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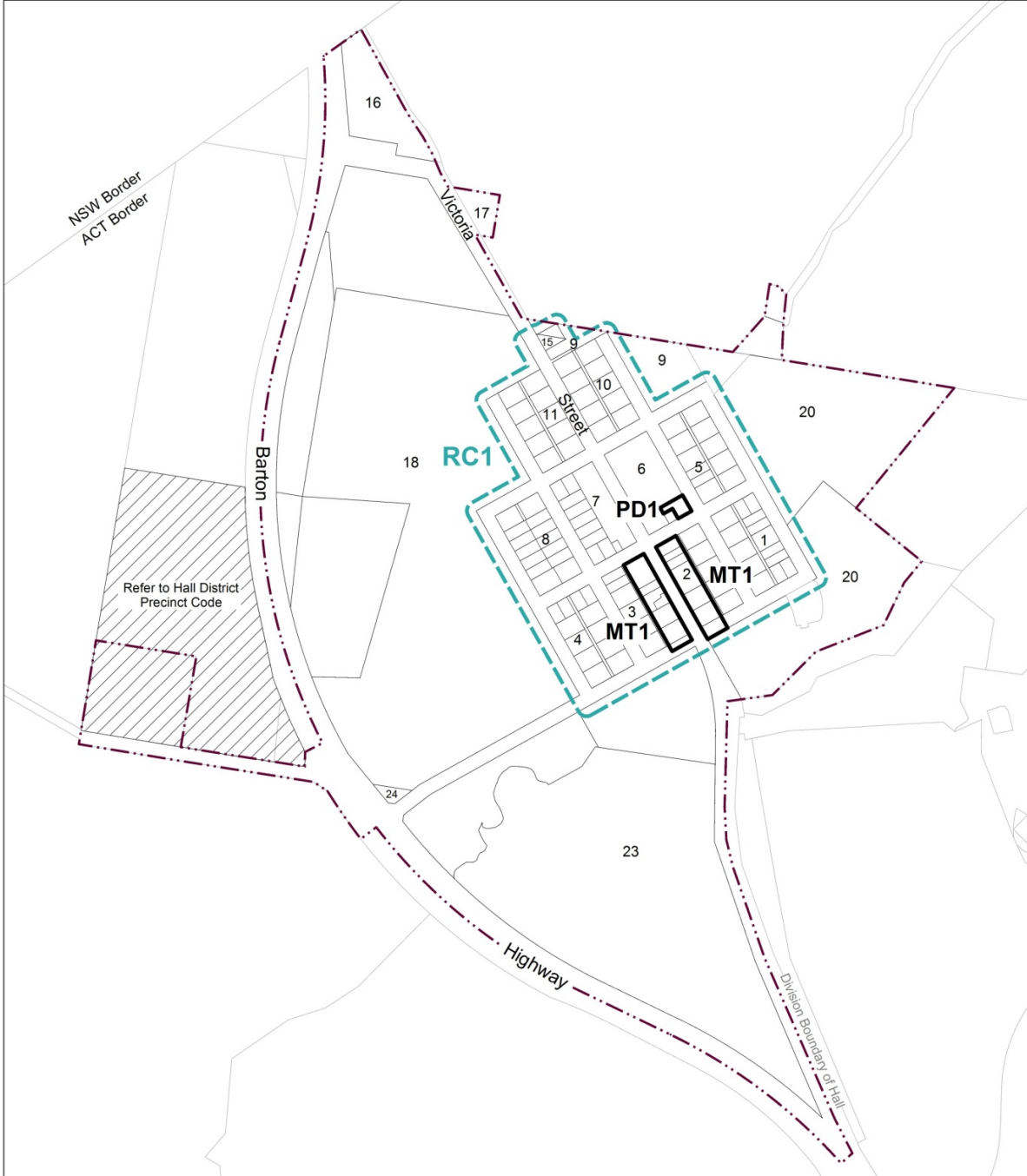
Government

Environment and
Sustainable Development

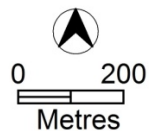
Hall Precinct Map and Code

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Hall 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 Hall Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Hall 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 supportive housing</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	CZ4	<i>bulk landscape supplies plant and equipment hire establishment</i>

Hall Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Hall.

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

RC1 – Village of Hall

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

Desired Character

The desired character for the Village of Hall is stated in the 'Hall Village Heritage Precinct' citation under the provisions of the *Heritage Act 2004*.

Note: The heritage registration includes the following matters:

1. Design and siting issues covering
 - front, side and rear setbacks for residential development
 - garage, carport or outbuildings for residential development
 - plot ratio for residential development
 - the historical function of the village
 - streetscapes
 - design themes for development
 - historic pattern of development and the existing landscaping
 - historic form and architectural character of historic buildings
 - historic settlement pattern and rear lanes
 - presentation of residential development in relation to building heights
 - subdivision and/or consolidation of blocks
2. Heritage places in the Village of Hall as stated in schedule 2 of *20087 Hall Village Heritage Precinct*.

Element 1: Use

Rules	Criteria
1.1 Additional development	
R1 This rule applies to area a shown in figure 1. <i>Industrial trades</i> permitted on ground floor.	This is a mandatory requirement. There is no applicable criterion.
1.2 Residential	
R2 This rule applies to area b shown in figure 1. The maximum number of <i>dwelling</i> s on each block is 1.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C3 <i>Single dwelling housing</i> complies with the requirements of the Single Dwelling Housing Development Code to the extent that they are not inconsistent with the requirements of this

Rules	Criteria
	Code.

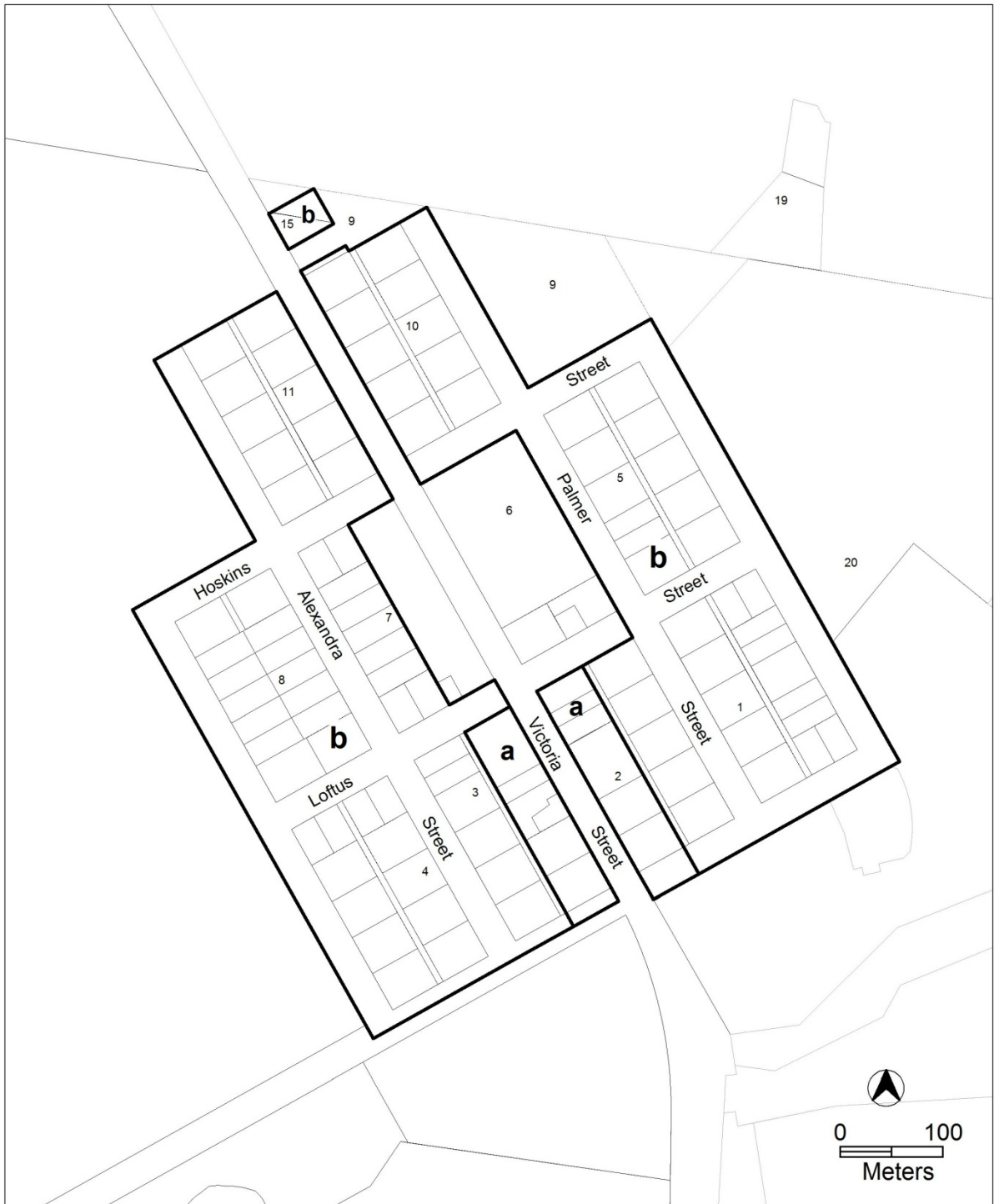


Figure 1 Hall Village

Element 2: Buildings

Rules	Criteria
2.1 Materials and finish	
There is no applicable rule.	<p>C4</p> <p>Materials and colours achieve all of the following:</p> <ul style="list-style-type: none"> a) sympathetic with surrounding buildings b) consistent with the <i>desired character</i> where no cohesive built form exists, materials are consistent with Australian vernacular (timber, brick, metal roofs) and colours are predominantly earthy toned.
2.2 Number of storeys	
<p>R5</p> <p>This rule applies to areas a and b shown in figure 1.</p> <p>The maximum number of <i>storeys</i> is 2.</p>	This is a mandatory requirement. There is no applicable criterion.
2.3 Height of buildings	
<p>R6</p> <p>This rule applies to area a shown in figure 1.</p> <p>The maximum <i>height of buildings</i> is 8.5m.</p>	This is a mandatory requirement. There is no applicable criterion.
2.4 Plot ratio	
<p>R7</p> <p>This rule applies to area a shown in figure 1.</p> <p>The maximum <i>plot ratio</i> is 50%.</p>	This is a mandatory requirement. There is no applicable criterion.
2.5 Setback	
<p>R8</p> <p>This rule applies to area a shown in figure 1.</p> <p>The front <i>setback</i> to Victoria Street is nil.</p>	This is a mandatory requirement. There is no applicable criterion.

Element 3: Environment

Rules	Criteria
3.1 Heritage	
<p>R9</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications for developments on land or buildings subject to registration under section 41 of the <i>Heritage Act 2004</i> are accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i>.</p> <p>Note: If advice from the Heritage Council is required but not provided, the application will be referred to the Heritage Council and its advice considered before the determination of the application.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 Water sensitive urban design	
<p>There is no applicable rule.</p>	<p>C10</p> <p>Existing infrastructure is utilised to encourage urban design that reduces potable water consumption and increases recycling of wastewater.</p>