their associated <i>private open space</i> <p>The maximum number of storeys is:</p> <ul style="list-style-type: none"> a) for <i>office</i> – 2 b) for <i>RESIDENTIAL USE</i> – 3.
<p>There is no applicable rule.</p>	<p>C15</p> <p>This criterion applies to area c shown in figure 2.</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to dwellings on adjoining <i>residential blocks</i> and their associated <i>private open space</i> <p>The maximum height of buildings does not exceed the existing building height.</p>
6.2 Setbacks	
<p>R16</p> <p>This rule applies to area a shown on figure 2.</p> <p>The minimum front setback is 10m.</p>	<p>C16</p> <p>Building setbacks provide for landscaping consistent with maintaining the character of Canberra Avenue.</p>

Rules	Criteria
6.3 Materials and finishes	
<p>R17</p> <p>This rule applies to area a shown on figure 2.</p> <p>Building colours are off-white to light buff/grey.</p>	<p>C17</p> <p>Any alternative colours used achieve all of the following:</p> <ul style="list-style-type: none"> a) Relate to clearly defined elements of the building b) are predominantly earthy toned c) minor elements in the building facade may be accented d) subsidiary to the main off-white to light buff/grey materials.