



**ACT**  
Government

# Part D

## District Policies

D8 – Tuggeranong  
District Policy

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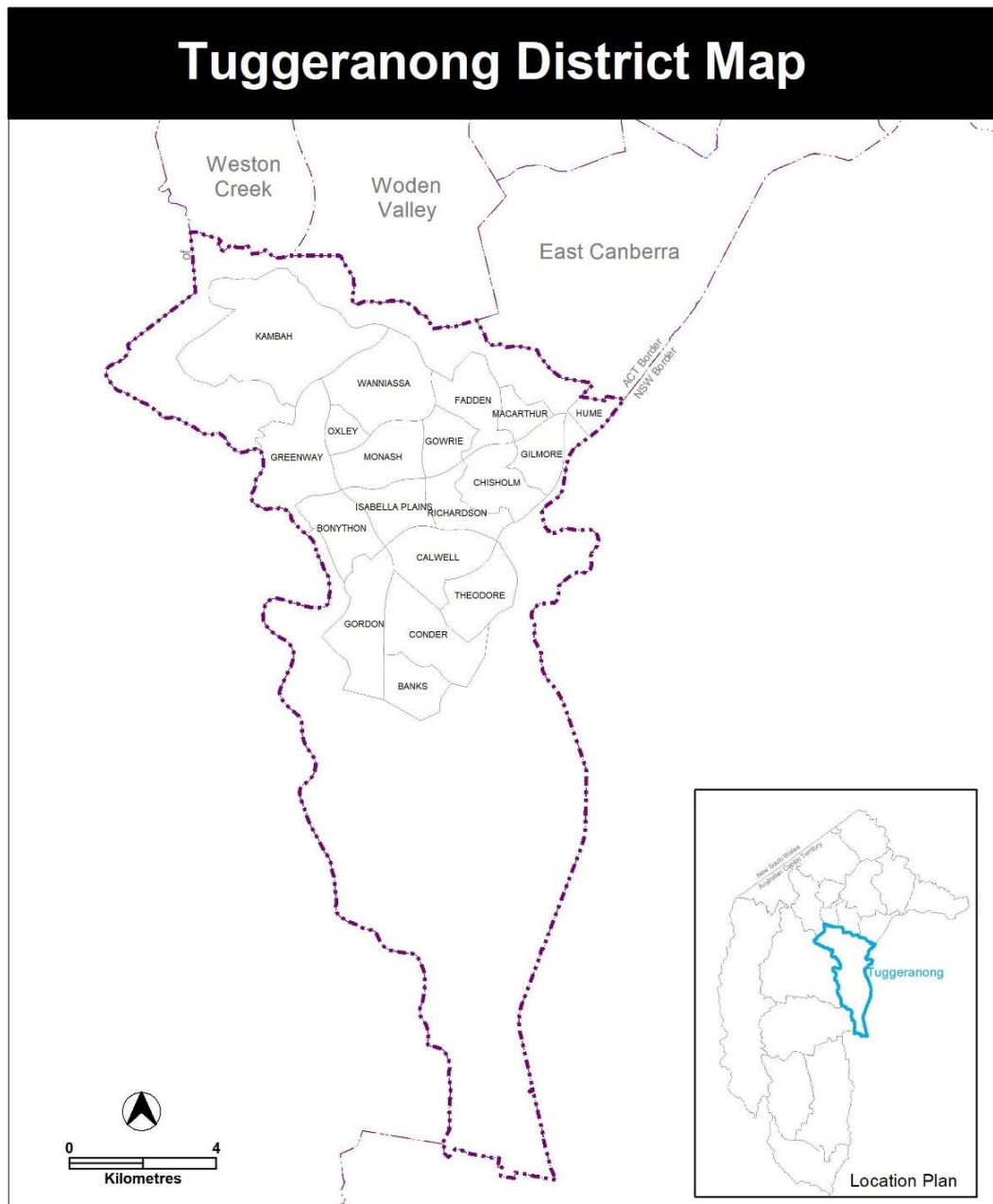
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# District Map

This policy applies to land within the area identified as the Tuggeranong District in the map below.

Maps detailing specific assessment outcomes and requirements are included at the end of this policy.



# Land Use Table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

| Locality | Zone | Additional assessable development                    | Additional prohibited development      | Relevant parcel or Figure  |
|----------|------|--|--|--|
| Bonython | CFZ  | Nil  | retirement village, supportive housing | Block 4 Section 2  |
| Calwell  | TSZ1 | emergency services facility                          | Nil                                    | Blocks 1-2 Section 91  |
| Calwell  | CFZ  | Nil  | retirement village, supportive housing | Block 21 Section 751<br>Block 11 Section 795   |
| Chisholm | CZ1  | industrial trades, municipal depot, storage facility | Nil                                    | AD1 <a href="#">Figure 17</a>  |
| Chisholm | CFZ  | Nil  | retirement village, supportive housing | Block 1 Section 550<br>Block 2 Section 567   |
| Conder   | CZ1  | industrial trades, municipal depot, storage facility | Nil                                    | AD1 <a href="#">Figure 18</a>  |
| Conder   | TSZ1 | emergency services facility                          | Nil                                    | AD2 <a href="#">Figure 18</a>  |
| Conder   | CFZ  | Nil  | retirement village, supportive housing | Block 13 Section 228<br>Block 13 Section 229<br>Block 10 Section 212<br>Block 2 Section 286<br>Block 6 Section 281 |
| Gilmore  | CZ6  | service station                                      | Nil                                    | Blocks 2-4 Section 79<br>Part Block 23 Section 65  |
| Gilmore  | CFZ  | Nil  | retirement village, supportive housing | Block 7 Section 58   |
| Gordon   | CFZ  | Nil  | retirement village, supportive housing | Block 15 Section 410   |
| Gowrie   | CFZ  | Nil  | retirement village, supportive housing | Block 1 Section 228<br>Block 3 Section 229<br>Blocks 4,7 Section 282<br>Block 4 Section 291                        |



| Locality        | Zone      | Additional assessable development   | Additional prohibited development  | Relevant parcel or Figure                     |
|-----------------|-----------|---|--|---|
| Greenway        | NUZ4      | group or organised camp, overnight camping area, tourist facility   | Nil  | AD1 <a href="#">Figure 19</a>                 |
| Greenway        | CZ1       | produce market  | Nil  | AD2 <a href="#">Figure 19</a>                 |
| Greenway        | CZ3       | corrections facility  | Nil  | AD3 <a href="#">Figure 19</a>                 |
| Isabella Plains | CFZ       | Nil   | retirement village, supportive housing   | Block 41 Section 856                          |
| Kambah          | CZ1       | industrial trades, municipal depot, storage facility  | Nil  | AD1 <a href="#">Figure 20</a>                 |
| Kambah          | CZ2       | service station, storage facility, scientific research establishment, warehouse, funeral parlour  | drink establishment, indoor entertainment facility, tourist facility, tourist resort | AD2, PD2 <a href="#">Figure 20</a>            |
| Kambah          | CFZ       | Nil   | retirement village, supportive housing   | PD1 <a href="#">Figure 20</a>                 |
| Kambah          | CZ2       | funeral parlour   | Nil  | AD3, <a href="#">Figure 20</a>                |
| Macarthur       | CFZ       | Nil   | retirement village, supportive housing   | Blocks 9-10 Section 398                       |
| Monash          | CFZ       | Nil   | retirement village, supportive housing   | Block 24 Section 161                          |
| Monash          | RZ2       | community activity centre, community theatre, cultural facility, early childhood education and care, educational establishment, health facility | Nil  | Blocks 2,4,5 Section 47                       |
| Richardson      | CFZ       | Nil   | retirement village, supportive housing   | Block 2 Section 452<br>Blocks 5,6 Section 477 |
| Richardson      | CFZ       | agriculture   | Nil  | Block 1 Section 450                           |
| Tharwa          | NUZ4      | group or organised camp overnight camping area tourist facility   | Nil  | AD1 <a href="#">Figure 21</a>                 |
| Theodore        | CFZ       | Nil   | retirement village, supportive housing   | Block 3 Section 668<br>Block 7 Section 659    |
| Wanniassa       | CZ1       | industrial trades, municipal depot, storage facility  | Nil  | AD1 <a href="#">Figure 22</a>                 |
| Wanniassa       | CZ2       | funeral parlour, light industry, service station, veterinary hospital   | Nil  | AD2 <a href="#">Figure 22</a>                 |
| Wanniassa       | PRZ2, CZ6 | business agency, financial establishment, office, public agency   | Nil  | AD3 <a href="#">Figure 22</a>                 |

| Locality  | Zone | Additional assessable development      | Additional prohibited development      | Relevant parcel or Figure     |
|-----------|------|--|--|-------------------------------|
| Wanniassa | CFZ  | business agency, office, public agency | Nil                                    | AD4 <a href="#">Figure 22</a> |
| Wanniassa | CFZ  | Nil                                    | retirement village, supportive housing | PD1 <a href="#">Figure 22</a> |
| Wanniassa | PRZ2 | early childhood education and care     | Nil                                    | Block 16 Section 126          |

# Policy Outcomes

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Development proposals in the Tuggeranong District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Tuggeranong District are derived from the Tuggeranong District Strategy, that sets the vision and directions for the district.

## The desired policy outcomes to be achieved for Tuggeranong District include:

1. Improve biodiversity and water quality outcomes across the district including Lake Tuggeranong, including promoting water sensitive urban design.
2. Enhance open space linkages between suburbs to improve connections across the district.
3. Enhance the employment role of the Tuggeranong town centre linked to nodes of economic activity along the Athllon Drive corridor (at Wanniasa and Drakeford Drive).
4. Better understand and enhance the economic role of existing group centres including Conder, Calwell and Chisholm to strengthen access to employment opportunities across the district.
5. Deliver new strategic transport connections including potential future light rail to the Tuggeranong town centre via Athllon Drive.
6. Investigate other key corridors towards Kambah and Chisholm to support growth and enhance job accessibility.
7. Consider the role and function of existing group and local centres which may include Kambah, Wanniasa, Fadden, Chisholm, Monash, Calwell, Gordon (north), Richardson and Conder. Depending on the results of this consideration and whether further action is required, investigate planning and non-planning initiatives to support the centres' viability and role as a meeting place.
8. Focus new residential development mixed with employment opportunities in Tuggeranong town centre and in potential future light rail and rapid corridors.

# Assessment Outcomes

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Consistent with the district policy outcomes, development proposals in the Tuggeranong District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

## Area specific assessment outcomes

The assessment outcomes for proposed development in specific locations are listed below. Localities that are not listed do not have any area specific assessment outcomes to consider.

| Locality      | Assessment outcome   |
|---------------|--|
| <b>Kambah</b> | <ol style="list-style-type: none"><li>1. The Kambah Group Centre achieves a range of building heights that encourage a variety of uses and allow for good solar access onto public spaces, particularly the central courtyard.</li><li>2. Development and active uses in the Kambah Group Centre focus on the central courtyard and open spaces, promoting community and outdoor activity.</li></ol> |

# Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Tuggeranong District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in the Tuggeranong District must meet the following requirements. Localities that are not listed do not have assessment requirements.

| Control                       | Assessment requirement   |
|-------------------------------|--|
| <b>Calwell – Group Centre</b> |  |
| <b>Land use</b>               | 1. Residential use is permitted on the ground floor in Area A in <a href="#">Figure 2</a> where not on a primary active frontage and complies with the Australian Standard AS4299 – Adaptable housing (class C).   |
| <b>Building height</b>        | 2. In accordance with <a href="#">Figure 3</a> : <ol style="list-style-type: none"> <li>Maximum height of buildings in area A is 4 storeys only where it is:               <ol style="list-style-type: none"> <li>Contained within block 41 section 787 Calwell.</li> <li>Measured from the north-western boundary of block 41.</li> <li>A maximum of 26m wide.</li> </ol> </li> <li>Maximum height of buildings in area B is 4 storeys only where it is:               <ol style="list-style-type: none"> <li>Contained within block 12 section 787 Calwell.</li> <li>Measured 10.5m from the western boundary of area A.</li> <li>A maximum of 22m wide and a maximum of 60m long.</li> </ol> </li> <li>Roof top plant that are screened and setback 3 metres from the building façade of the floor immediately below are not included in the number of storeys.</li> </ol>  |
| <b>Active frontage</b>        | <ol style="list-style-type: none"> <li>The ground floor level of buildings along active frontages are adaptable for commercial uses.</li> <li>For new buildings located along primary active frontage areas identified in <a href="#">Figure 1</a>, frontages and building design comply with all of the following:               <ol style="list-style-type: none"> <li>Buildings incorporate clear display windows and/or shop fronts at the ground floor level.</li> <li>Buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities.</li> <li>Any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy.</li> <li>Open structured car parks and/or loading docks are not located along the frontage.</li> </ol> </li> <li>For buildings located along secondary active frontage areas identified in <a href="#">Figure 1</a>, frontages and building design complies with all of the following:               <ol style="list-style-type: none"> <li>Commercial buildings incorporate clear display windows and shop fronts at the ground floor level.</li> <li>Buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities.</li> <li>Building facades are not dominated by extensive lengths of blank facades, open structured carparks, loading docks, substations or other service infrastructure.</li> <li>Residential development of 2 storeys or more incorporates balconies and windows to habitable rooms addressing the public realm.</li> </ol> </li> </ol> |
| <b>Awnings</b>                | 6. Buildings fronting primary active frontage areas shown in <a href="#">Figure 1</a> have awnings that provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings.   |

| Control                    | Assessment requirement  |
|----------------------------|---|
| <b>Public space</b>        | 7. In accordance with <a href="#">Figure 2</a> , public spaces are provided of a scale and dimension that provides usable open spaces, are publicly accessible and are paved and landscaped.  |
| <b>Pedestrian movement</b> | 8. In accordance with <a href="#">Figure 2</a> : <ul style="list-style-type: none"> <li>a) Pedestrian connections provide reasonable public access, provide views into and out of adjoining commercial premises and provide clearly identifiable entrances.</li> <li>b) Development in the hatched area incorporates a pedestrian path along the entire length of the southern boundary that extends the existing public pedestrian path onto block 41 that complies with all of the following: <ul style="list-style-type: none"> <li>i) Has a total minimum width of 6m when combined with the existing public pathway.</li> <li>ii) Is finished at the level of the pedestrian path and with matching materials.</li> <li>iii) Remains unobstructed and publicly accessible at all times.</li> </ul> </li> </ul> |
| <b>Car parking</b>         | 9. Development of public car parking areas provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for public use at all times for the group centre as endorsed by the Territory.  |

Figure 1 Calwell – Ground Floor Uses and Active Frontages

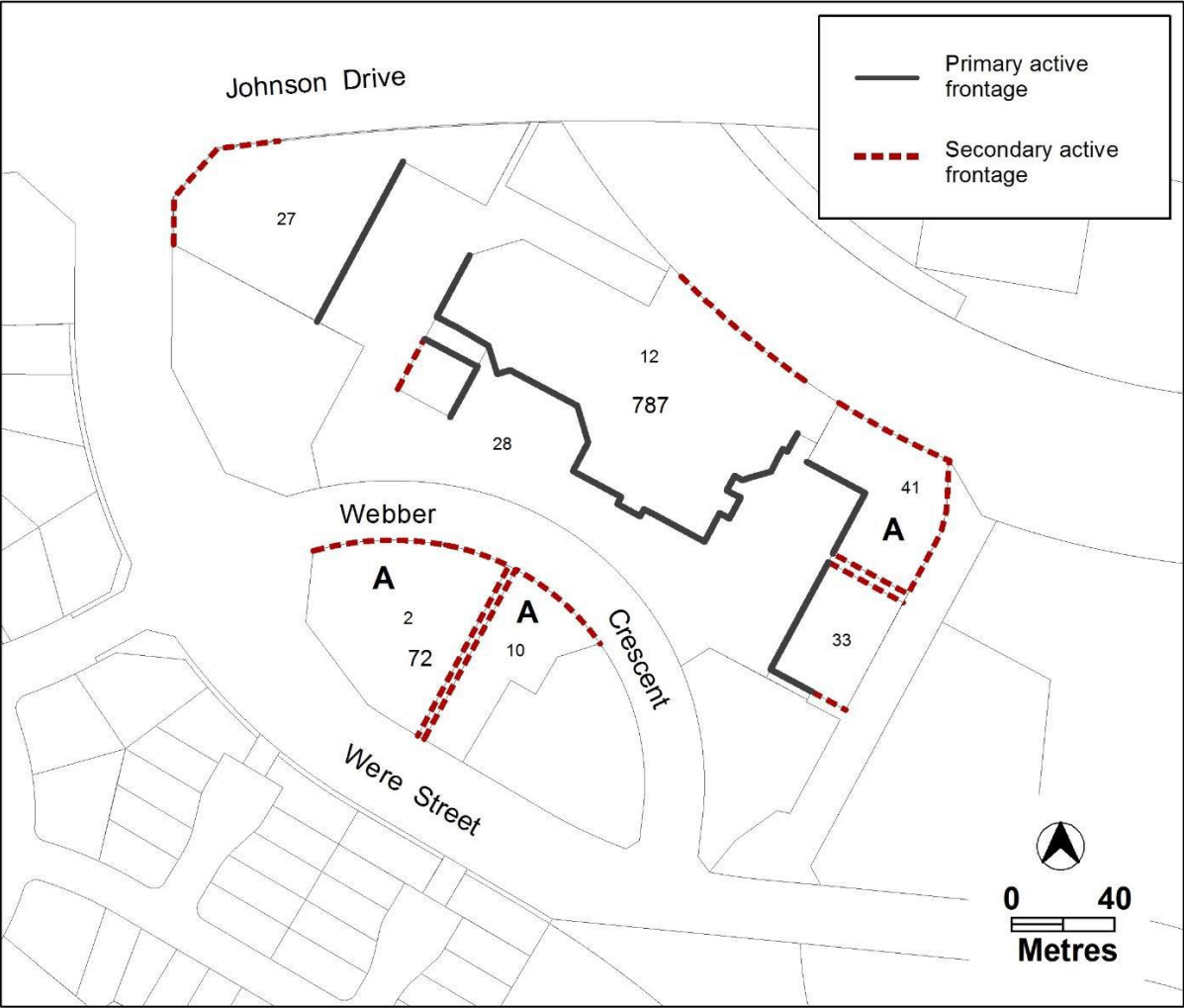
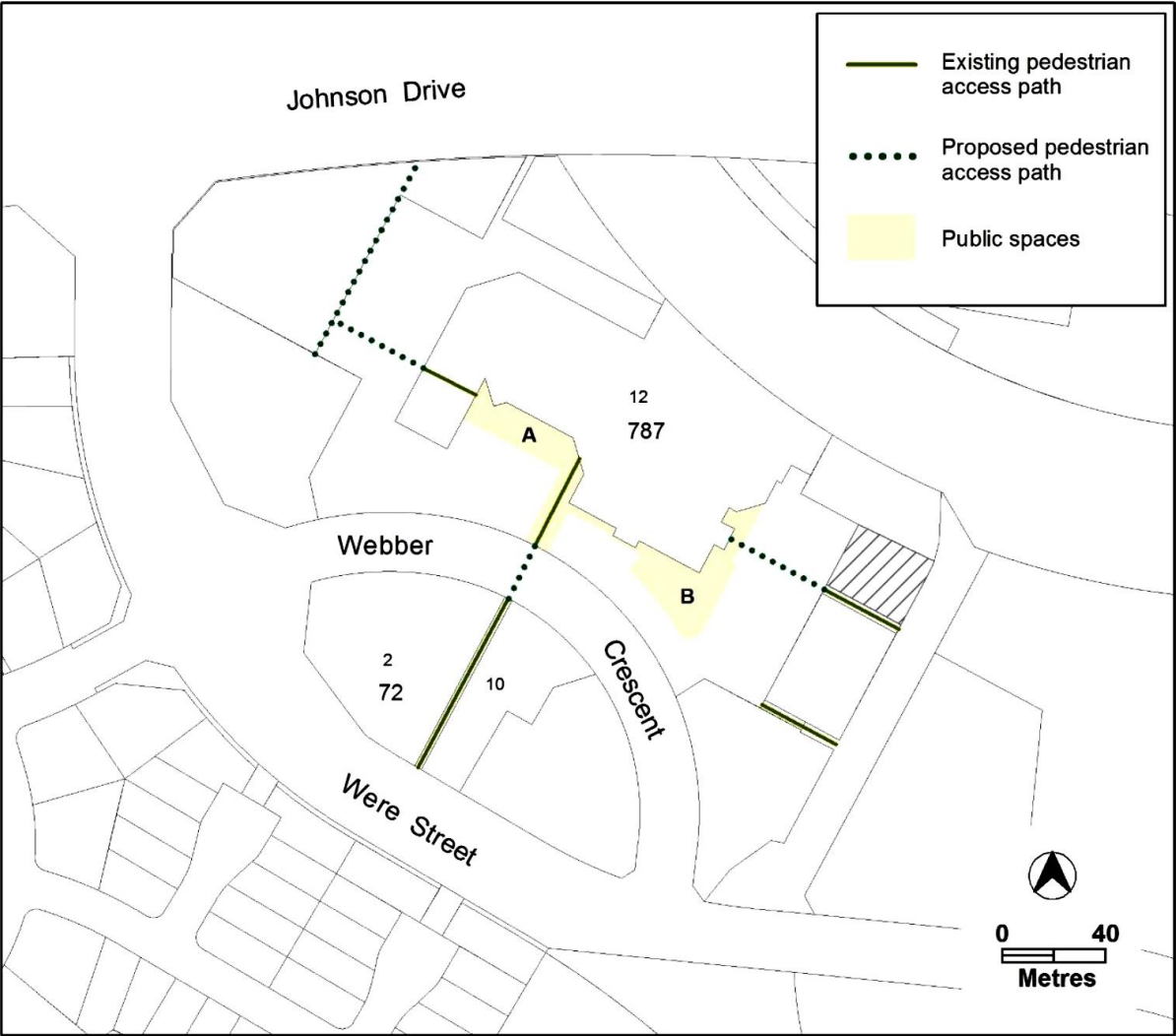
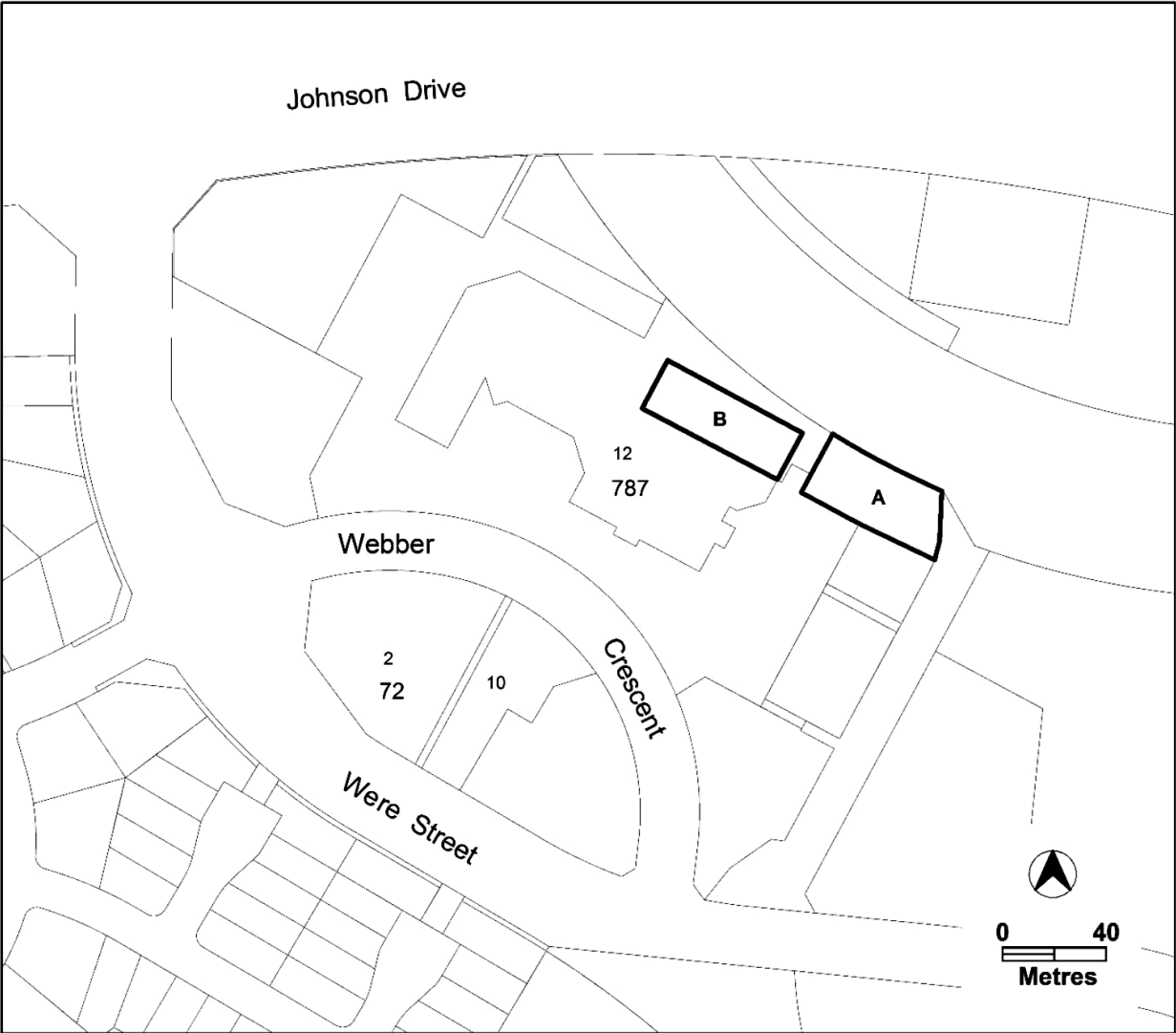


Figure 2 Calwell – Public Spaces and Pedestrian Paths





**Figure 3 Calwell – Building Heights**



| Control                                   | Assessment requirement   |
|---|--|
| <b>Chisholm</b>                           |  |
| <b>Accessibility</b>                      | 10. For development on block 7 section 598, residential use on the ground floor complies with the Australian Standard AS4299 – Adaptable housing (class C) and is adaptable for commercial use on the front boundary to Benham Street  |
| <b>Public space and pedestrian access</b> | 11. Buildings fronting main pedestrian areas and routes in the CZ1 and CZ2 zones incorporate uses on the ground floor that generate activity in the public space.<br>12. 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.  |
| <b>Car park</b>                           | 13. In the commercial centre, development of public car parking areas provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for public use at all times for the group centre as endorsed by the Territory.  |
| <b>Greenway –Tuggeranong Town Centre</b>  |  |
| <b>Land use</b>                           | 14. The ground floor level of buildings is adaptable for commercial uses.<br>15. Development in the CZ6 zone is compatible with the Tuggeranong Town Centre, Murrumbidgee River and Lake Tuggeranong environments and achieve minimal servicing and structural demands.<br>16. Shops in the CZ2 zone are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.  |
| <b>Building height</b>                    | 17. The maximum height of buildings in the areas shown on <a href="#">Figure 4</a> are as follows: <ul style="list-style-type: none"> <li>a) Area ‘a’ – 9.5 metres.</li> <li>b) Area ‘b’ – 17 metres.</li> <li>c) Area ‘c’ – 20.5 metres.</li> <li>d) Area ‘d’ – 24 metres.</li> <li>e) Area ‘e’ – 24 metres.</li> </ul> <p>Note: (area ‘e’ is measured as the area up to a maximum of 30 metres from the front boundary with Anketell Street or Reed Street South)</p> <ul style="list-style-type: none"> <li>f) Area ‘f’ – 31 metres. Area ‘f’ is measured as follows:               <ul style="list-style-type: none"> <li>i) The area a maximum of 30 metres from the front boundary for blocks adjoining the western side of Anketell Street.</li> <li>ii) The area a maximum of 30 metres from the front boundary of blocks adjoining Soward Way west of Anketell Street.</li> <li>iii) The area a maximum of 30 metres from the front boundary of blocks adjoining the eastern side of Athllon Drive.</li> <li>iv) The area a maximum of 40 metres from the front boundary of blocks adjoining the western side of Athllon Drive.</li> </ul> </li> <li>g) Area ‘g’ – 38 metres with a maximum of 12 storeys.<br/>               Building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.</li> </ul> 18. The following applies to areas in <a href="#">Figure 6</a> : <ul style="list-style-type: none"> <li>a) Maximum height of buildings are as follows:</li> <li>b) In area ‘a’ - 9.5 metres.               <ul style="list-style-type: none"> <li>i) In areas ‘b1, b2, b3’ - 13 metres.</li> </ul> </li> <li>c) The eastern edge of areas ‘b1, b2 and b3’ in Figure 12 are located between 4m and 10m of the boundary with Drakeford Drive.</li> </ul> |

| Control                   | Assessment requirement  |
|---------------------------|---|
|                           | <p>d) Area 'b1' is measured from the northern most edge of the RZ4 medium density zone for a length of 165m and a maximum depth of 20m.</p> <p>e) Areas 'b1' and 'b2' are separated by a minimum distance of 140m.</p> <p>f) Area 'b2' is measured as 90m and a maximum depth of 20m.</p> <p>g) Areas 'b2' and 'b3' are separated by a minimum distance of 30m.</p> <p>h) Area 'b3' is measured as 100m long and a maximum depth of 20m.</p> <p>Building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.</p> |
| <b>Setbacks</b>           | 19. Building setbacks in the town centre protect and enhance views of hills, distant mountains, key open spaces and the Tuggeranong Town Park.  |
| <b>Active frontage</b>    | <p>20. Buildings fronting main pedestrian areas and routes as shown in <a href="#">Figure 5</a> achieve all of the following:</p> <p>a) Incorporate uses on the ground floor that generate activity in the public space.</p> <p>b) Have direct pedestrian access from main pedestrian areas.</p> <p>c) Avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</p> <p>21. Buildings with frontages to Lake Tuggeranong as shown in <a href="#">Figure 5</a> achieve all of the following:</p> <p>a) An attractive frontage to the waterfront.</p> <p>b) Pedestrian activity along the waterfront.</p> <p>22. Buildings in the area shown in <a href="#">Figure 5</a> maintain a continuous building line along main streets and pedestrian areas and routes.</p>       |
| <b>Building design</b>    | 23. Gateway buildings in locations shown on <a href="#">Figure 5</a> address the intersection of Anketell Street and Soward Way.  |
| <b>Building materials</b> | 24. The colours, materials and finishes of buildings in the area shown in <a href="#">Figure 5</a> achieve compatibility with adjacent development.   |
| <b>Car parking</b>        | <p>25. Development of public car parking areas provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for public use at all times for the town centre as endorsed by the Territory.</p> <p>Note: to satisfy the requirement for the substantial contribution to, and provision of publicly accessible car parking, a site-specific parking assessment must be undertaken and provided to identify the appropriate rate of replacement car parking provision for public use.</p>   |

**Figure 4 Greenway – Building Heights**

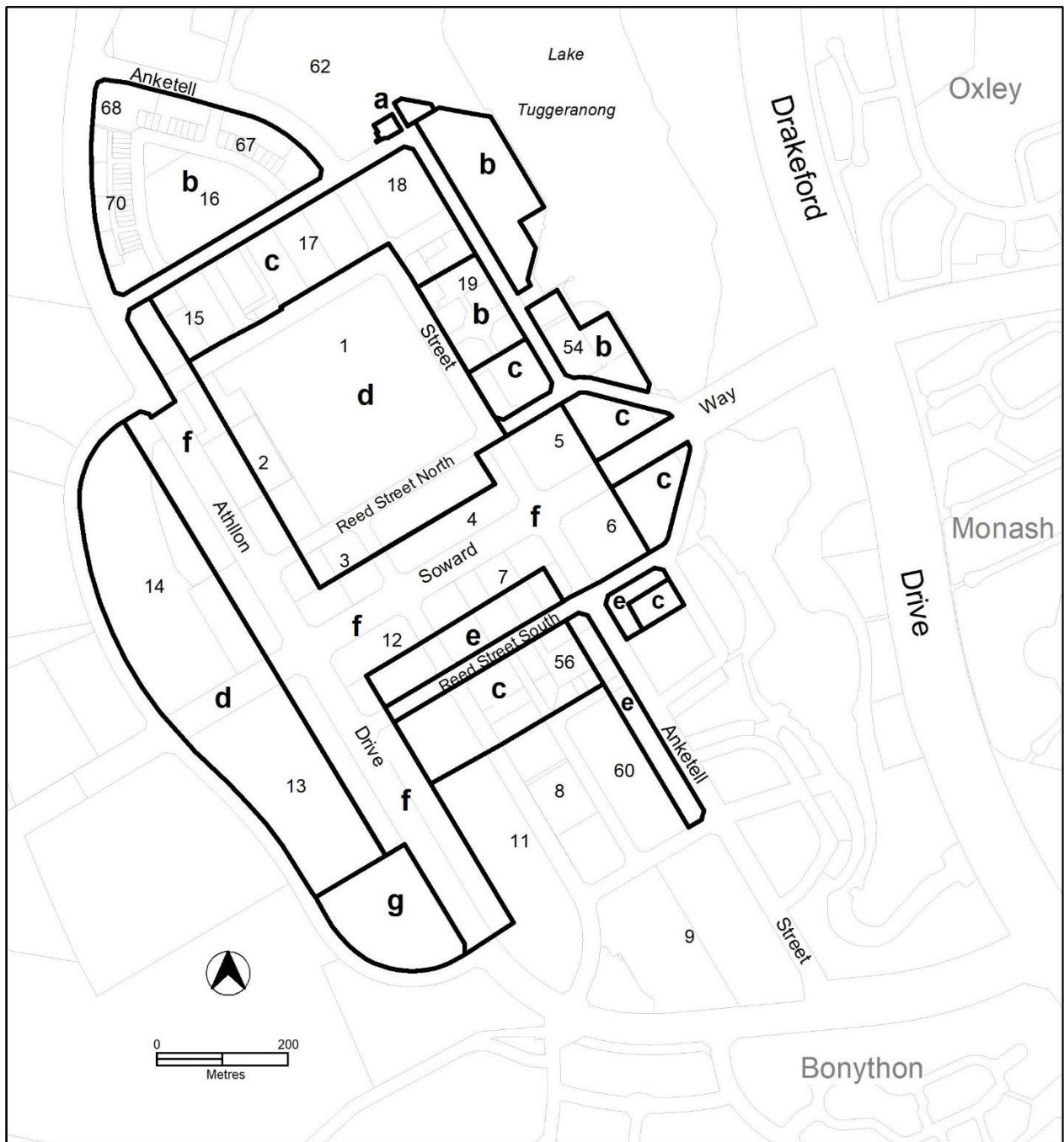


Figure 5 Greenway Frontages, Carparking, Gateway Buildings

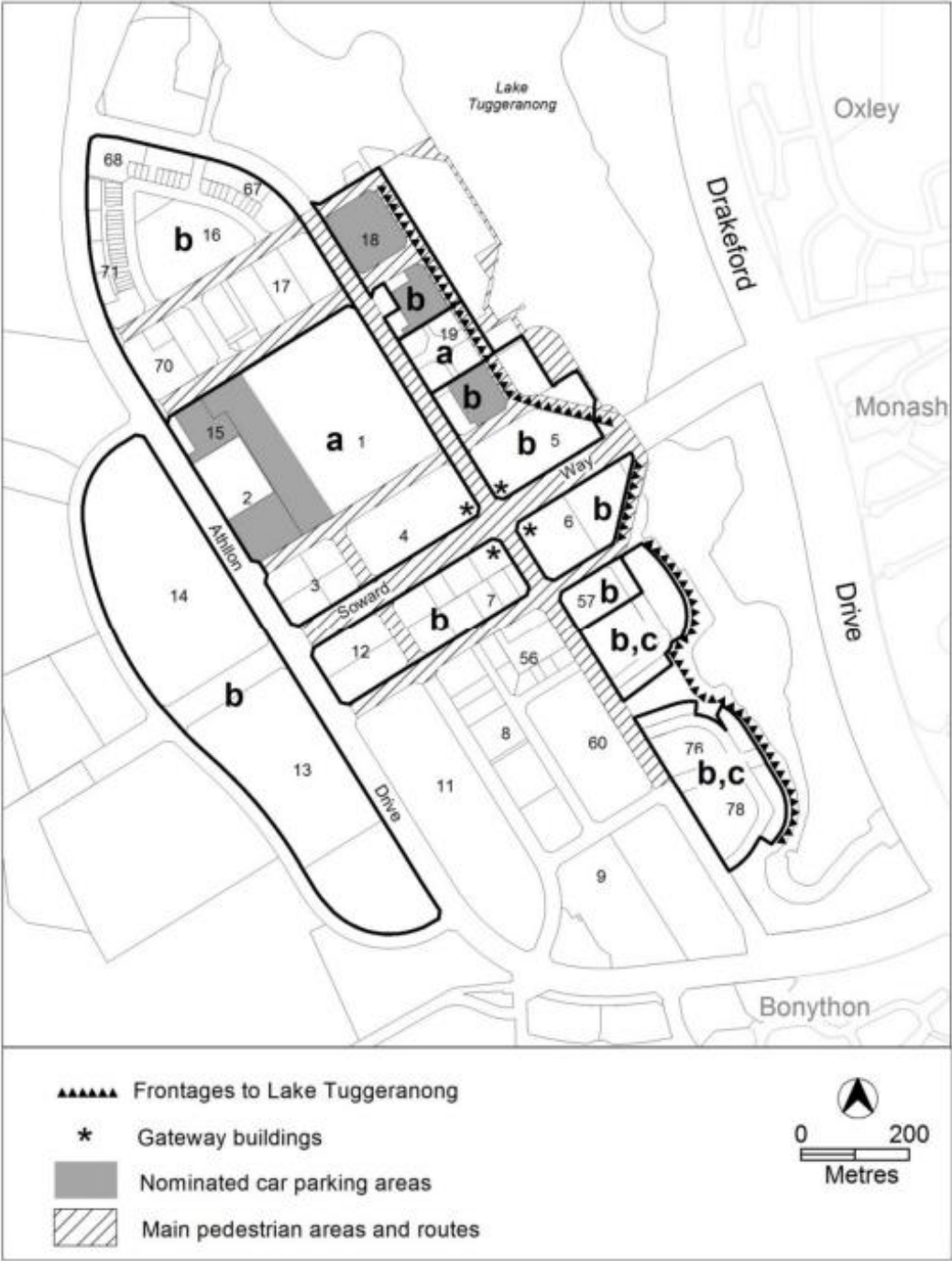
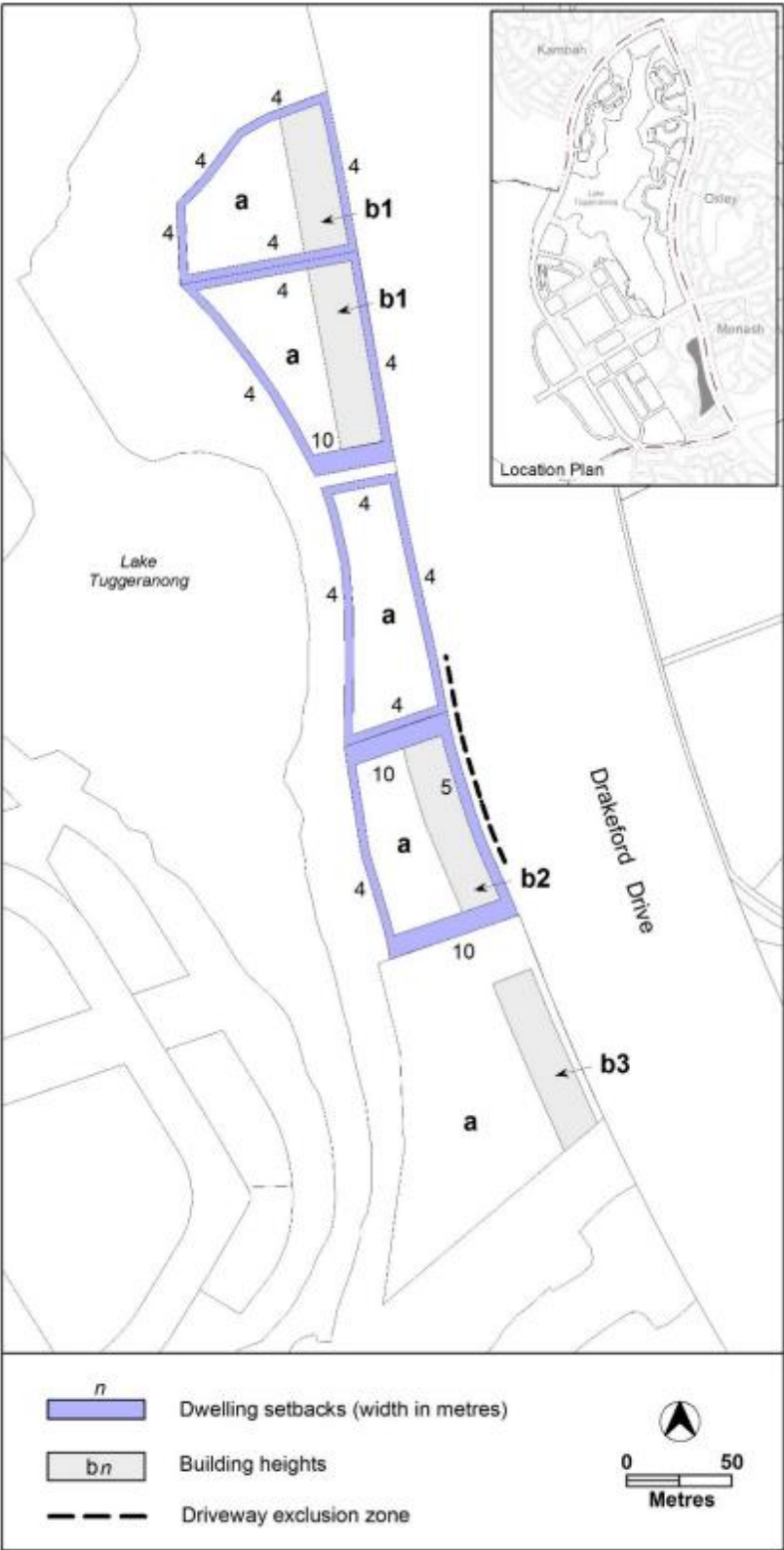


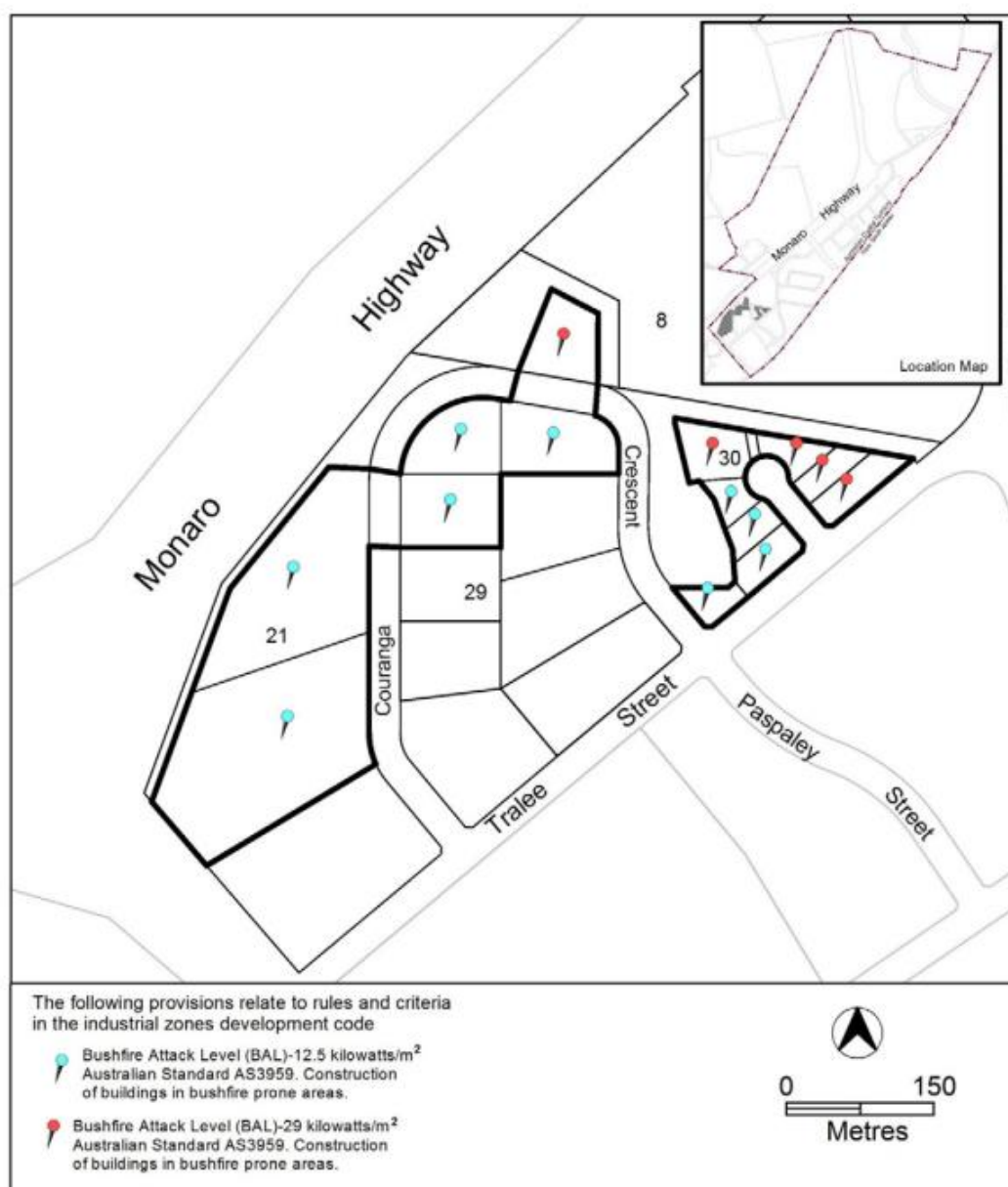
Figure 6 Greenway – Lakeside Residential – Building Heights





| Control               | Assessment requirement  |
|-----------------------|---|
| Hume                  |   |
| Bushfire Attack Level | 26. Development meets the required Bushfire Attack Level (BAL) ratings as shown on <a href="#">Figure 7</a> . |

**Figure 7 Hume – Hume West Industrial Estate**

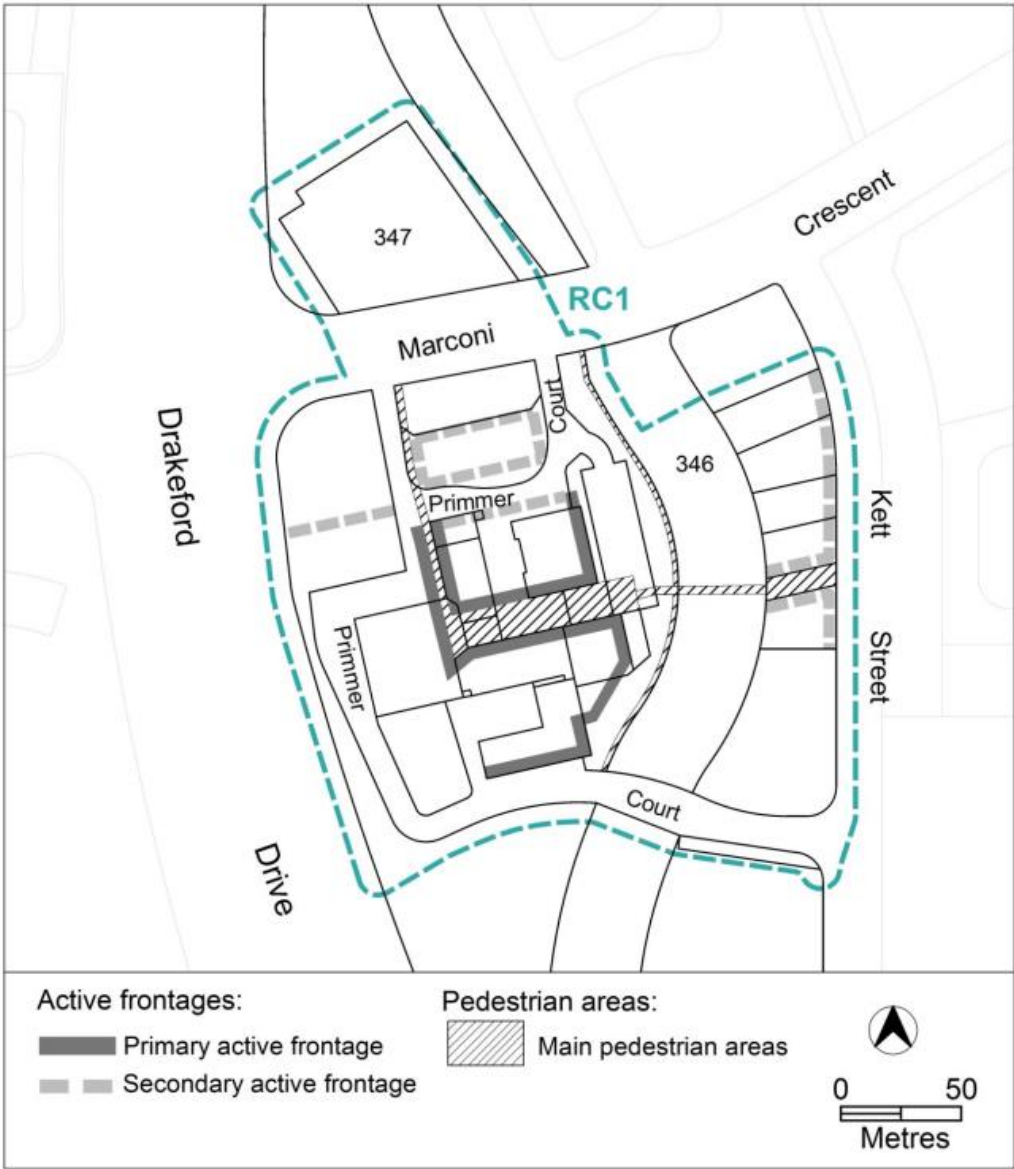


| Kambah – Group Centre      |   |
|----------------------------|---|
| <b>Land use</b>            | <p>27. On the ground floor level in CZ1 zone:</p> <ul style="list-style-type: none"> <li>a) Residential use or commercial accommodation uses are not permitted except on block 27 section 346 Kambah.</li> <li>b) Buildings incorporate uses that generate activity in the public space</li> <li>c) Buildings are adaptable for commercial uses.</li> </ul>   |
| <b>Gross floor area</b>    | 28. The maximum gross floor area for shops on any lease in the CZ2 zone is 100m <sup>2</sup> .  |
| <b>Pedestrian movement</b> | <p>29. Main pedestrian areas as shown in <a href="#">Figure 8</a> achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) Publicly accessible at all times.</li> <li>b) Minimum unobstructed width of 5m.</li> </ul>  |
| <b>Active frontage</b>     | <p>30. For buildings located along primary active frontage areas identified in <a href="#">Figure 8</a>, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Buildings incorporate clear display windows and shop fronts at the ground level.</li> <li>b) Buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities.</li> <li>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.</li> <li>d) Any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy.</li> <li>e) Development with a frontage to the central courtyard provide one or more public entrances to the courtyard.</li> </ul> <p>31. Development at ground level along secondary active frontages as shown in <a href="#">Figure 8</a> achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) Is adaptable for shops.</li> <li>b) Where building access is provided, direct pedestrian access at street level.</li> <li>c) Provides opportunities for views into and out of the building.</li> </ul> <p>32. 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 10.</p> |
| <b>Awnings</b>             | 33. For buildings fronting primary active frontage areas shown in <a href="#">Figure 8</a> , awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings, and are contained wholly within the block boundaries.   |
| <b>Building height</b>     | <p>34. The maximum height of building is shown on <a href="#">Figure 9</a> as follows:</p> <ul style="list-style-type: none"> <li>a) In area 'A' – 16m.</li> <li>b) In area 'B' – 12m.</li> <li>c) In area 'C' – 9m.</li> <li>d) Building height measurement excludes roofs with a pitch not more than 36°.</li> </ul> <p>Building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.</p>   |
| <b>Solar access</b>        | 35. Buildings in the CZ1 zone adjoining the northern boundary of the central courtyard minimise overshadowing of the central courtyard area.  |
| <b>Waste</b>               | 36. Waste collection areas are screened from public view.   |

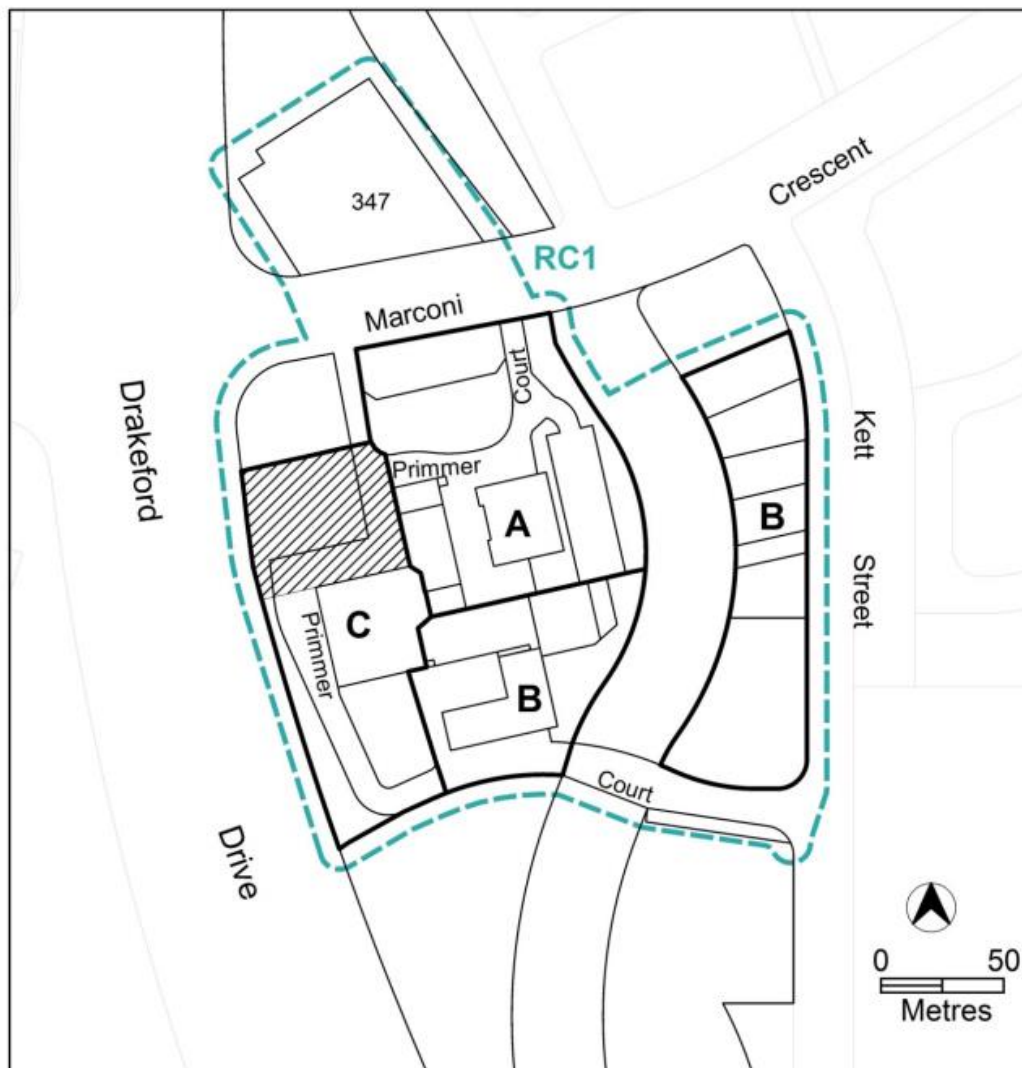


|                       |   |
|-----------------------|---|
| <b>Vehicle access</b> | <p>37. Consistent with <a href="#">Figure 10</a>, the design of the proposed new road:</p> <ul style="list-style-type: none"> <li>a) Provides on-street parking.</li> <li>b) Does not provide direct vehicular access to adjoining blocks.</li> </ul> <p>38. Development of all or a portion of the hatched area identified in <a href="#">Figure 9</a> maintains Primmer Court vehicular access around the western side of the centre.</p> |
| <b>Car parking</b>    | <p>39. Development of public car parking areas identified as shaded areas in <a href="#">Figure 10</a> provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for public use at all times for the group centre as endorsed by the Territory.</p>  |

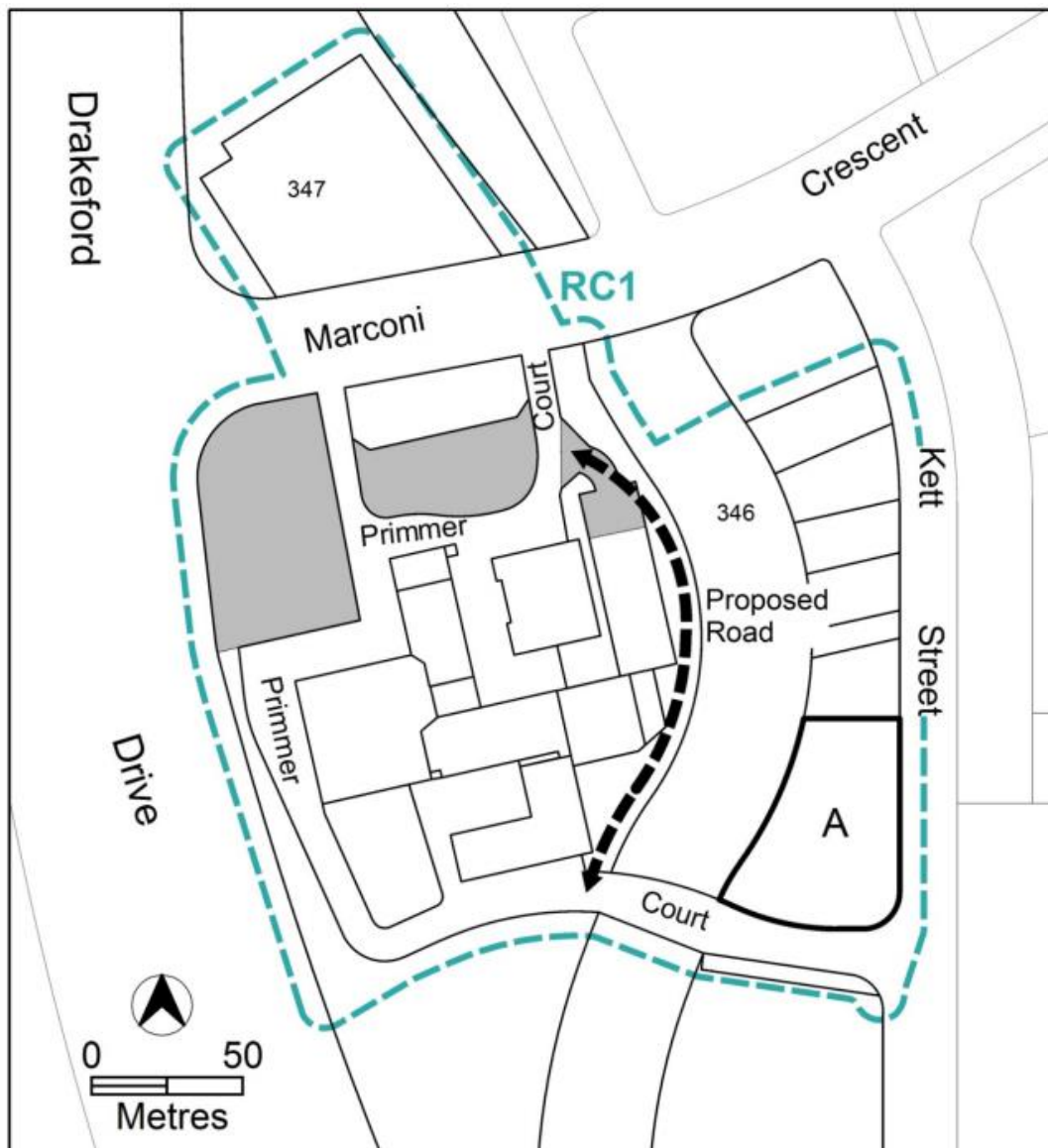
Figure 8 Kambah – Main Pedestrian Areas and Active Frontages



**Figure 9 Kambah – Heights and Vehicular Circulation**



**Figure 10 Kambah – Parking and Permitted Uses**



| Control                         | Assessment requirement  |
|---------------------------------|---|
| <b>Drakeford Drive Corridor</b> |   |
| <b>Land use and character</b>   | <p>40. Development within Drakeford Drive CZ2-zoned corridor area demonstrates all of the following:</p> <ul style="list-style-type: none"> <li>a) Scale of retail activities are ancillary to other permitted uses and services the local workforce only.</li> <li>b) Buildings have a consistent building line and provide a landscaped setting to Drakeford Drive.</li> </ul>  |
| <b>Tharwa</b>                   |   |
| <b>Number of dwellings</b>      | 41. Development in Area 1 in accordance with <a href="#">Figure 11</a> , the maximum number of detached dwellings on each block is 1.   |
| <b>Subdivision</b>              | <p>42. Development in Area 1 in accordance with <a href="#">Figure 11</a>, subdivision or consolidation of blocks is not permitted.</p> <p>43. Development in Area 1 in accordance with <a href="#">Figure 11</a>, buildings respect the predominant setbacks and orientation of Tharwa's traditional buildings, with the front façade facing the front boundary and oriented to the street.</p>  |
| <b>Building height</b>          | <p>44. Buildings are a maximum of one storey and a maximum floor to roof apex height of 6m.</p> <p>45. Minimum floor to ceiling height for residential buildings is 2.7m at the front of the building.</p>  |
| <b>Roof</b>                     | <p>46. Roofs are:</p> <ul style="list-style-type: none"> <li>a) Steep pitched gable and/or hip roof design (between 30° and 45°).</li> <li>b) A prominent feature of dwellings and recognisable as a separate element to the verandahs.</li> <li>c) Constructed using corrugated metal, or similar, in a neutral and non-reflective colour or traditional galvanised finish.</li> </ul>   |
| <b>Plot ratio</b>               | 47. Maximum plot ratio for residential buildings is 25%.  |
| <b>Garages and sheds</b>        | <p>48. Attached garages are located behind the front façade of the primary building and screened from the street.</p> <p>49. Basement garages are accessed from the rear of the primary building and screened from the street.</p> <p>50. Detached sheds are in the rear zone, single storey, and secondary in scale to the primary building.</p> <p>51. Materials and finishes used in the construction of garages, carports and sheds are consistent with those used in the primary building.</p> |
| <b>Courtyard walls</b>          | 52. Courtyard walls are used as a landscape feature and are in the rear zone or integrated with the primary building.   |
| <b>Visual character</b>         | 53. Development in Area 2, in accordance with <a href="#">Figure 11</a> , incorporates measures to improve the visual character of the locality.  |
| <b>Verandah</b>                 | 54. All residential buildings incorporate a verandah for at least 50% of the width of the front façade. The minimum depth of the verandah is 2m.  |
| <b>Driveway material</b>        | 55. Driveways are predominantly constructed of permeable surfaces such as gravel, concrete wheel strips or permeable paving to minimise sealed hardstand areas and minimise stormwater run-off. Concrete driveways are only used in areas where site topography and overland stormwater run-off present a high likelihood of erosion.   |

|                              |  |
|------------------------------|--|
| <b>Stormwater</b>            | <p>56. Development in Area 2, in accordance with <a href="#">Figure 11</a> complies with the following:</p> <p>a) Is of low intensity on large blocks permitting point source retention of storm water runoff and opportunities for large scale landscaping. Stormwater runoff should be containable on site.</p>  |
| <b>Rainwater tanks</b>       | <p>57. The minimum size of rainwater tanks required to provide adequate water supply to dwellings is:</p> <p>a) For dwellings less than or equal to 150m<sup>2</sup> in size – 45,000 litres.</p> <p>b) For dwellings greater than 150m<sup>2</sup> in size – 90,000 litres.</p> <p>Note: These are required minimum sizes only. Consideration should be given to ensure appropriate tank size to provide optimal capacity and meet bushfire safety requirements.</p> <p>58. Tanks are constructed using corrugated metal, or similar, in a neutral and non-reflective colour or traditional galvanised finish.</p> <p>59. Tanks are placed behind the primary building, or underground, or screened using landscape planting.</p> |
| <b>Bushfire attack level</b> | <p>60. Development meets the required Bushfire Attack Level (BAL) ratings as shown on <a href="#">Figure 12</a>.</p>   |

Figure 11 Tharwa

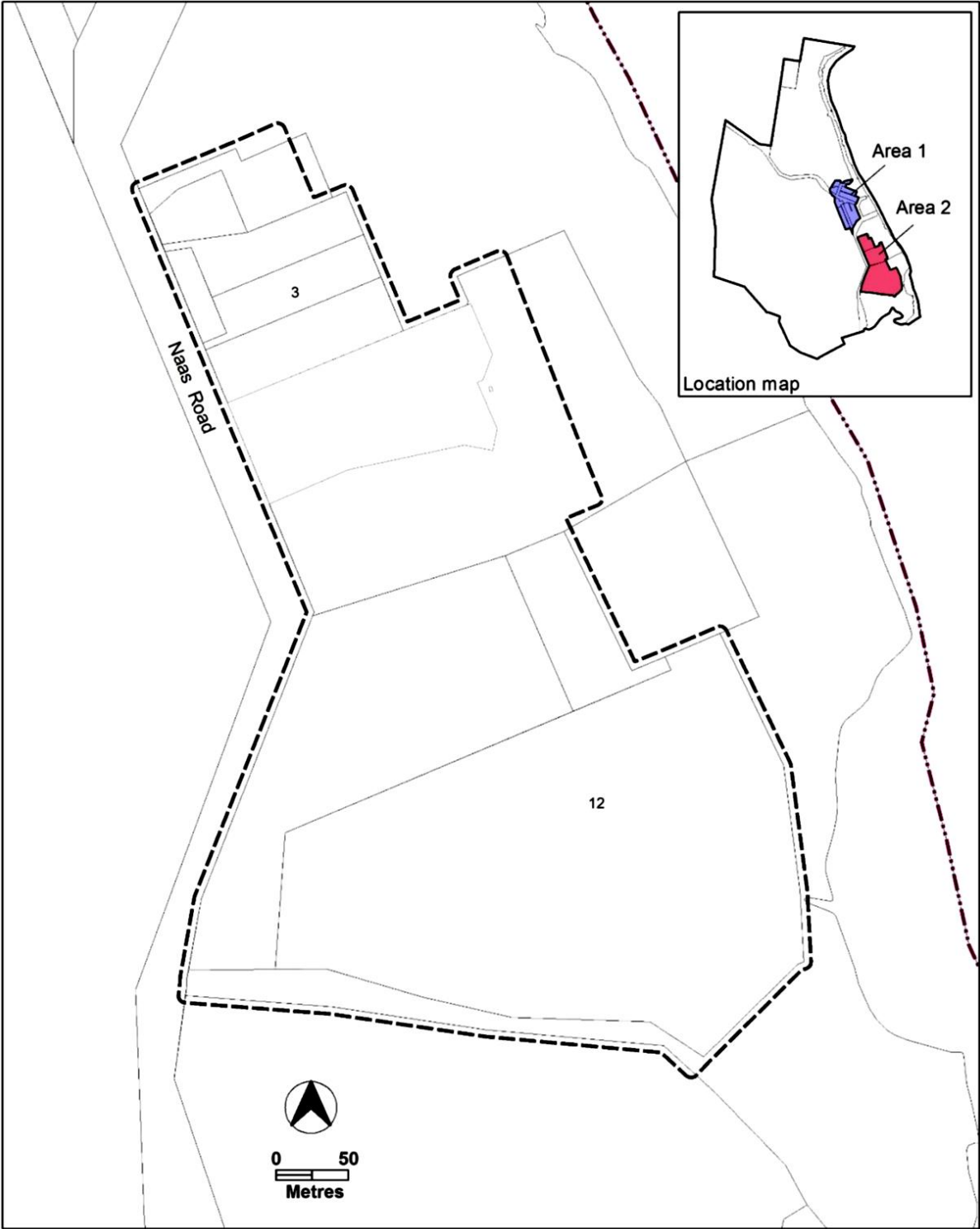
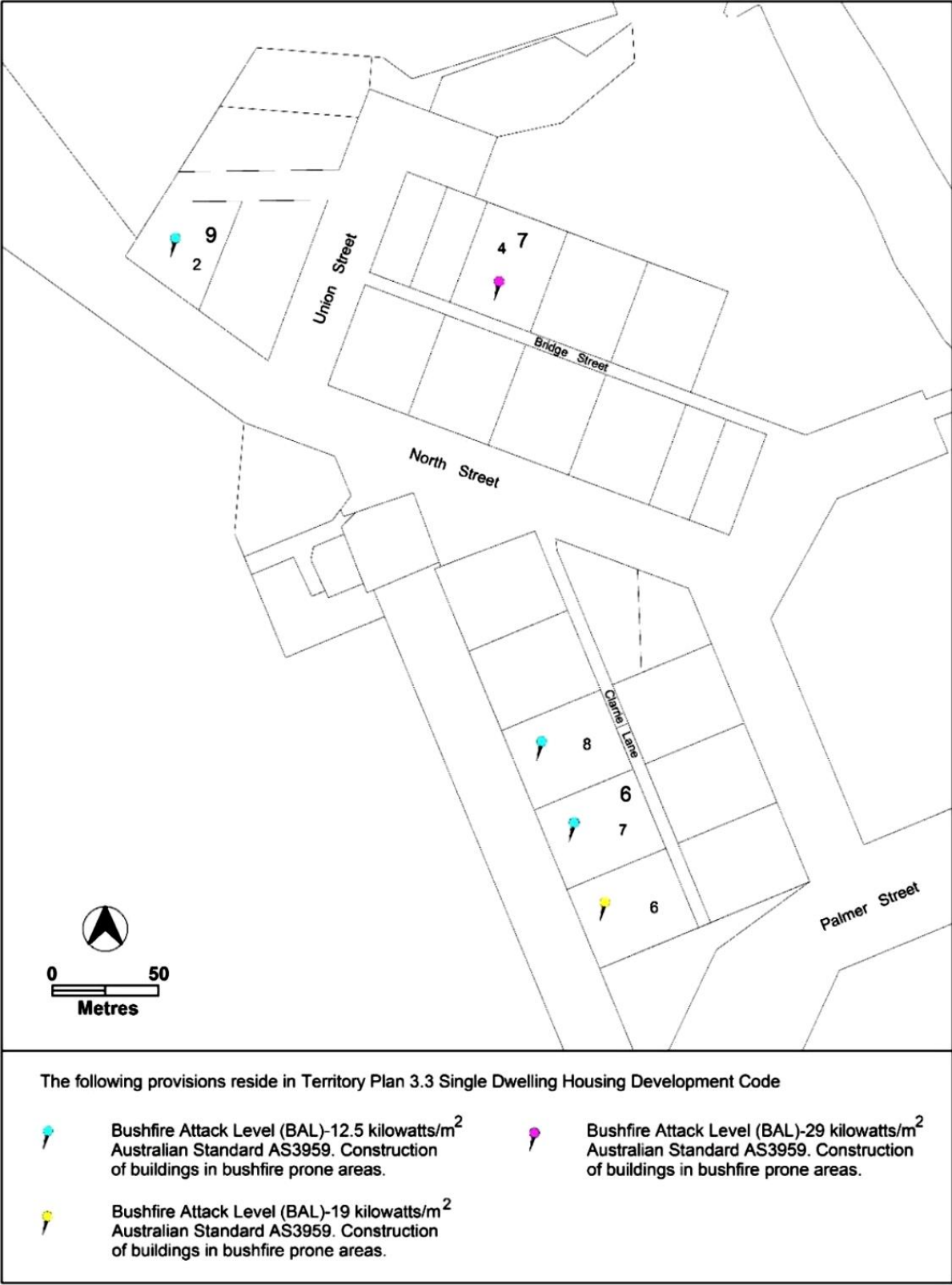


Figure 12 Tharwa – Residential Bushfire Protection

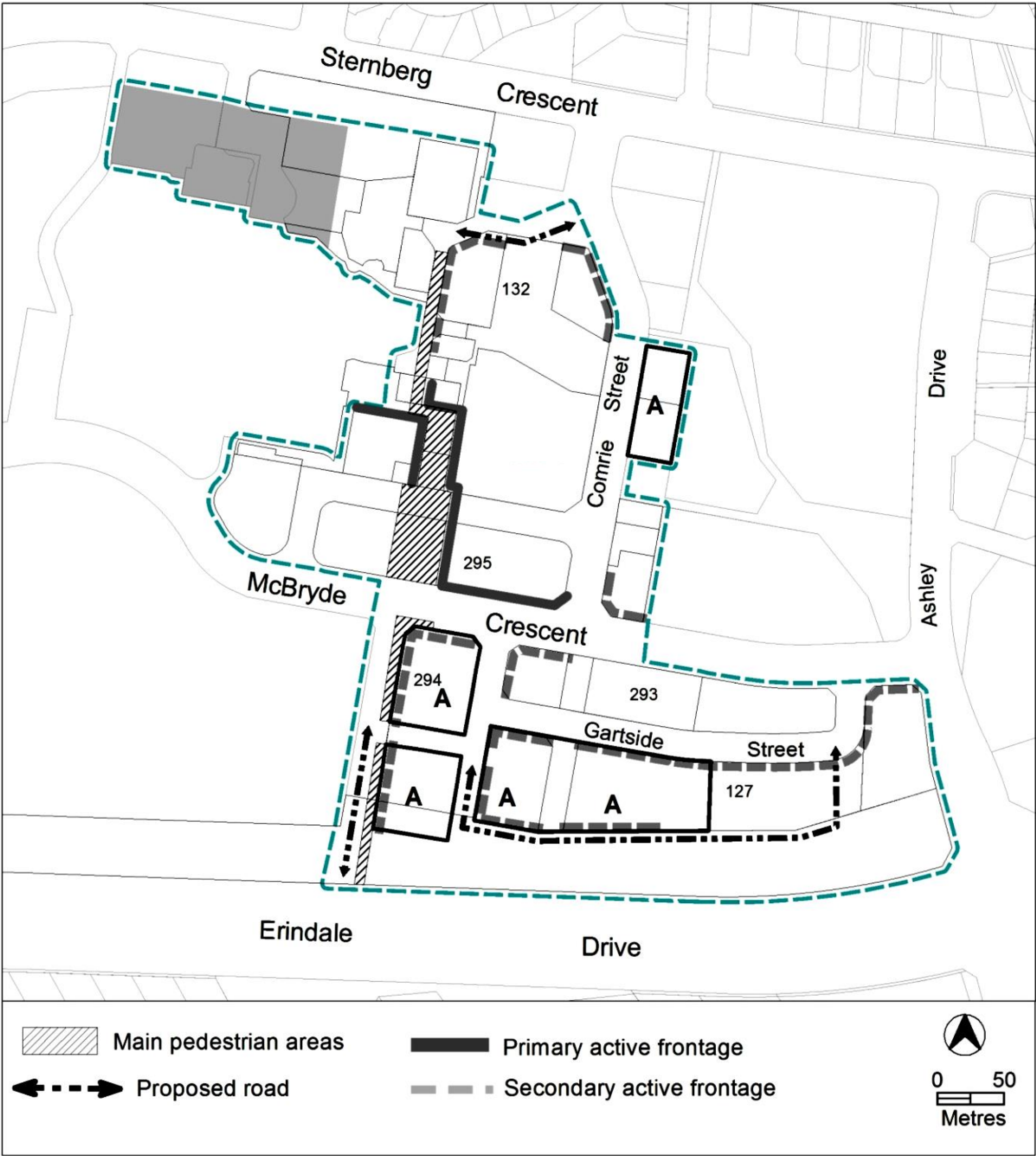




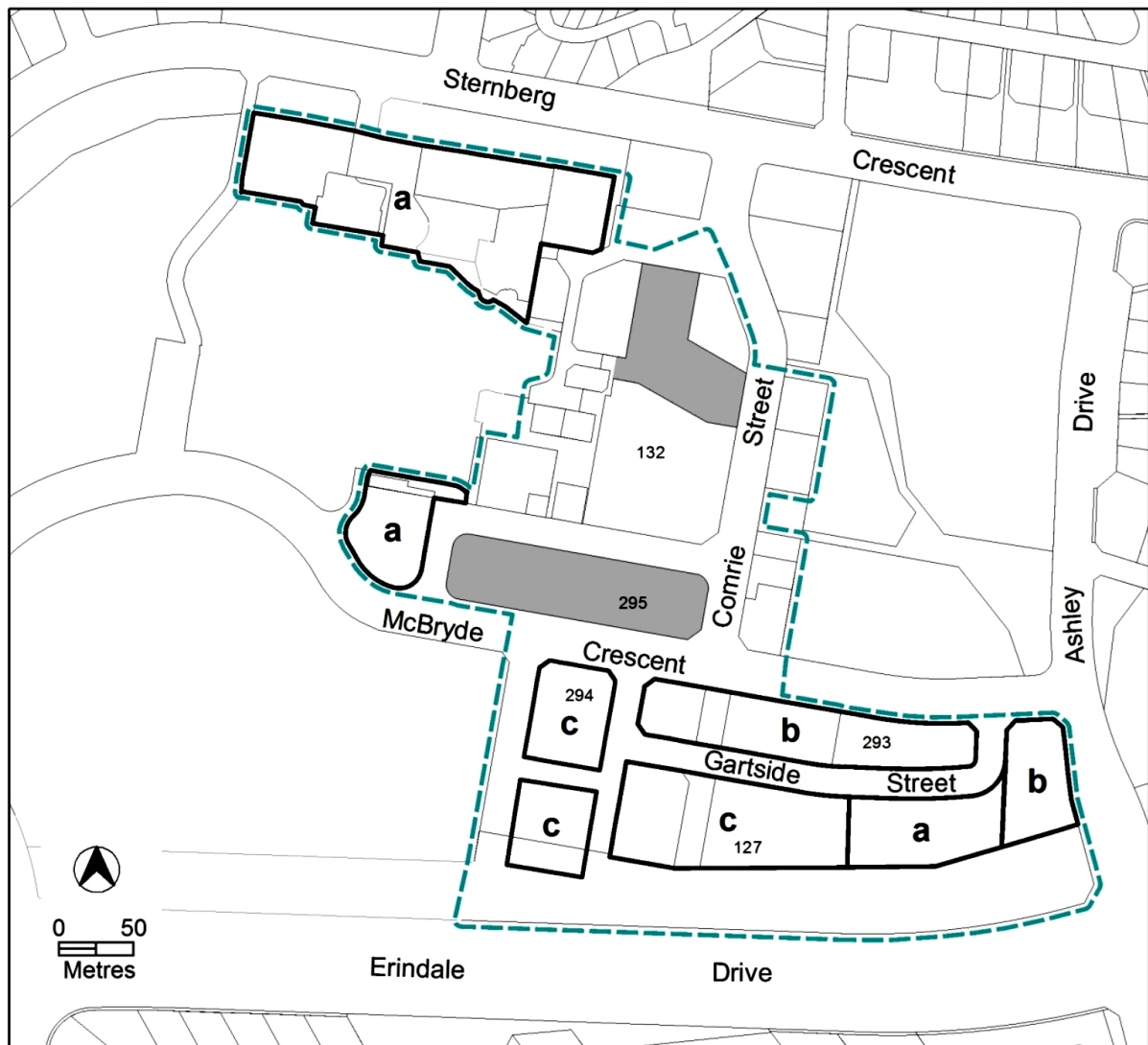
| Control                                 | Assessment requirement  |
|---|---|
| <b>Wanniassa –Erindale Group Centre</b> |   |
| <b>Land use</b>                         | <p>61. In accordance with <a href="#">Figure 13</a>, residential use is only permitted in Area A</p> <p>62. The ground floor level of buildings in the CZ1, CZ2 and CZ3 zones is adaptable for commercial uses.</p>   |
| <b>Subdivision</b>                      | 63. Subdivision of the blocks is generally consistent with the pattern of proposed roads.   |
| <b>Gross floor area</b>                 | 64. A minimum of 1,400m <sup>2</sup> gross floor area for community use is provided in the areas shaded grey unless a suitable replacement community use facility has been provided or is to be provided elsewhere within the centre, and/or the land is no longer required for community use.  |
| <b>Active frontage</b>                  | <p>65. In accordance with <a href="#">Figure 13</a>, buildings incorporate uses on the ground floor that generate activity in the public space for sites with secondary active frontages</p> <p>66. For buildings located along primary active frontage areas, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Buildings incorporate clear display windows and/or shop fronts at the ground floor level.</li> <li>b) Buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities.</li> <li>c) Tenancies at ground floor level that occupy more than a total of 20m of the street frontage present as more than one tenancy.</li> <li>d) Any areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy.</li> </ul> <p>67. For buildings located along secondary active frontage areas, development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) Is adaptable for shops.</li> <li>b) Direct pedestrian access at street level.</li> <li>c) Provide opportunities for views into and out of the building.</li> </ul> <p>68. Blank facades, open structured car parks, loading docks, substations and other service infrastructure are not located along primary active frontages.</p> <p>69. Extensive lengths of blank facades, open structured car parks, loading docks, substations and other service infrastructure do not dominate secondary active frontage areas.</p> |
| <b>Pedestrian access</b>                | <p>70. Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p> <p>71. Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) Direct pedestrian access from main pedestrian areas.</li> <li>b) Avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</li> </ul>   |
| <b>Building height</b>                  | <p>72. The maximum height of buildings in the CZ1, CZ2 and CZ3 zones is 10m, except for the following areas shown in <a href="#">Figure 14</a>:</p> <ul style="list-style-type: none"> <li>a) Area 'a' is the lesser of 12m or 3 storeys.</li> <li>b) Area 'b' is the lesser of 16m or 4 storeys.</li> <li>c) Area 'c' is the lesser of 20m or 5 storeys.</li> </ul> <p>Building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.</p>   |

|                          |  |
|--------------------------|--|
| <b>Building setbacks</b> | <p>73. Development of 2 storeys or more complies with nominated building setbacks as follows:</p> <ul style="list-style-type: none"> <li>a) Development adjoining: <ul style="list-style-type: none"> <li>i) McBryde Crescent;</li> <li>ii) Extension to Ricardo Street West;</li> <li>iii) Gartside Street;</li> </ul> is built to the boundary adjoining the existing or proposed road reserve.</li> <li>b) Development adjoining the proposed road between Gartside Street and Erindale Drive is setback a minimum of 2 metres from the boundary adjoining the proposed road reserve.</li> </ul> <p>74. Minor departures from the indicated setbacks in building alignment may be permitted to provide small spaces for active uses along main pedestrian areas and routes, or where alternate setbacks are established by existing adjacent development, in which case setbacks are consistent with the desired character.</p> |
| <b>Public access</b>     | <p>75. In accordance with <a href="#">Figure 13</a>, development maintains public access at all times to main pedestrian areas.</p>  |
| <b>Vehicle access</b>    | <p>76. In accordance with <a href="#">Figure 13</a>, development in the area shaded grey does not preclude the future provision of an access road connecting Wynne Street to the intersection of Sternberg Crescent and Langdon Avenue</p>   |
| <b>Car parking</b>       | <p>77. Development of public car parking areas provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for public use at all times for the group centre as endorsed by the Territory.</p>   |

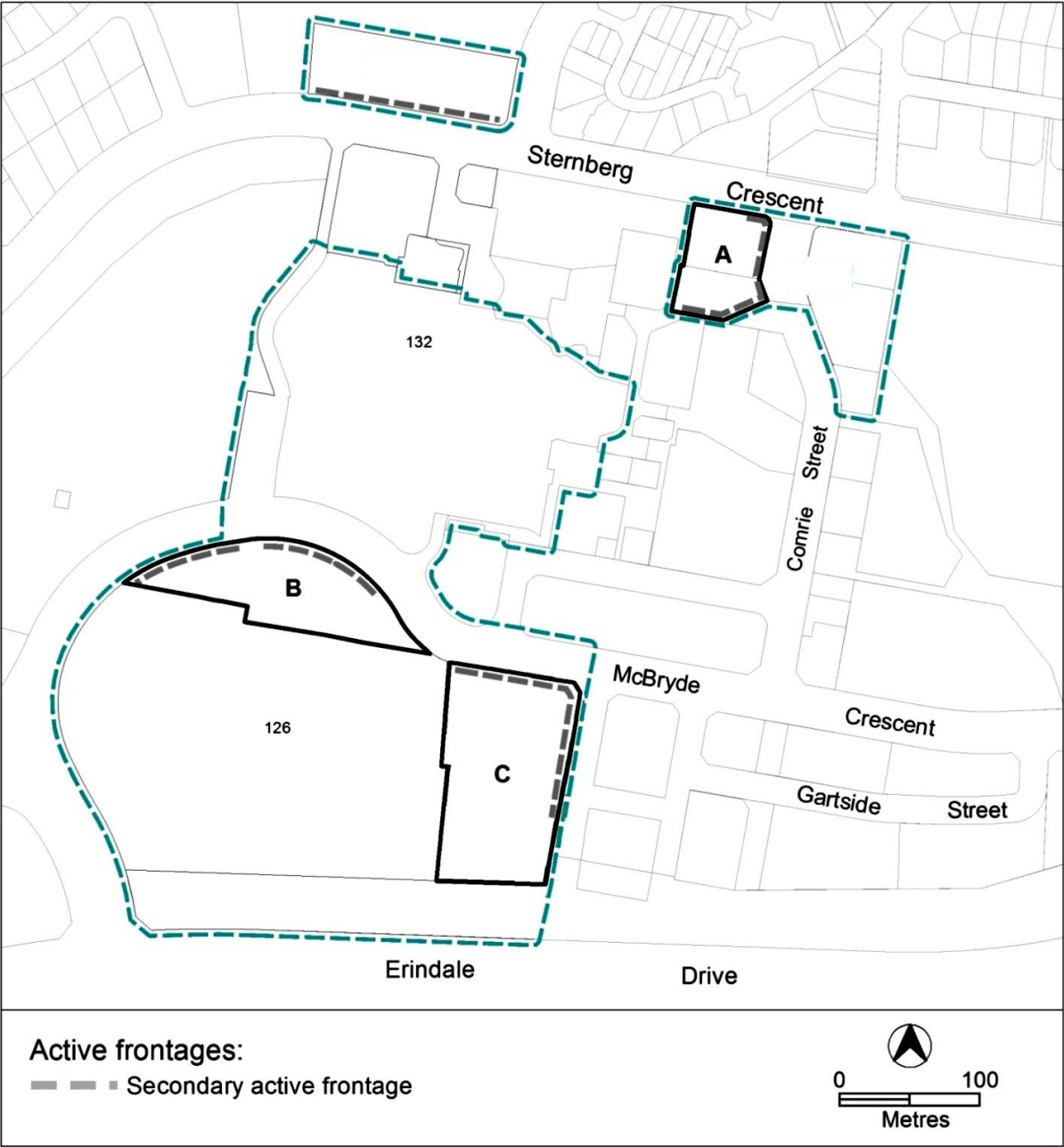
**Figure 13 Wanniasa – Erindale Group Centre – Pedestrian Areas, Active Frontages and Roads**



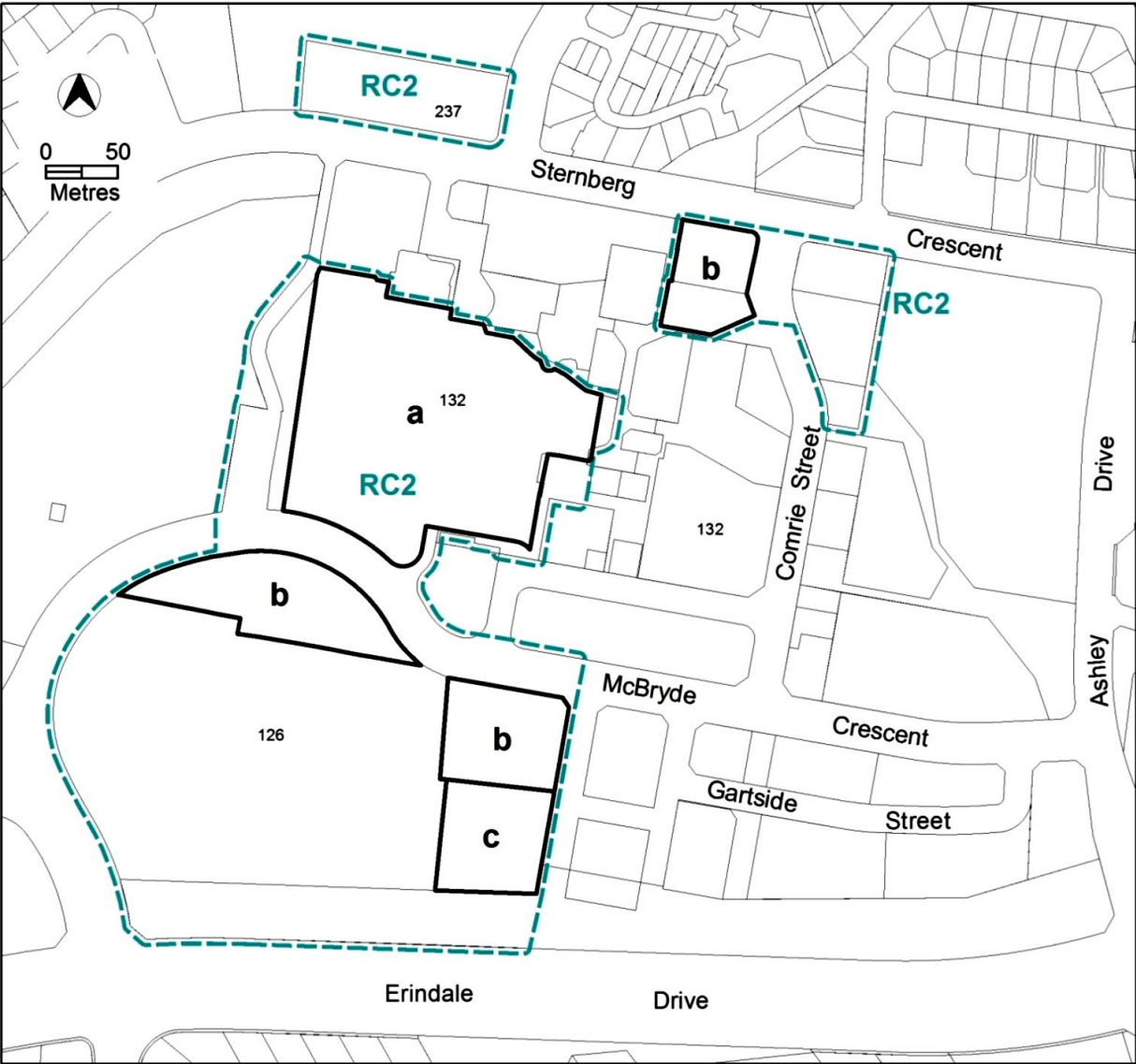
**Figure 14 Wanniasa – Erindale Group Centre – Building Heights**



**Figure 15 Wanniassa – Erindale Group Centre – GFA for Non-Retail Commercial Uses**



**Figure 16 Wanniasa – Erindale Group Centre – Community and Recreation Facilities Building Heights**



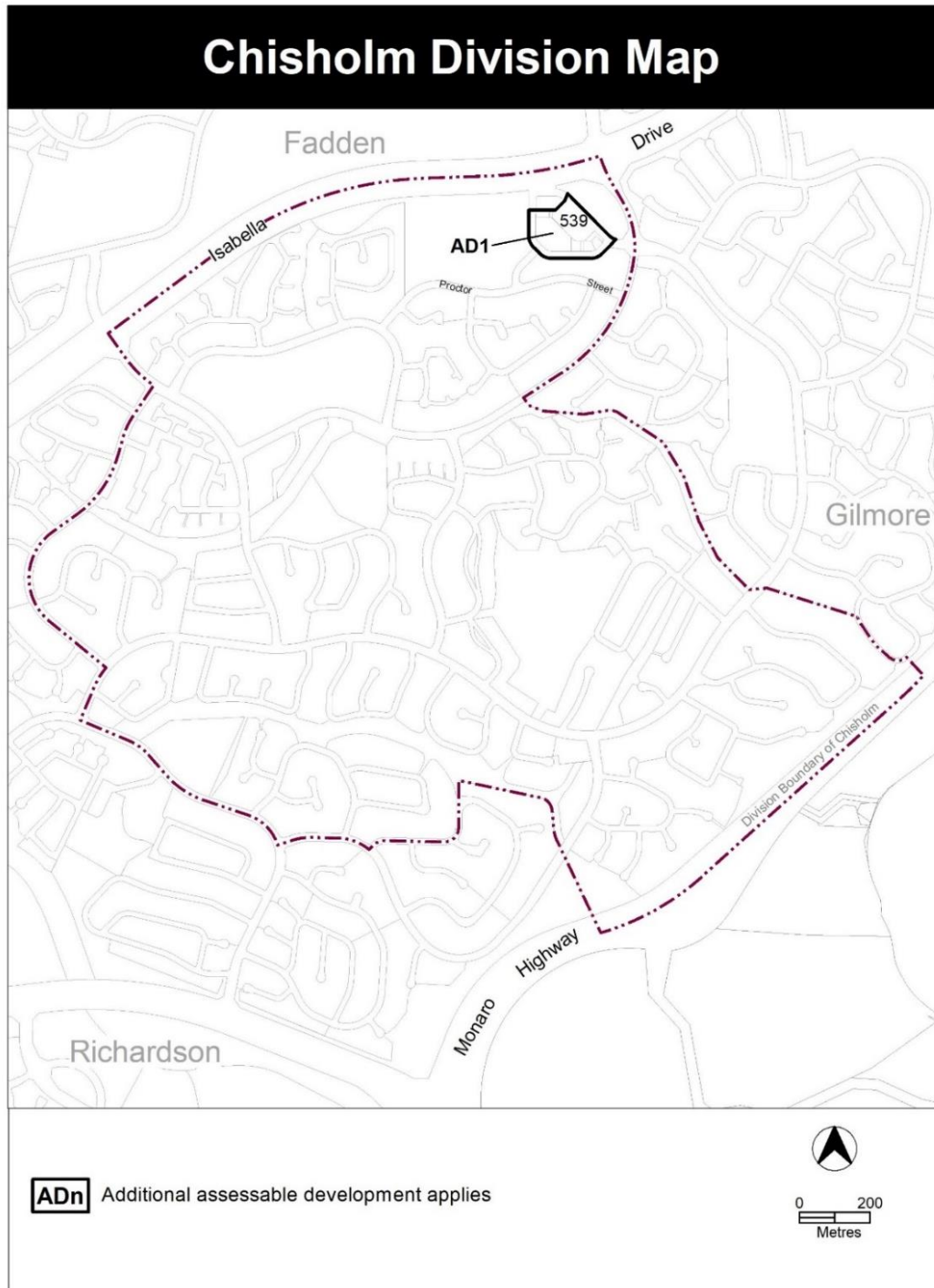
| Control   | Assessment requirement   |
|---|--|
| <b>Wanniassa – Erindale community and recreation facilities</b> |  |
| <b>Land use</b>   | 78. Development on the ground floor fronting the playing fields is compatible with the primary function of the outdoor recreation facility.  |
| <b>Gross floor area</b>   | <p>79. The maximum gross floor area of public agency, office and business agency in area A on Figure 21 does not exceed 2000m<sup>2</sup> per block.</p> <p>80. The maximum gross floor area of 2000m<sup>2</sup> for business agency, financial establishment, office and public agency is permitted within each of area B and area C shown in Figure 21.</p>   |
| <b>Building height</b>  | <p>81. The maximum height of building for the following areas is shown in Figure 22:</p> <ul style="list-style-type: none"> <li>a) Area 'a' is the lesser of 12m or 3 storeys.</li> <li>b) Area 'b' is the lesser of 16m or 4 storeys.</li> <li>c) Area 'c' is the lesser of 20m or 5 storeys.</li> </ul> <p>Building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.</p> |



## Figures – Assessable and Prohibited Development

**Figure 17 Chisholm**

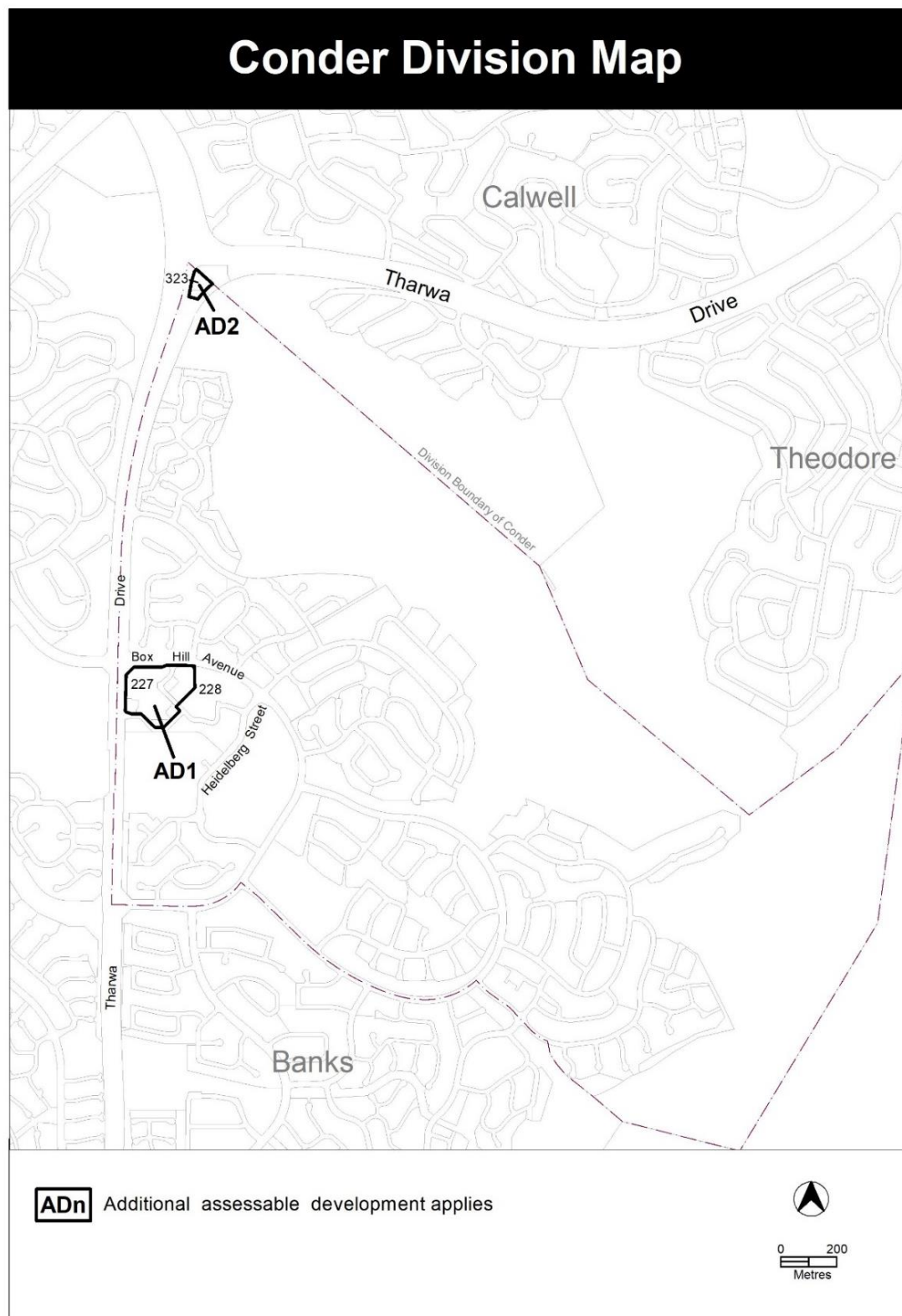
Link back to [Land Use Table](#)





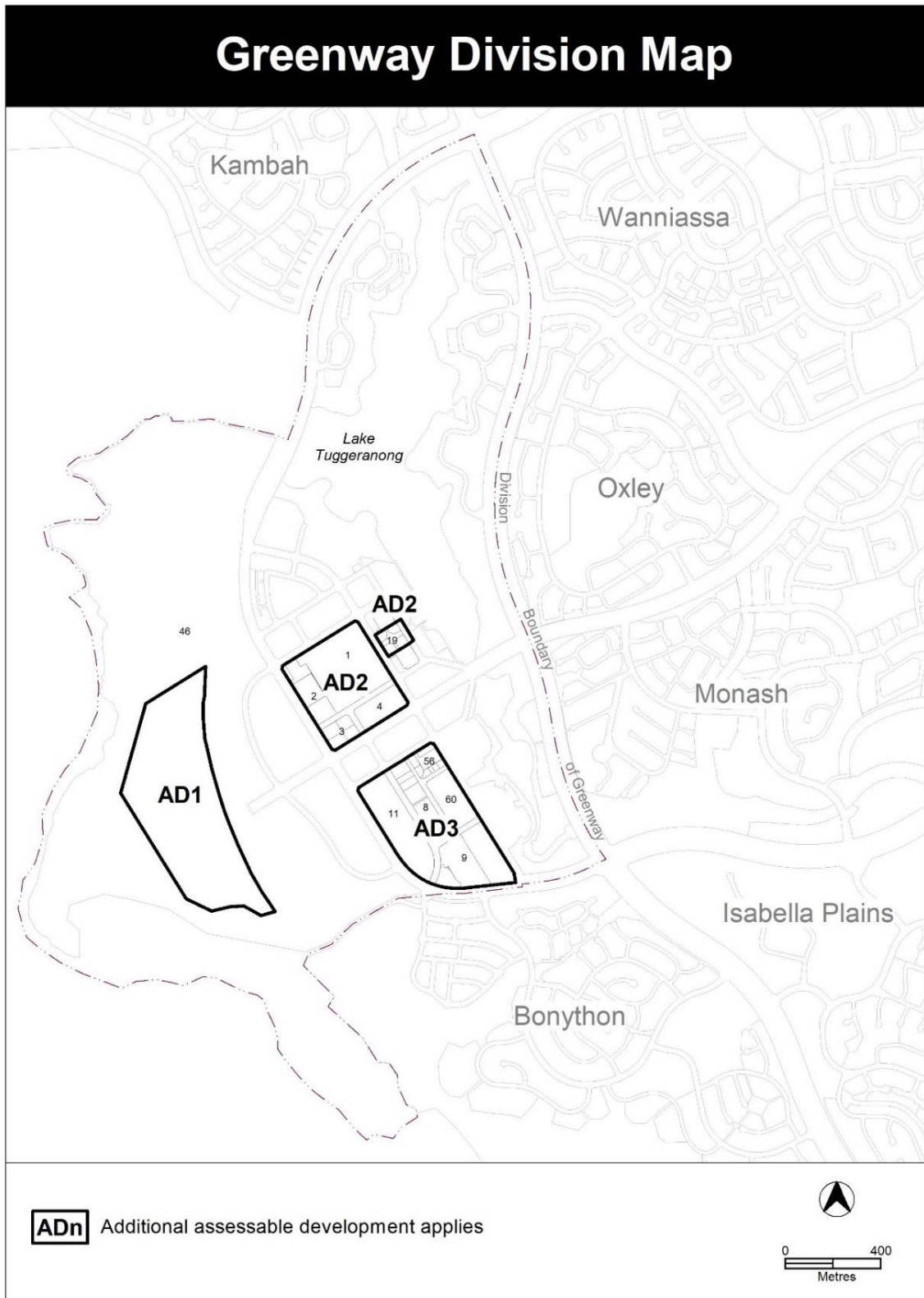
**Figure 18 Conder**

Link back to [Land Use Table](#)



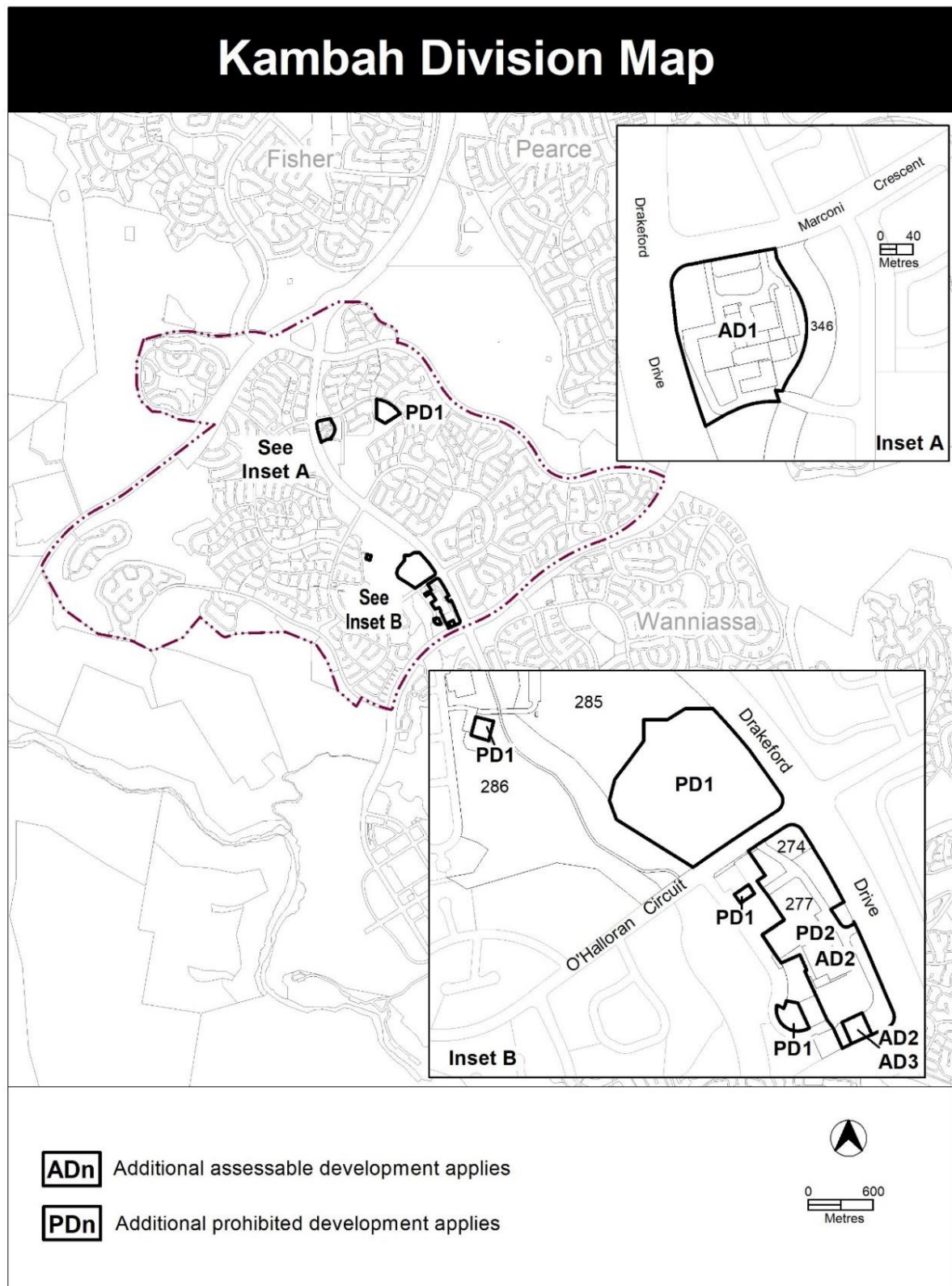
## Figure 19 Greenway

Link back to [Land Use Table](#)



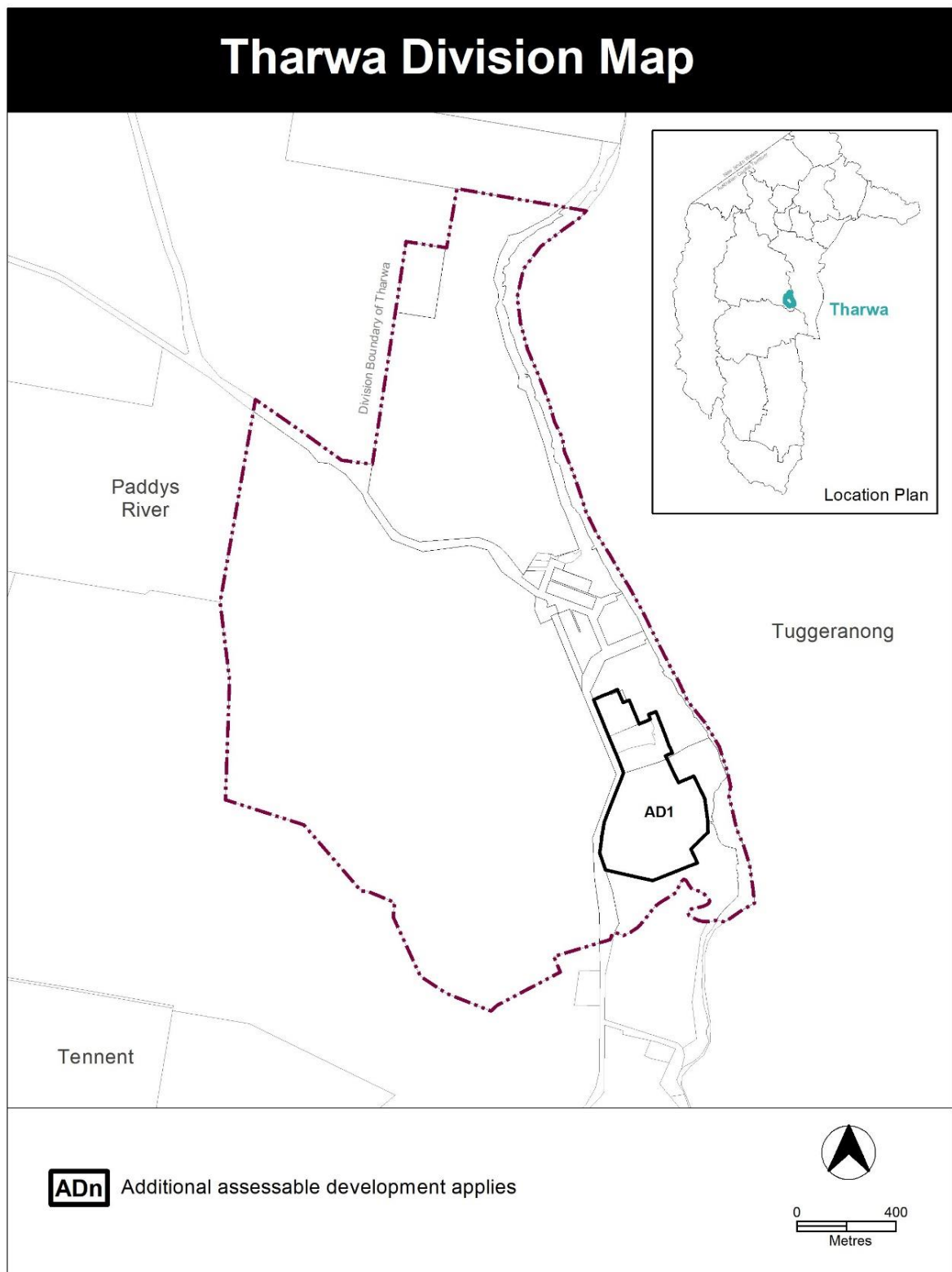
**Figure 20 Kambah**

Link back to [Land Use Table](#)



**Figure 21 Tharwa**

Link back to [Land Use Table](#)





**Figure 22 Wanniassa**

Link back to [Land Use Table](#)

