

Australian Capital Territory

Planning and Development (Draft Variation No 317) Consultation Notice 2013

Kambah Group Centre – Changes to the Kambah Precinct Map and Code and Zone Changes

Notifiable instrument NI2013—131

made under the

***Planning and Development Act 2007*, section 63 (Public consultation - notification) and section 64 (Public consultation – notice of interim effect etc)**

Draft Variation No 317 to the Territory Plan (see **Annexure A**) Kambah Group Centre proposes to change the development controls at Kambah group centre, to incorporate part of the adjoining open space into the commercial CZ1 core zone, and to rezone the commercial services area along Kett Street to commercial CZ2 business zone. The revised provisions will be incorporated into the Kambah precinct map and code.

The draft variation is available online at **www.act.gov.au/draftvariations** until the closing date for written comments and background documents are available at **www.act.gov.au/kambah**.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Sustainable Development Customer Service Centre 16 Challis Street Dickson weekdays (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

Written comments from the public are invited by **COB Monday 20 May 2013**.

Comments should include reference to the draft variation, your name and contact details and be addressed to Territory Plan Variation Unit.

Comments can be:

- emailed to terrplan@act.gov.au
- mailed to Territory Plan Comments, GPO Box 1908, Canberra, ACT 2601
- delivered to ESDD's Customer Service Centre at the above address

Comments received will be made available 10 working days after the closing date. The comments will be available for no less than 15 working days at ESDD's customer service centre in Dickson and may be published on ESDD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007* (the Act). A request for exclusion under this section must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

Effect of the draft variation

Section 65 of the Act applies to the draft variation. This means that, in addition to the Territory Plan, the provisions of the draft variation apply to development applications lodged on or after 22 March 2013. The draft variation is part of the Territory Plan for a period of up to one year from 22 March 2013 unless the draft variation is commenced, is withdrawn or rejected by the Legislative Assembly. During this period, the ACT Government must not do or approve anything that would be inconsistent with the Territory Plan.

Jim Corrigan

Delegate of the Planning and Land Authority

20 March 2013



Planning and Development Act 2007

**Draft
Variation to the
Territory Plan
317**

Kambah Group Centre –
Amendments to the
Kambah precinct map and code
and zone changes

March 2013

Draft variation for public consultation prepared
under s60 of the *Planning and Development Act 2007*

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1. INTRODUCTION

1.1 Summary of the Proposal

Draft Variation to the Territory Plan No 317 proposes changes to the land use policy at the Kambah Group Centre consistent with the ACT Government endorsed Kambah Group Centre master plan.

The following changes to the Territory Plan were identified from the master plan:

- extend the commercial core zoning to adjoin the stormwater swale to the east
- amend the Kambah precinct code to include planning controls on land use, design and siting of buildings, parking and amenity

The changes in DV317 include zoning changes to land adjoining the stormwater swale that traverses the centre and commercial zoned land adjoining Kett Street. New provisions to guide future development at the centre are to be introduced into the Kambah Group Centre precinct code.

The draft variation would make specific provision for all of the following:

- development of active uses at the ground floor level fronting main pedestrian areas
- identification and protection of existing major pedestrian connections through the centre
- identification of new and altered road layouts to improve vehicle circulation
- a moderate increase in height of buildings in some areas while retaining solar access to public areas
- identification of a desirable character for the group centre

1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Sustainable Development Directorate (ESDD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited.

At the conclusion of the consultation period the ESDD submits a report on consultation and a recommended final variation to the Minister responsible for planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly standing committee responsible for planning is warranted prior to approval, depending on the nature and significance of the proposal. If the draft variation is referred to the committee by the Minister or otherwise, the Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

1.3 This document

This document contains the background information in relation to the proposed variation. It comprises the following parts

- Part 1 - This Introduction
- Part 2 - An Explanatory Statement, which gives reasons for the proposed variation and describes its effect
- Part 3 - The Draft Variation, which details the precise changes to the Territory Plan that are proposed

1.4 Public Consultation

Written comments from the public are invited by **COB Monday 20 May 2013**.

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Variation Unit.

Comments can be:

- emailed to **terrplan@act.gov.au**
- mailed to Territory Plan Comments, GPO Box 158, Canberra, ACT 2601
- delivered to ESDD's Customer Service Centre at 16 Challis Street, Dickson

Comments received will be made publicly available 10 working days after the closing date for comment. The comments will be available for no less than 15 working days at ESDD's customer service centre in Dickson and may be published on ESDD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

1.5 Further Information

The draft variation, fact sheet(s) and background documents are available online at **www.act.gov.au/draftvariations** until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Sustainable Development Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

2. EXPLANATORY STATEMENT

2.1 Background to the draft variation

Draft Variation to the Territory Plan No 317 (DV317) Kambah Group Centre proposes to implement the Kambah Group Centre master plan, which is available at www.act.gov.au/kambah. The master plan was prepared by the planning and land authority, within the Environment and Sustainable Development Directorate (ESDD), following the completion of the Kambah centre urban planning and design framework, including community consultation between March and October 2011. The plan was endorsed by the ACT Government in July 2012.

2.2 Site Description

The Kambah Group Centre was the first group centre to be developed in Tuggeranong, opening in 1976. Initially the centre was supported by 6 local centres for residents' day to day needs, though only 3 of these local centres are still operating today.

The Kambah group centre is one of 6 group centres in Tuggeranong. The role of the group centre is to provide the opportunity for weekly shopping and services for the surrounding population. The higher order retailing needs are intended to be primarily be met by the town centres.

The centre displays a distinct style of architecture, suggestive of Kambah's history and association with the Kambah station and woolshed, however it is recognised that the centre is in need of a refurbishment to encourage new development in the centre and improve the usability for visitors.

Kambah group centre consists of three separate commercial areas divided by roads and open space. The core area is located on the corner of Drakeford Drive and Marconi Crescent and bounded by Primmer Court on all sides. The core area contains surface parking along with a central pedestrian courtyard, and is well vegetated with mature eucalyptus trees. A service station on commercial zoned land is located to the north of the core area across Marconi Crescent, while to the east is a line of commercial zoned blocks divided from the core area by a grassed stormwater swale. To the west is Drakeford Drive, while to the south lies public open space.

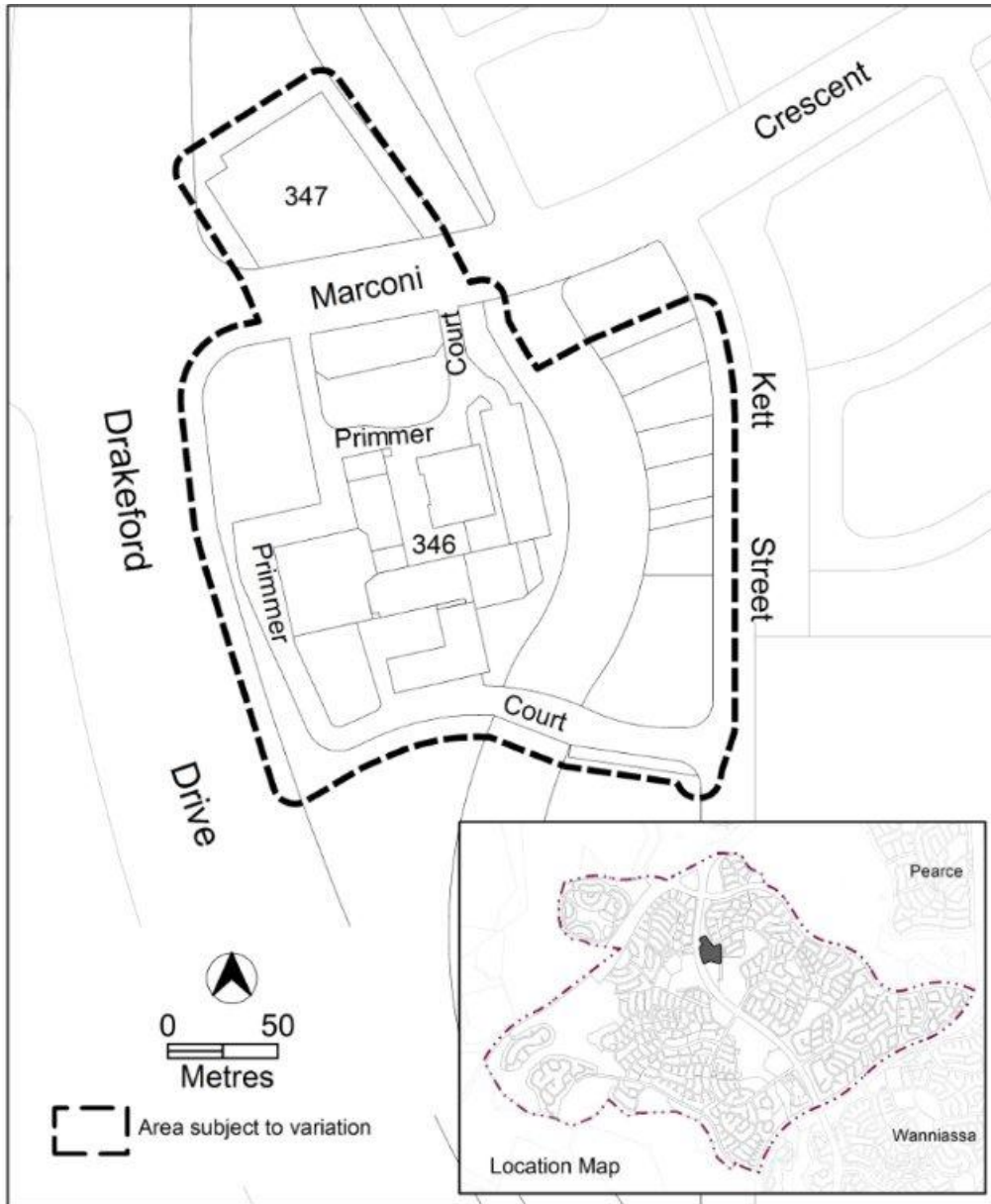


Figure 1 Kambah group centre

2.3 Current Territory Plan Provisions

The core zone of the Kambah group centre is zoned CZ1 – commercial core, while the service station to the north and the line of commercial blocks to the east are zoned CZ3 – services zone. The stormwater swale between the core area and the services area is zoned PRZ1 – urban open space.

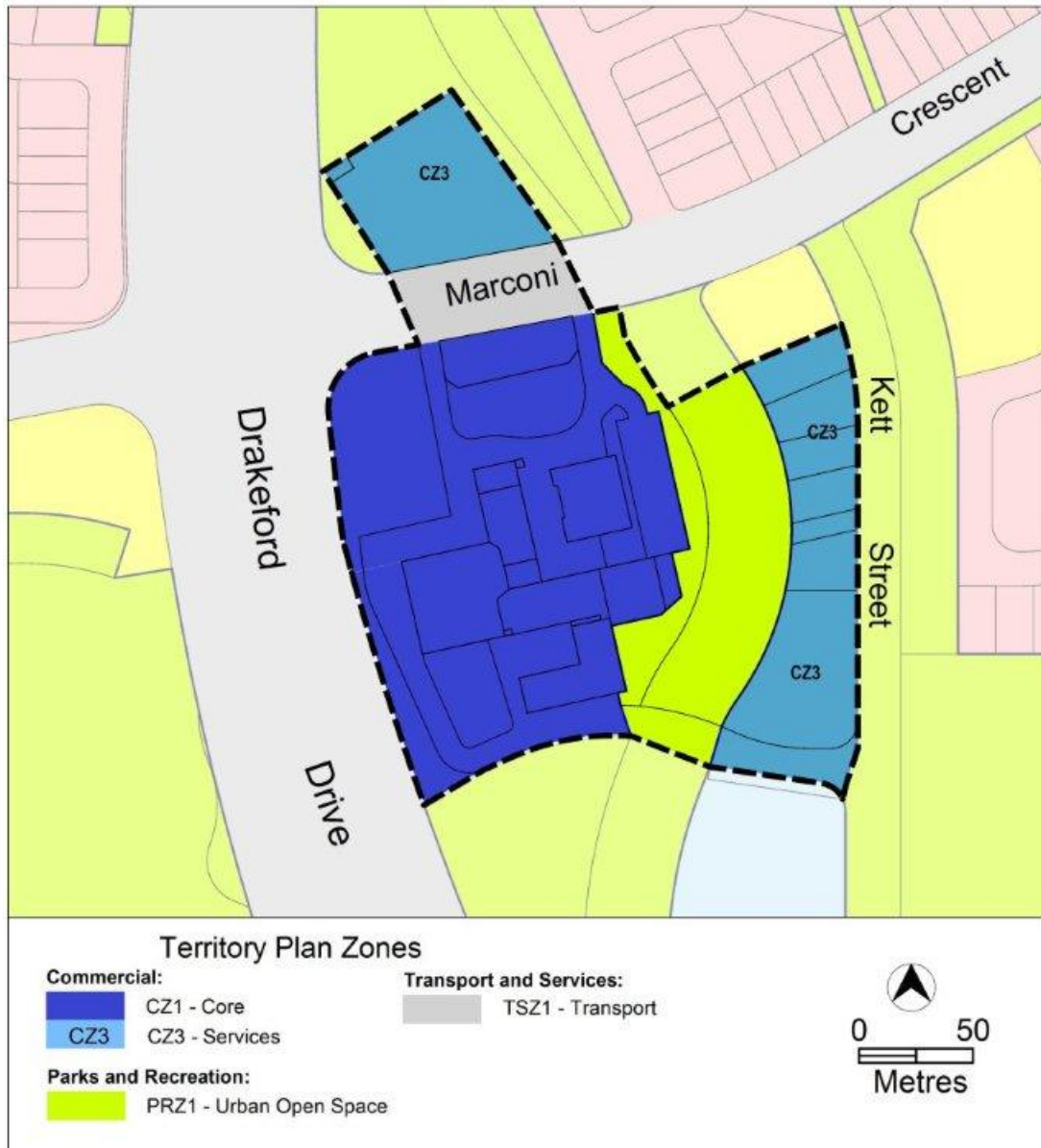


Figure 2 Current zones at the Kambah Group Centre

2.4 Proposed Changes

2.4.1 Proposed Changes to the Territory Plan Map

The proposed changes to the Territory Plan map are indicated in figure 3 at Part 3 of this document and are detailed as follows:

- 1) a section of PRZ1 located between the existing CZ1 core commercial area of the Kambah group centre and the grassed stormwater swale is to be rezoned as CZ1 core zone
- 2) the CZ3 services zone on the eastern side of the group centre is to be rezoned as CZ2 business zone

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed surveys.

2.4.2 Proposed Changes to Territory Plan

It is proposed to amend the Kambah precinct code in the Territory Plan to:

- nominate active frontage areas where activity generating uses will be permitted
- identify the location of proposed road connections
- increase the maximum building heights to 4 storeys on nominates sites
- retain key design characteristics of the centre, such as the awnings with posts over most of the pedestrian areas and pitched roofs, are to be excluded from the calculation of building height

2.5 Reasons for the Proposed Draft Variation

The reasons for the proposed draft variation are as follows:

- to encourage the rejuvenation of the group centre, while maintaining and enhancing the existing character of the centre
- to better align the zoning with the existing and proposed uses, and allow a greater number of uses for development along Kett Street that are compatible with surrounding suburban residential development
- to encourage a greater level of pedestrian access through the centre, while directing vehicles around the periphery of the centre
- to provide opportunities for greater commercial floor space within the core area to improve access and range for local residents to undertake weekly shopping

2.6 Planning Context

2.6.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

2.6.2 Territory Plan

The Statement of Strategic Directions sets out the principles for giving effect to the main objective of the Territory Plan as required by the *Planning and Development Act 2007*. The proposal supports the following key principles in the strategic directions:

- 1.10 Integrated land use and transport planning will seek to maximise accessibility and transport efficiency, reduce energy consumption, support the preferred pattern of development, promote safety, safeguard environmental quality, and minimise greenhouse gas emissions.*

The draft variation is consistent with the principle in the potential to increase development within an established residential area, reducing the need for vehicle use while encouraging active travel to and through the centre, and encouraging walking and cycling as suitable modes of transport to the centre.

- 1.12 Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.*

The proposed precinct code supports this principle through enabling the Kambah Group Centre to respond to the changes in the needs of the community and provide additional business opportunities in the centre.

- 1.22 Urban development will be planned in a manner that promotes community vitality and safety, applying principles of crime prevention through environmental design. Provision will also be made for emergency services infrastructure necessary to ensure a high standard of safety for residents and visitors.*

This principle is supported through improving pedestrian activity through the centre by the introduction of primary active frontages, and indirectly through the provision of increased building heights, improving potential for passive surveillance with future developments.

- 2.3 *Commercial and retail activity will be concentrated in centres and other planned nodes of intensive activity that are well served by public transport to ensure an efficient pattern of development. Primary emphasis will be placed on strengthening and enhancing existing and new centres and nodes, including improved urban design and encouragement of more mixed-use development.*

The proposal supports this principle through the encouragement of more mixed use development by increasing the development rights within an established group centre.

2.7 Interim Effect

Under section 65 of the Act, the draft variation has effect for a period of up to one year from **22 March 2013**. During this period, the Territory, the Executive, a Minister or a territory authority must not do or approve the doing of anything that would be inconsistent with the Territory Plan if it were varied in accordance with the draft variation.

This means that when a development application is assessed during the period of interim effect it can only be approved if it is not inconsistent with the Territory Plan (as it is currently) and the Territory Plan if it were varied in accordance with the draft variation. In this way the existing and proposed future policy are both considered in the assessment of development applications during interim effect.

2.8 Consultation with Government Agencies

The ESDD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- (i) the national capital authority
- (ii) the conservator of flora and fauna
- (iii) the environment protection authority
- (iv) the heritage council
- (v) if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

National Capital Authority

The NCA provided the following comments on 13 November 2012

“Please note that the National Capital Authority considers DV317 to be not inconsistent with the National Capital Plan and has no objection to the draft variation proceeding.”

Response

Noted.

Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on 26 October 2012

“In accordance with Section 61(b) of the Planning and Development Act 2007, I advise that I have examined Draft Variation to the Territory Plan No. 317 Kambah Group Centre; zoning changes, changes to Group Centres Development Code, and introducing a precinct code.

It is noted that the Variation and the associated Precinct Code is to guide future development of the Group Centre and encourage revitalisation whilst protecting the amenity and character of the courtyard area and adjacent grass swale.

The central courtyard contains large trees that need to be protected from the impacts of development. The Precinct Code provides for a zero setback at the ground floor for the buildings abutting the courtyard but also requires an awning/veranda along the full length of the building. Should a development be designed with both a zero setback and an awning/veranda then the existing high quality trees would be severely impacted. The Precinct Code needs to articulate that the awning/veranda can be built to the edge of the block but that the building facade and any basements must be set back a minimum of 3.0m for the ongoing protection of the trees.”

Response

Noted. The required setbacks and awnings have been reviewed to ensure trees are retained and protected, while allowing some flexibility in design. It is noted that one courtyard tree has been added to the tree protection register.

Environment Protection Authority

The Environment Protection Authority provided the following comments on 12 November 2012

“Thank you for the opportunity to provide comments on the proposed variation to the territory plan DV317 for the draft Kambah group centre precinct code. It is understood that this Variation is being progressed at the same time as TA2012-06 which is the variation which combines all the commercial codes together and addresses issues such as acoustic privacy (environmental noise), contaminated sites, hazardous materials and sediment and erosion control.

Officers have been working with the team responsible in ACTPLA for TA2012-06 on the rules to be incorporated which would address areas of concern associated with environmental impacts. In light of this the EPA does not have any comment on DV317 provided the rules incorporated in TA2012-06 are incorporated.”

Response

Noted. The Territory Plan was amended in accordance with TA2012-06 on 15 December 2012.

Heritage Council

The Heritage Council provided the following comments on 12 November 2012

“The Heritage Unit advises that there are no nominated or registered heritage places in the area included in this draft variation. There are also no known Aboriginal archaeology sites identified in the area. Given the previous disturbance of the land for development, it is unlikely that any Aboriginal archaeology has survived undisturbed.

In the light of the above, the Heritage Unit would not raise any heritage concerns in relation to Territory Plan Variation 317.”

Response

Noted.

Land Custodian- Territory and Municipal Services Directorate

The land custodian provided the following comments on 7 November 2012

“TAMS supports the release of DV 317 for public consultation.

As a comment on the side effects of the Draft Variation, TAMS raises the issue of the potential impact that any of the Precinct Codes may have on the existing trees or the space available to plant trees in the unleased land (road reserve and/or Urban Open Space). This includes those Codes that mandate awnings outside the lease and/or zero building setbacks that have the potential to adversely impact on public trees.”

Response

Noted. The required setbacks and awnings have been reviewed to ensure trees are retained and protected, while allowing some flexibility in design.

3. DRAFT VARIATION

3.1 Variation to the Territory Plan Map

The Territory Plan map is varied as indicated in figure 3

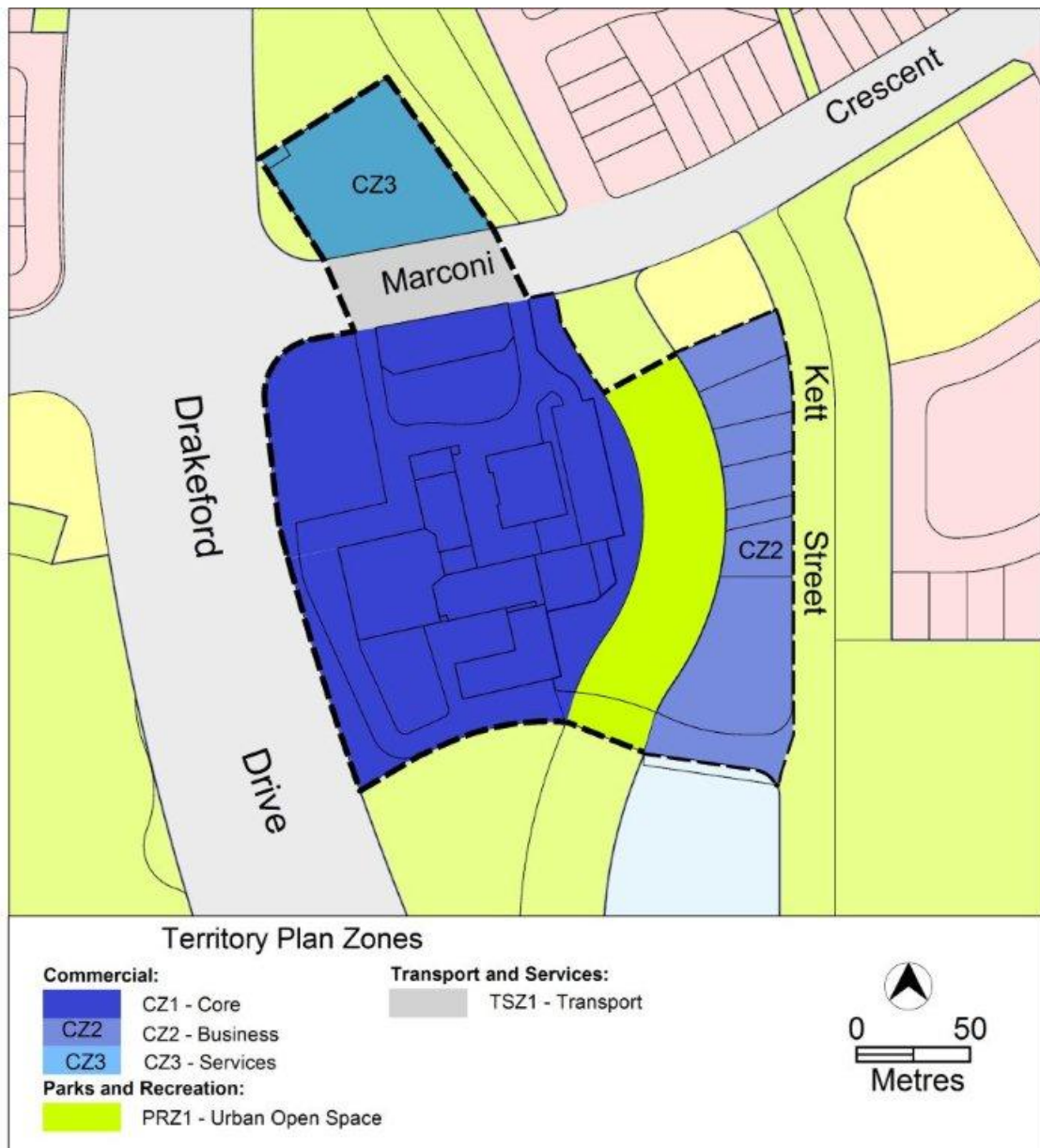


Figure 3 Proposed zones at the Kambah Group Centre

3.2 Variation to the written document

The Territory Plan written document is varied as follows.

Variation to Kambah precinct code

| |
|--|
| 10. Precinct maps and codes, Kambah precinct map and code |
|--|

Substitute all of the following with the nominated attachment

Kambah precinct map – Attachment A

Kambah precinct code, RC1 – Kambah Group Centre – Attachment B

Note: The precinct code's contents page will require updating.

Interpretation service

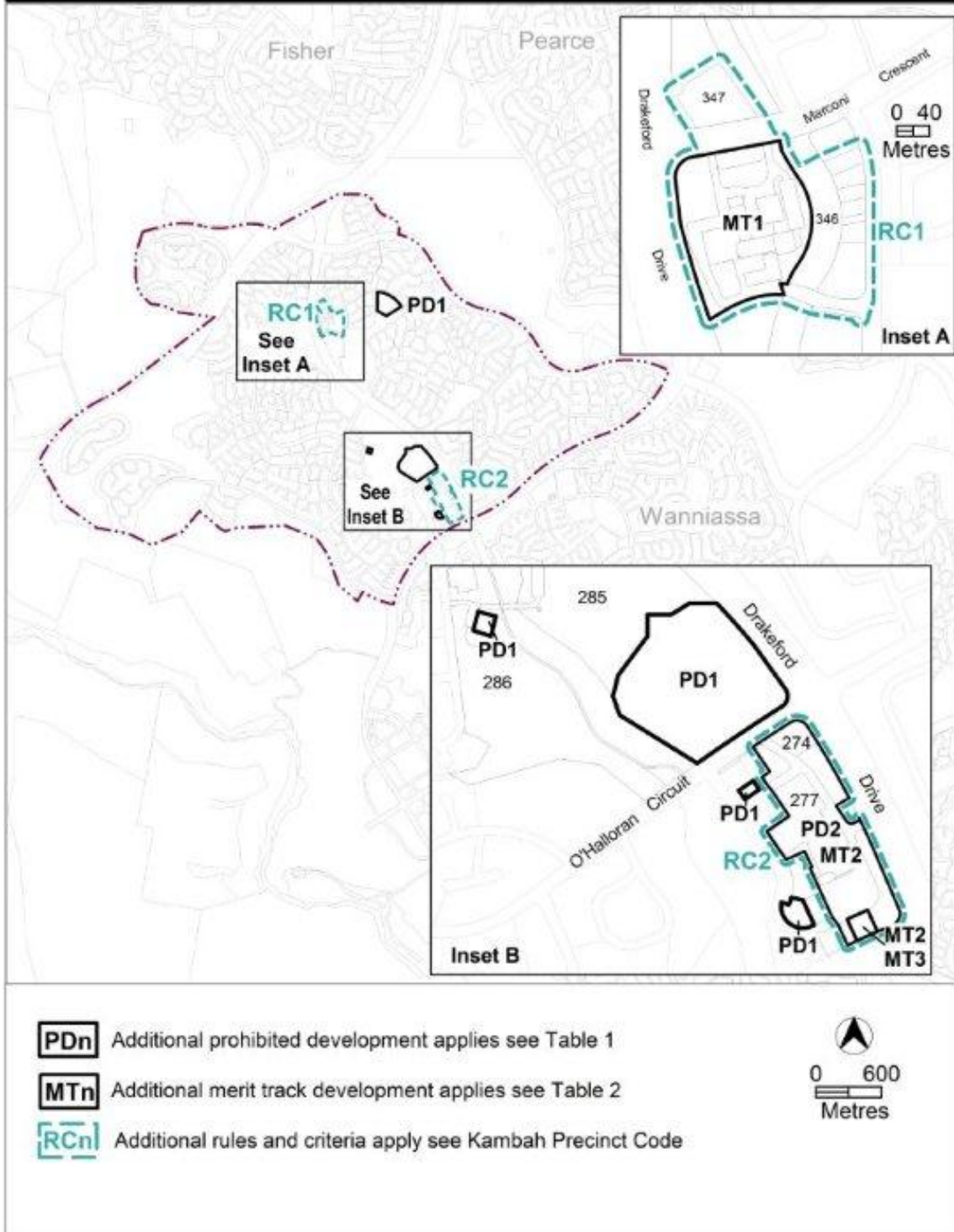
| | |
|------------|---|
| ENGLISH | If you need interpreting help, telephone: |
| ARABIC | إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف : |
| CHINESE | 如果你需要传译员的帮助，请打电话： |
| CROATIAN | Ako trebate pomoć tumača telefonirajte: |
| GREEK | Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο |
| ITALIAN | Se avete bisogno di un interprete, telefonate al numero: |
| MALTESE | Jekk għandek bżonn l-għajnuna t'interpretu, çempel: |
| PERSIAN | اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید: |
| PORTUGUESE | Se você precisar da ajuda de um intérprete, telefone: |
| SERBIAN | Ako vam je potrebna pomoć prevodioca telefonirajte: |
| SPANISH | Si necesita la asistencia de un intérprete, llame al: |
| TURKISH | Tercümana ihtiyacınız varsa lütfen telefon ediniz: |
| VIETNAMESE | Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại: |

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Kambah Precinct Map



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RC1 – Kambah Group Centre

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

Desired character

- distinctive pitched roofs, awnings with posts where within the block boundaries or cantilevered awnings where over unleased land
- existing large trees retained with development protecting the form and habit of existing trees
- a diverse range of commercial uses and services to meet the community needs and allows the centre to expand and change over time
- introduction of residential development within the centre above the ground floor
- protected residential amenity with commercial uses
- an urban structure to Kambah group centre that is robust, while recognising the changing needs of the centre
- improved pedestrian environment and permeability throughout the centre
- development reinforces the central courtyard as the focus of community activity
- a range of building heights that encourage a variety of uses and allow for good solar access onto public spaces, particularly the central courtyard
- active uses focussed on to the central courtyard and open spaces, promoting outdoor activity, such as cafes and restaurants

Element 1: Use

| Rules | Criteria |
|---|---|
| 1.1 Ground floor uses | |
| <p>R1</p> <p>This rule applies to land in CZ1 with frontage to main pedestrian areas and routes shown in figure 2.</p> <p>Only the following uses are permitted at the ground floor level:</p> <p>a) <i>business agency</i></p> <p>b) <i>club</i></p> <p>c) <i>COMMUNITY USE</i></p> <p>d) <i>drink establishment</i></p> <p>e) <i>financial establishment</i></p> <p>f) <i>hotel</i></p> <p>g) <i>indoor entertainment facility</i></p> <p>h) <i>indoor recreation facility</i></p> <p>i) <i>public agency</i></p> <p>j) <i>restaurant</i></p> <p>k) <i>SHOP</i></p> | <p>C1</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p> |

| Rules | Criteria |
|---|--|
| 1.2 Residential use | |
| <p>R2</p> <p>The following uses are not permitted on ground floor level, except in area 'D' in figure 1:</p> <p>a) <i>RESIDENTIAL USE</i></p> <p>b) <i>serviced apartment</i></p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 1.3 Industrial trades, municipal depot, store | |
| <p>R3</p> <p>One or more of the following uses are permitted only in the hatched area shown in figure 1 and only in association with a structured <i>car park</i>:</p> <p>a) <i>industrial trades</i></p> <p>b) <i>municipal depot</i></p> <p>c) <i>store</i></p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 1.4 Development on nominated car parking areas | |
| <p>R4</p> <p>This rule applies to the hatched area shown in figure 1.</p> <p>Development complies with all of the following:</p> <p>a) for hatched areas 'A' and 'B' the existing number of car parking spaces is retained on the site and made available for public use at all times</p> <p>b) for hatched area 'C' the existing number of car parking spaces on the site are relocated to the adjoining land between the subject site and Marconi Crescent and made available for public use at all times</p> <p>c) 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) or b)</p> | <p>C4</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 publicly accessible parking supply at the group</p> |
| 1.5 Vehicular circulation and access | |
| <p>R5</p> <p>This rule applies to blocks that are traversed by the proposed road shown in figure 1.</p> <p>Where subdivision and/or development include building where the number of <i>storeys</i> is 3 or more, the proposed road is provided.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

| Rules | Criteria |
|---|---|
| <p>R6</p> <p>Development of all or a portion of area 'A' identified in figure 1 maintains Primmer Court vehicular access around the western side of the centre.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R7</p> <p>This rule applies to blocks adjoining the proposed road connection shown in figure 1. Direct vehicular access is not permitted.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

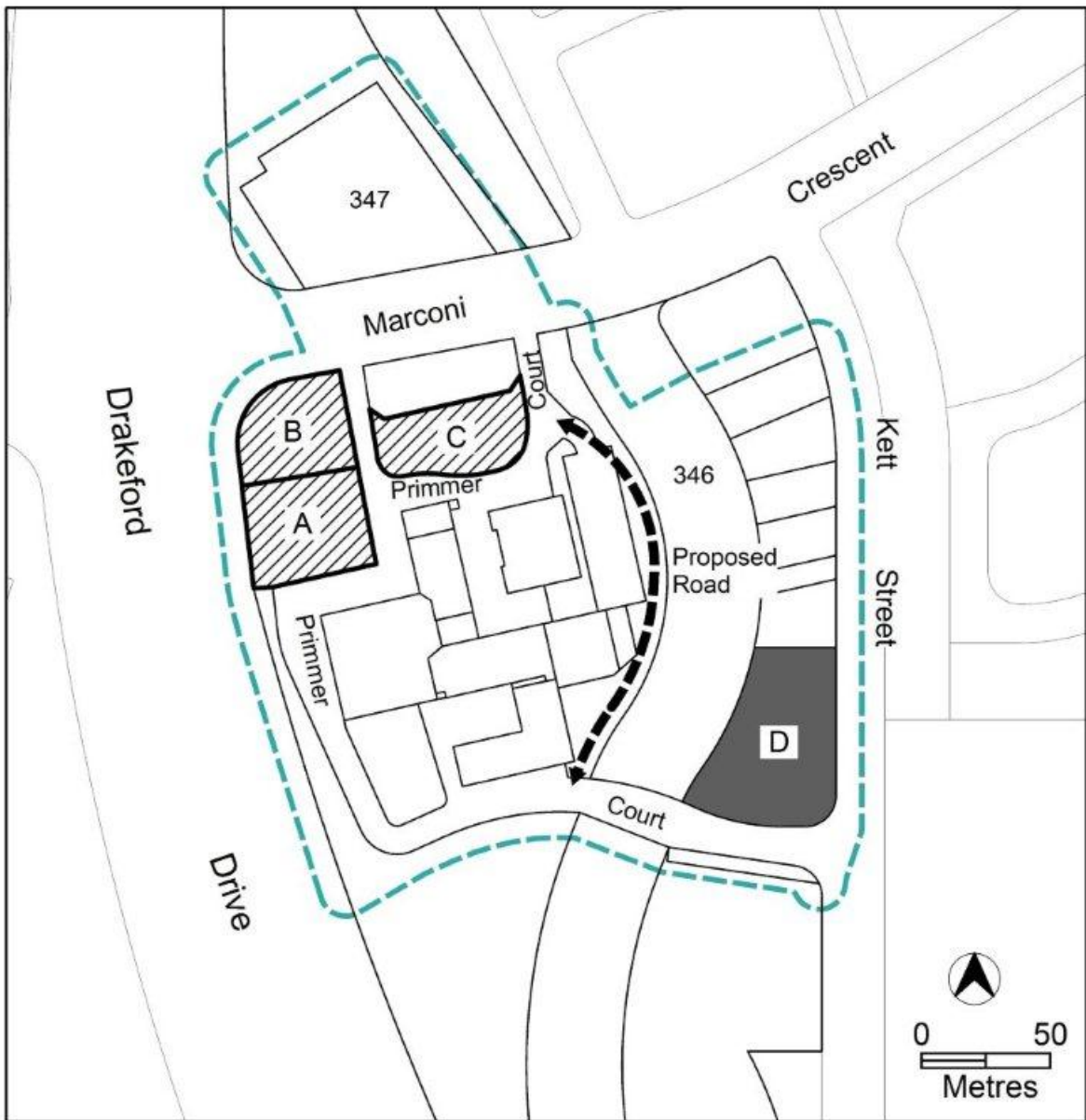


Figure 1 Kambah group centre

Element 2: Buildings

| Rules | Criteria |
|---|---|
| 2.1 Heights | |
| <p>R8</p> <p>The maximum <i>height of building</i> is as follows:</p> <p>a) in CZ1:</p> <ul style="list-style-type: none"> i) buildings north of the main pedestrian area—16m ii) buildings south of the main pedestrian area—12m iii) buildings west of the main pedestrian area—9m <p>b) in CZ2—12m</p> <p>c) in CZ3—8m</p> <p>Building height measurement excludes all of the following:</p> <ul style="list-style-type: none"> a) roofs with a pitch not more than 36° b) roof top plant c) lift overruns d) antennas e) photovoltaic panels f) air conditioning units g) chimneys, flues and vents <p>The minimum setback of these excluded items from the building facade of the floor immediately below is 3m.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 2.2 Building design | |
| <p>R9</p> <p>This rule applies to development in CZ1.</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p> | <p>C9</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p> |
| <p>There is no applicable rule.</p> | <p>C10</p> <p>Built form and character is consistent with the <i>desired character</i>.</p> |

| Rules | Criteria |
|--|--|
| There is no applicable rule. | <p>C11</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) entrances to common areas for residential use provide strong visual connection to the street or main pedestrian route and ensure a high level of surveillance b) ensures the retention of a reasonable level of solar access to the central courtyard and other public spaces between the hours of 9am to 3pm on 21 June c) west-facing facades incorporate sun shading into building designs d) consistency with the <i>desired character</i> |
| 2.3 Plot ratio | |
| There is no applicable rule. | <p>C12</p> <p><i>Plot ratio</i> achieves consistency with the <i>desired character</i>.</p> |
| 2.4 Setbacks | |
| There is no applicable rule. | <p>C13</p> <p>Building setbacks and alignment are consistent with the <i>desired character</i>.</p> |
| <p>R14</p> <p>This rule applies in CZ1.</p> <p>Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 10m high wall measured from the <i>datum ground level</i> at the boundary adjoining the public realm.</p> | <p>C14</p> <p>Buildings adjoining the northern boundary of the central courtyard minimise overshadowing of the central courtyard area.</p> |
| 2.5 Main pedestrian areas | |
| <p>R15</p> <p>This rule applies in CZ1 to the main pedestrian area shown in figure 2.</p> <p>Main pedestrian areas achieve all of the following:</p> <ul style="list-style-type: none"> a) publicly accessibility at all times b) minimum unobstructed width of 5m | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

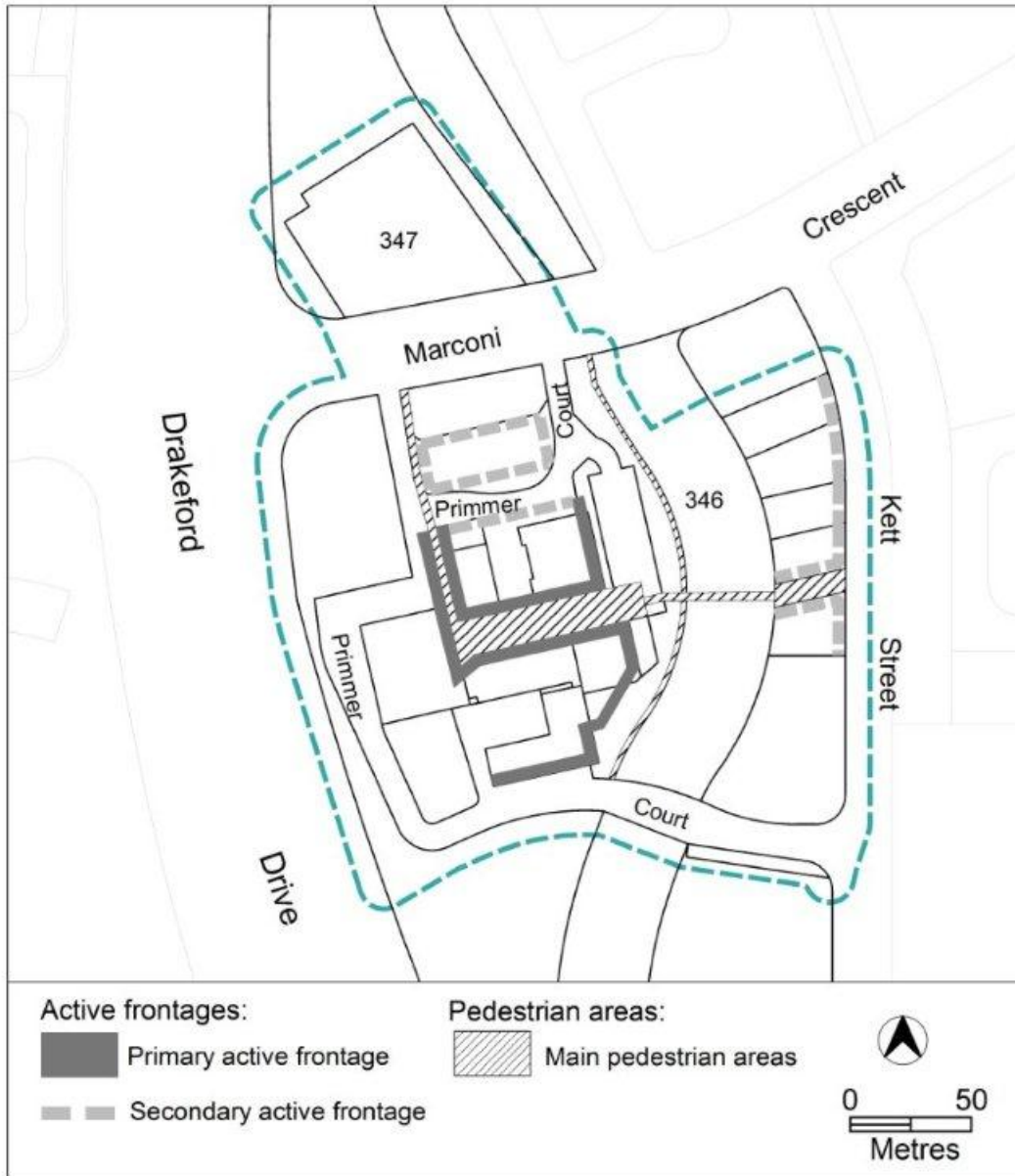


Figure 2 Main pedestrian areas and active frontages

| Rules | Criteria |
|--|---|
| 2.6 Active frontages | |
| <p>R16</p> <p>For buildings located along primary active frontage areas identified in figure 2, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) tenancies at ground floor level that occupy more than a total of 10m of the frontage articulate the facade to present as more than one tenancy d) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy e) development with a frontage to the central courtyard provide one or more public entrances to the courtyard | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R17</p> <p>For buildings located along secondary active frontage areas identified in figure 2, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade for access and egress for persons with disabilities | <p>C17</p> <p>Development at ground level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for shops b) where building access is provided, direct pedestrian access at street level c) provide opportunities for views into and out of the building |
| <p>There is no applicable rule.</p> | <p>C18</p> <p>Extensive lengths of blank facades, open structured car parks, loading docks, substations and other service infrastructure are not located along primary active frontage areas, and do not dominate secondary active frontage areas identified in figure 2.</p> |

| Rules | Criteria |
|--|---|
| 2.7 Awnings | |
| <p>R19</p> <p>This rule applies to buildings fronting primary active frontage areas shown in figure 2.</p> <p>Awnings comply with all of the following:</p> <ul style="list-style-type: none"> a) a minimum height of 2.7m above the finished pavement or ground level b) a minimum of 3m depth c) integrated into the building design at the first floor level d) contained wholly within block boundaries e) have posts at 3m intervals along the outside edge of the awning f) extend the full facade of the building | <p>C19</p> <p>Awnings provide continuous all weather pedestrian shelter in a form compatible with existing awnings, and are contained wholly within the block boundaries.</p> |

Element 3: Services

| Rules | Criteria |
|---|---|
| 3.1 Loading docks | |
| <p>R20</p> <p>Loading docks are not permitted on primary active frontage and do not dominate secondary active frontages identified in figure 2.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 3.2 Screening | |
| <p>There is no applicable rule.</p> | <p>C21</p> <p>Waste collection areas are screened from public view.</p> |