Australian Capital Territory

Planning and Development (Plan Variation Number 302) Notice 2011

Notifiable Instrument NI2011—573

made under the

Planning and Development Act 2007, section 76(3)

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1 Name of instrument

This instrument is the *Planning and Development Act 2007* (Variation number 302) Notice 2011.

2 Plan Variation Number 302

On 22 September 2011 the Minister for Environment and Sustainable Development approved a draft of the attached plan variation under s 76(3).

Ben Ponton
Delegate of the Planning and Land Authority
28 September 2011

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ANNEXURE A

ACT Government
Environment and Sustainable Development

ACT Planning and Land Authority

Variation to the Territory Plan 302

Community Facility Zone:
Replacement of
zone objectives, development table, development code
and rezoning of Belconnen section 87 blocks 12–15

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1 EXPLANATORY STATEMENT

1.1 Background

As part of the reform of the ACT planning system, a restructured Territory Plan came into effect on 31 March 2008. However, most of the policy content in this document remained unchanged. In 2009 the ACT Planning and Land Authority (ACTPLA) commenced a general review of the policy content of the Territory Plan, including policy relating to the community facility zone.

Following initial research, including reviewing practices in other jurisdictions and recent operational experiences within the ACT, an issues paper was released for public consultation in September 2009. In preparing this draft variation, comments received from the public, community organisations, and ACT Government agencies have been considered.

1.2 Summary of the proposal

Variation 302:

- introduces new objectives for the community facility zone which include social inclusion, social sustainably and community formation principles
- makes changes to the development table, to prohibit a funeral parlour and certain types of residential development on sites identified in precinct codes, thereby reserving land for community uses
- introduces a revised community facility zone development code, which includes new building height provisions and clarification that residential uses cannot be unit titled or separately subdivided in the zone

These changes promote social inclusion, social sustainably and community formation principles, ensure land within the community facility zone will be available for community uses and improve the usability of the code.

The proposal is consistent with the Territory Plan's Statement of Strategic Directions in terms of environmental, economic and social sustainability principles.

1.3 National Capital Plan

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

The National Capital Plan (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 *Australian Capital Territory (Planning and Land Management*) *Act 1988* also required that a Territory Plan be prepared by a Territory Planning Authority responsible to the

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ACT Legislative Assembly and that the Territory is planned and developed in a manner not inconsistent with the NCP.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management*) *Act 1988*, the National Capital Plan defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the National Capital Plan and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses.

It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as Designated Areas and identifies special requirements for the development of some other areas.

1.4 Site description

This variation applies to all community facility zoned land in the ACT.

1.5 Current Territory Plan provisions

Planning policies for the community facility zone are contained in the zone objectives, development table, and the community facility zone development code (development code).

The zone objectives are specified and the development table indicates the types of developments that can be approved and the relevant assessment track for applications for different forms of development in the zone.

The development code provides planning controls used in the development assessment process. These policies, which provide guidance for the preparation and assessment of development proposals, are grouped into the following broad 'elements'.

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access
5. Amenity
6. Environment
7. Services

1.6 Changes to the Territory Plan

The changes to the Territory Plan are detailed in section 2 of this document.

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1.7 Consultation on the exhibited draft variation

Draft variation 302 was released for public comment on 5 May 2010 and a consultation notice under section 63 of the *Planning and Development Act 2007* was placed in the ACT Legislative Register. The closing date for comments was 22 June 2010.

A total of eight (8) written submissions were received as a result of consultation on the draft variation. These comprised one individual submitter, a Member of the Legislative Assembly and the remaining were from the following organisations:

- Planning Institute of Australia – ACT Division (PIA)
- Australian Institute of Architects – ACT Division (AIA)
- University of Canberra (UCAN)
- Woden Valley Community Council (WVCC)
- Watson Community Association (WCA)
- Griffith / Narrabundah Community Council (GNCC)

The key proposals in the draft variation which received support included:

- Restrictions to unit titling for dwellings on community facility zoned land
- Requirement for adaptable housing where built on community facility zoned land
- Clarifying the objectives of the zone

Key concerns raised included:

- Uncertainty and misunderstandings about the purpose of schedule 1 – Land required for Community Use
- Appropriateness of proposed increased height limits
- Removal of requirement for development applications to address neighbourhood plans after January 2011
- Use of community facility zoned land for specified residential purposes

These issues have been addressed in a report on consultation that was prepared by ACTPLA under s 69 (2) of the *Planning and Development Act 2007* and the proposed changes are outlined below.

1.8 Revisions to the exhibited draft variation

After analysis of the comments received during the draft variation consultation period, the following changes were made to the exhibited draft variation:

1 <u>Changes to Zone Objectives</u>

- Objective (a) has been amended to remove the word *localised* which created some confusion on its interpretation.
- Objective (d) has been amended to remove the word ‘grouping’ which created some confusion on its interpretation. Also, include a reference for sites to be near ‘convenience services appropriate to the use’.

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- Objective (f) has been amended to refer to unacceptable impacts 'including from traffic, parking, noise or loss of privacy*'.* These examples of potential impacts are listed in the current code objectives and can remain.

2 Changes to Development Table

- The note under exempt development and assessable development has been amended to refer to the relevant section of the Act states that development is to be authorised by a lease (s247 Planning and Development Act).
- Varying a lease to express the number of units in the code track has been deleted. This provision is not required in the community facility zone as unit titling is not permitted. The number of units expressed in a lease is therefore not relevant.
- Varying a lease to remove easements, which was proposed in the code track, has been deleted. The Lease Variation General Code, which is anticipated to regulate this use, is not yet in effect. The introduction of this provision without rules to manage it is premature.
- The term retirement *complex* has been replaced with retirement *village*.
- A note has been included to development for varying a lease in the merit track to state 'other than for development listed elsewhere in this table'.
- The headings for development with additional site specific requirements have been amended to clarify the intent of these provisions.
- Relevant references to the *Planning and Development Act* for development listed in the impact track and for prohibited development have been included.
- Development for 'variation of a lease to add a use listed as prohibited development in this development table' has been included as prohibited development.
- A section for granting leases which states that a 'lease cannot be granted that would authorise one or more of the developments listed as prohibited (s50 *Planning and Development Act*) has been included.
- Additional notes to the section on relevant codes has been added to clarify that all or part of general codes apply.

Changes to the Community Facility Zone Development Code

3 Changes to Introduction

- The wording under the section on National Capital Plan has been amended to read 'the development cannot be inconsistent' as opposed to 'the development is not inconsistent'.
- A new section under Application of Codes to clarify that development proposals in the community facility zone must comply with the relevant code, including any code which is called up by another code, for example a general code, has been included.
- The wording under the Definitions section has been amended to refer to definitions being located at within the Territory Plan.

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4 Changes to Part A – Relevant Codes

- The column in Table A1 referring to the Lease Variation Development Code has been deleted. The provisions are now located in a general code, which will be an applicable general code when it comes into effect.
- Table A1 has been amended with the Multi Unit Development Code referred to as an applicable code for a retirement village, which can be similar in form to that use.
- Table A1 has been amended with the Single Dwelling Housing Development Code referred to as an applicable code for residential care accommodation where development is in the form of a single dwelling.

5 Changes to Part B – General Development Controls

- Previous Element 1, with corresponding rule and criterion has been removed. This section sought that development comply with the Community Facilities Location Guidelines General Code. This and all general codes are now listed at Part A and not specifically referred to in the code. The reference is superfluous.
- Element 1 (previously Element 2) – Restrictions on Use has been amended. Subdivision of a lease for Supportive Housing and Retirement Village is not permitted and the specific rule (previous R2) has been incorporated with other provisions relevant to these uses.
- Previous rule R3 Supportive Housing becomes Rule 1. R1 (b) has been amended to delete the reference to Schedule 1 which is no longer part of the code.
- Rule R2 is a new mandatory rule in relation to development for Retirement Village. As with supportive housing, subdivision is restricted, the use is restricted on sites identified in a suburb precinct code and dwellings are to be adaptable.
- Rule R4 in relation to Business Agency, Office and Public Agency has been expanded upon for clarity and now becomes Rules 3 – 5. Rule 3 is mandatory and allows these uses to be considered in surplus ACT Government buildings for a maximum lease term of 5 years. Rule 4 is also mandatory and clarifies that elsewhere, these uses will only be considered for not for profit organisations. Rule 5 is not mandatory, and states a maximum gross floor area of 400m². These provisions have been amended in response to concerns by submitters.
- Previous Rule 5 Emergency Services Facility, Indoor Recreation, Outdoor Recreation becomes Rule 29. The provisions relate to acoustic issues and are best located under Element 6 Environment as suggested by a submitter.
- Rule R9 Number of Storeys and its criterion have been amended to clarify the intent. The policy position has not changed.
- R15 and C15 were blank and have been deleted.
- Element 4 has been renamed to correctly reflect the provisions it refers to.
- Previous R39 / C39 (waste management) and R40 / C40 (utilities) were inadvertently omitted from the draft variation which was released to the public. These have been reinserted as R30 / C30 and R31 / C31.
- Element 5 – Amenity has been removed. This section contained one rule requiring applicants to demonstrate how their proposal complied with key strategies of any neighbourhood plan. That provision was only intended to

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apply until 1 January 2011. The rule, criterion and element have been removed.

- Water sensitive urban design provisions (previous Rules 18-22) have been removed. These provisions are required by the Water Sensitive Urban Design General Code.
- Elements, rules and criterion have been renumbered.

6 Changes to Schedule 1

- Schedule 1 – Land Required for COMMUNITY USE has been removed. The sites listed in the schedule have been mapped in suburb precinct codes. This change is designed to better display the information and has not changed the intent of what the previously proposed schedule 1 was trying to achieve.

7 Changes to Definitions

- Definitions for Retirement Village and Retirement Village Scheme have been introduced. These terms will provide consistency between the code and the terms of the *Retirement Villages Bill 2010* and are in response to issues raised by submitters.
- Where retirement complex was previously referred to throughout the code it has been amended to retirement village.
- A list of definitions was included as an attachment to the code in the draft variation. This list duplicated the definitions found under the definitions heading within the Territory Plan. Due to the potential for inconsistencies to arise, the duplicated definitions have been removed from the code.

1.9 Revisions to the draft variation submitted to the Minister

The following revision was made to the draft variation in response to recommendation number 3 of Report No. 11 of the Legislative Assembly's Standing Committee on Planning, Public Works and Territory and Municipal Services.

- The note below has been added to the end of the community facility zone development table:

NOTE ABOUT ANCILLARY AND MINOR USE
Some uses that would otherwise be prohibited may be assessed under the merit track if they can be defined as *ancillary* or *minor use*. For example, a *car park* alone is a prohibited use, but could be considered if it is ancillary to a *child care centre* which is an assessable development under the merit track.

The proposed note seeks to clarify, by way of example, the purpose and role of ancillary and minor uses, and the fact that otherwise prohibited uses can be assessed and may be approved where they are ancillary to the principle use or are minor in nature.

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Under the Territory Plan (section 13):

> **Ancillary** means the use of land for a purpose that is ancillary to the primary use of the land.
>
> **Minor use** means the use of land for a purpose that is incidental to the use and development of land in the zone and includes but is not limited to open space; public car parking; community path systems; minor service reticulation; other utility services that do not exclude other uses from the land; public roads (other than major roads); street furniture and the like.

In addition to revisions made in response to the Standing Committee's report, further minor changes and refinements have been made to the:

- Community Facilities Zone Development Table
- Community Facilities Zone Development Code
- Precinct Codes

As a result of public consultation changes were made to provisions and their locations (see '1.8 Revisions to the exhibited draft variation' above). Some of these provisions and their locations may have been further refined. These further changes do not have policy significance and respond to the policy development which took place as a result of the review of residential policies and which is contained within draft variation 306.

These further changes to provisions have been made chiefly to match the language and formatting used in more recent draft variations. The changes do not significantly affect the policy settings, but will bring consistency to the various components of the Territory Plan as the wider review of the plan continues. Explanations are given when the proposed revision goes beyond language or formatting.

1 Changes to Development Table

- The sub-heading associated with Exempt Development has changed from

  'On leased land, development must be authorised by a lease. Development approval is not required, but building approval may be required.'

  to

  'Development approval is not required, but building approval may be required. On leased land, development must be authorised by a lease.'

- The sub-heading associated with Assessable Development has changed from

  'On leased land, development must be authorised by a lease. Development application required.'

  to

  'Development application required. On leased land, development must be authorised by a lease.'

- One item in the merit track list has changed from

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‘varying a lease (other than for development listed elsewhere in this table)’

to

‘varying a lease (where not code track or impact track assessable)’

- The heading ‘Additional development in the merit track on identified land’ has been changed to ‘Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below.’
- The following item has been removed from the list of impact assessable development:

  ‘2. a development that is permissible under the National Capital Plan but is listed as a prohibited development in this table.’

  It is intended that this provision be removed, in due course, from the development tables applying to all urban zones, because it could have an unintended consequences.

  The various urban zones under the Territory Plan are described as urban areas under the National Capital Plan and there is only one list of permitted uses applying to all urban areas. Unlike the Territory Plan, no distinction is made between, residential and commercial zones. Shops are permitted in all urban areas under the National Capital Plan, but are prohibited in residential zones under the Territory Plan. If item 2 was to remain in the zone development tables, a development application for a shop, which is permitted under the National Capital Plan, could be lodged on residentially zoned land under the Territory Plan, assessed under the impact track, and possibly result in an approved development. This is clearly not the intention for residential zones.
- In the item under the heading ‘Area specific prohibited development’ the reference to Part 11 has been changed to Part 10.
- Under the heading ‘GRANTING LEASES’ the following provision has been added.

  ‘A lease cannot be granted that would authorise one or more of the developments listed as prohibited above. In addition a lease cannot be granted for one or more developments listed land in the table headed “area specific prohibited development” for the granting of leases for the land specified.’
- Under the heading ‘RELEVANT CODE’ the item has been changed from

  ‘Development proposals in community facility zone must comply with:

  - the Community Facility Zone Development Code, and
  - any other codes or parts of codes that are applied by the Community Facility Zone Development Code.’

  to

  ‘Development proposals in the community facility zone must comply with the Community Facility Zone Development Code.’
- A note about ancillary use and minor use has been added (see above).

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Changes to the Community Facility Zone Development Code

2 Changes to Introduction

- The description of the structure has been changed to reflect the removal of parts within the document.
- Application of Codes as follows:

  'Development proposals in the community facility zone must comply with the Community Facility Zone Development Code.

  To remove any doubt;

  - Any code which is called up by another code is a relevant code
  - Where a code is for a stated use, any other code relevant to that use applies'

  Is replaced with the heading 'Related codes' and the following text:

  'This code makes reference to development codes and general codes that may also apply.
  In addition, precinct codes may contain additional provisions that apply to certain specified blocks. Precinct codes are found in Part 10.'
- The Definitions section has changed from

  'Defined terms are italicised.

  Definitions of terms used in this code are listed in Part 13 of the Territory Plan. Any defined use which has a specific relationship to an aspect of this code will be defined within this code. Where any conflict arises, the definition within this code applies.'

  to

  'Defined terms, references to legislation and references to other documents are italicised.

  Definitions of terms used in this code are listed in Part 13 of the Territory Plan, or for terms applicable to this cod are, associated with the respective rule or element.'

3 Changes to Relevant Codes

- The heading 'COMMUNITY FACILITY ZONE DEVELOPMENT CODE' has been replaced with 'THIS CODE'.
- Qualify that the multi unit housing development code only applies to supportive housing in table A1 where it takes the form of multi unit housing by inserting the following additional note '[4] - Applicable only where development is in the form of *multi unit housing*'.

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4 Changes to General Development Controls

- Prior to 'Element 2: Building and site controls' a definition of desired future character has been added.
- The following rules and/or criteria relating to business agency, office and public agency have been re-worded in the style of more recent codes without significantly changing the policy setting:
  - Rules R3, R4, R5/ criterion C5
- The following rules and/or criteria have been re-worded to clarify the intent:
  - Rule R9 and criterion C9 in item '2.3 Number of storeys' has been relocated and renumbered to rule R7 and criterion C7 in item '2.1 Building height'.
  - Rule R23 under item '6.8 Emergency services facility, indoor recreation facility, outdoor recreation facility' has been replaced by rule R24 and criterion C24 under item '6.1 Noise' following advice from the Environment Protection Authority. The rule requires the provision of a noise management plan to which development is required to comply. The criterion can be used where 'residential amenity of current or future neighbouring residents is not unreasonably diminished' can be demonstrated.
- The following rules and/or criteria have been changed to the standard wording that is to be used in all future codes, as developed through the preparation of draft variation 306:
  - Rule R8 in 'Element 2: Building and site controls' has been replaced with rule R28 and moved to 'Element 8: Demolition'
  - Rule R20 in item '6.6 Contamination' has been replaced by rule R23 in item '5.6 Contamination'
  - Rules R21 and R22 under item '6.7 Erosion and sediment control' have been replaced by rule R19
- The following rules and/or criteria have been relocated within the code:
  - Rule R19/ criterion C19 are now rule R29 and criterion C29
- The following rules have been added as standard rules.
  - Rules R15, R16 and R17 and criterion C18 have been added under item '5.1 Water sensitive urban design'. These rules are standard and are intended to apply to all development. Similar provisions were incorporated into the draft variation for public comment. However they were removed in the version recommended to the Minister on the basis that the provisions are required by the Water Sensitive Urban Design General Code.

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Whist this is the case the provisions in the Water Sensitive Urban Design General Code are not in rule and criterion format. To improve clarity and ease of application the provisions have been incorporated into the code in rule and criterion format (albeit with slightly different wording to that initially proposed, to reflect policy development undertaken as a part of draft variation 306).

5 Changes to the Suburb Precinct Codes

- An incidental amendment is made to change the name of 'Precinct Code by Suburb' to 'Suburb Precinct Codes'.
- Format of the suburb precinct codes is amended to improve clarity by introducing a standard format for the legend, north point and scale.
- The title page, content and introduction is removed from individual suburb precinct codes and an introduction at the beginning of the suburb precinct codes section of the Territory Plan is inserted.
- Suburb precinct codes which already contain ongoing block specific provisions are substituted with suburb precinct codes which combine these requirements with community facility zoned sites where supportive housing and retirement village are prohibited. This change affects the suburb precinct codes for Bonner, Franklin and Macgregor.

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2 VARIATION

2.1 Variation to the Territory Plan Map

Variation to the Territory Plan Map

1	Overlays

Omit 'Education' Overlay from all sites

2	Belconnen

Substitute the 'Area subject to the variation' in Figure 2 with the 'Area subject to the variation' in Figure 3.

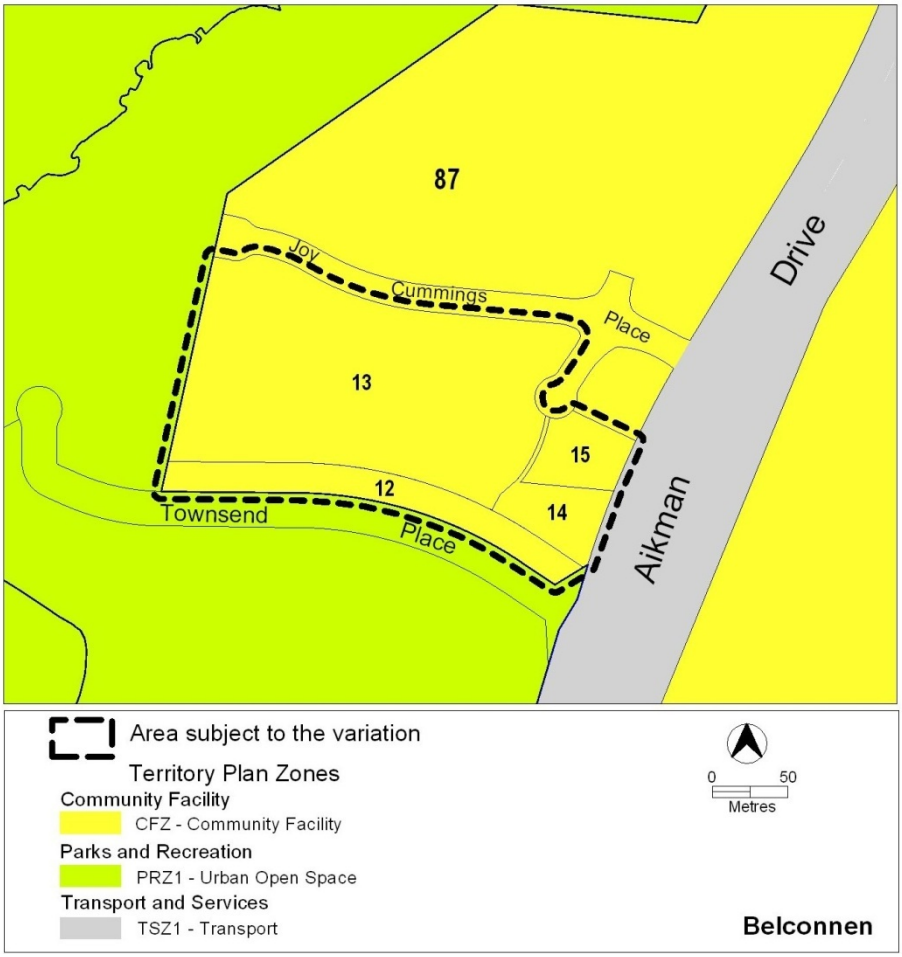

Figure 2 Current Territory Plan map showing area subject to the variation

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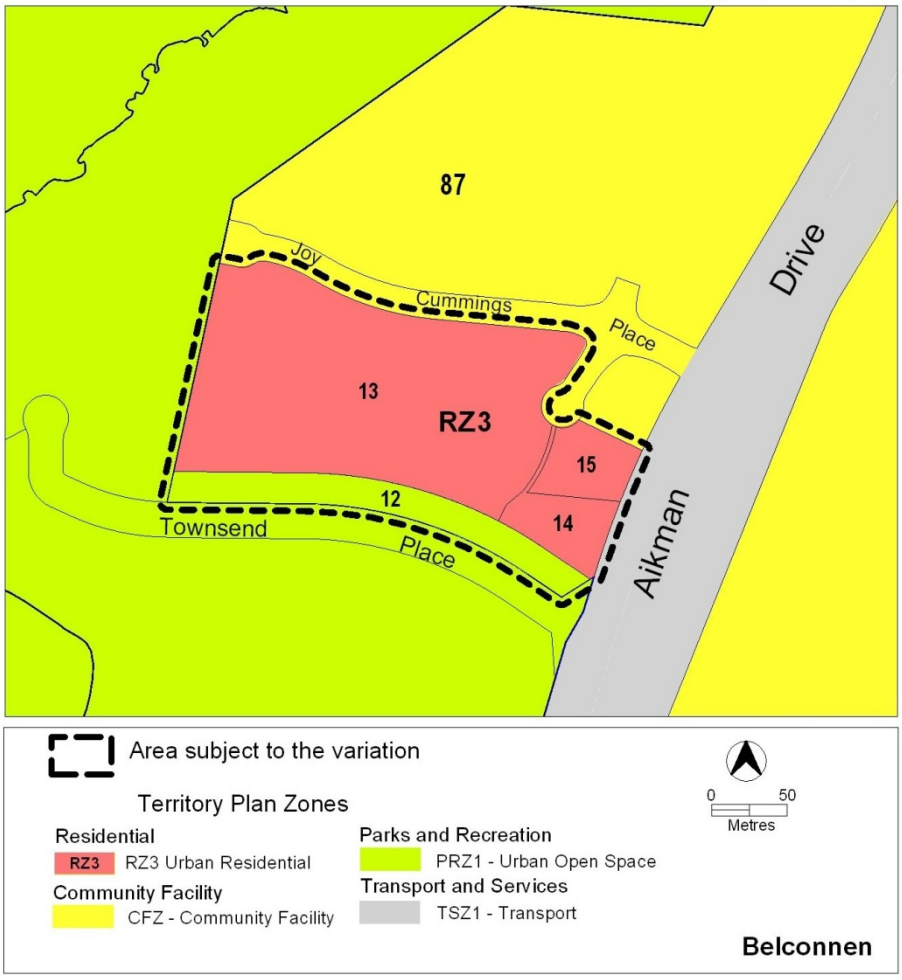

Figure 3 Proposed map showing land use zones in Belconnen

2.2 Variation to the Territory Plan

Variation to the Community Facility Zones

2	CFZ Objectives and Development Table – CFZ Community Facility Zone

Substitute with Appendix A

3	Community Facility Zone Development Code

Substitute with Appendix B

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Variation to Definitions

4 Part A – Definitions of Development

Substitute the definition of '*retirement complex'* with

> **Retirement village** means premises where older members of the community or retired people live, or will live, in independent living units or serviced units, under a retirement village scheme.

Insert the following definition of *'retirement village scheme'*

> **Retirement village scheme**, for a retirement village, means a scheme under which a person may –
>
> (a) enter into a residence contract with the scheme operator for the retirement village; and
> (b) on payment of an ingoing contribution, acquire personally or for someone else a right to live in the retirement village, however the right accrues; and
> (c) on payment of the relevant charge, acquires personally or for someone else a right to receive one (1) or more services in relation to the retirement village.

Substitute the definition of *'supportive housing'* with

> **Supportive housing** means the use of land for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained *dwellings*. The term does not include a *retirement village* or student accommodation.

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Variation to Precinct Codes

5 Precinct code by suburb

Rename ‘Precinct Code by Suburb’ to ‘Suburb Precinct Codes’

Insert ‘Introduction to Suburb Precinct Codes’ at Appendix C

Substitute the Suburb Precinct Codes at Appendix D for the following suburbs:

Bonner
Franklin
Macgregor

Insert the suburb precinct codes at Appendix E for the following suburbs

Ainslie	Gungahlin	Red Hill
Aranda	Hackett	Richardson
Barton	Hall	Rivett
Bonython	Hawker	Scullin
Braddon	Higgins	Stirling
Calwell	Holder	Theodore
Campbell	Holt	Torrens
Chapman	Hughes	Turner
Charnwood	Isaacs	Wanniassa
Chisholm	Isabella Plains	Waramanga
Conder	Kaleen	Watson
Curtin	Kambah	Weetangera
Deakin	Latham	Weston
Dickson	Lyneham	Yarralumla
Duffy	Lyons	
Evatt	Macarthur	
Farrer	Macquarie	
Fraser	Mawson	
Garran	Mckellar	
Gilmore	Melba	
Giralang	Monash	
Gordon	Narrabundah	
Gowrie	Nicholls	
Griffith	O’Malley	

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ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
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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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Appendix A Community Facility Zone Objectives and Development Table

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CFZ - Community Facility Zone

Zone Objectives

a) To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.

b) To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.

c) To protect these social and community uses from competition from other uses.

d) To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.

e) To encourage adaptable and affordable housing for persons in need of residential support or care.

f) To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.

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CFZ – Community Facility Zone Development Table

EXEMPT DEVELOPMENT Development approval is not required, but building approval may be required. On leased land, development must be authorised by a lease.	
Exempt development identified in section 20 and schedule 1 of the Planning and Development Regulation 2008.	
ASSESSABLE DEVELOPMENT Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK **CODE** Development application required and assessed in the code track	
Development	
MINIMUM ASSESSMENT TRACK **MERIT** Development application required and assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track)	
Development	
ancillary use	office
business agency	outdoor recreation facility
child care centre	parkland
community activity centre	place of worship
community theatre	public agency
consolidation	religious associated use
cultural facility	residential care accommodation
demolition	retirement village
educational establishment	sign
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease (where not code track or impact track assessable)
minor use	
Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below	
Site identifier	**Additional development**
Campbell Section 38 Blocks 4 and 5 (Figure 1)	scientific research establishment
Richardson Section 450 Block 1 (Figure 2)	agriculture
MINIMUM ASSESSMENT TRACK **IMPACT** Development application required and assessed in the impact track	
1. a development that is not exempt or prohibited and is not code track or merit track development (see sections 132, 135, 136 *Planning and Development Act 2007*).	
2. development specified in schedule 4 *Planning and Development Act 2007* (s123(b) of the *Planning and Development Act*) and not listed as a prohibited development in this table.	
3. development that is authorised by a lease and listed as a prohibited development in this table (s137 *Planning and Development Act*).	
4. development declared or made impact track development under sections 123, 124 *Planning and Development Act 2007*.	
5. varying a lease to authorise a use in the impact track.	

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PROHIBITED DEVELOPMENT	
Development listed below is prohibited development except where it is listed elsewhere in this development table.	
agriculture	mining industry
airport	mobile home park
animal care facility	multi-unit housing
animal husbandry	municipal depot
aquatic recreation facility	nature conservation area
boarding house	offensive industry
bulk landscape supplies	overnight camping area
car park	pedestrian plaza
caretakers residence	place of assembly
caravan park/camping ground	plant and equipment hire establishment
cemetery	plantation forestry
civic administration	playing field
club	produce market
communications facility	public transport facility
COMMERCIAL ACCOMMODATION USE	railway use
corrections facility	recyclable materials collection
craft workshop	recycling facility
defence installation	relocatable unit
development listed under “area specific prohibited development” below for the land specified	restaurant
drink establishment	road
drive-in cinema	sand and gravel extraction
farm tourism	scientific research establishment
financial establishment	serviced apartment
freight transport facility	service station
funeral parlour	SHOP
general industry	single dwelling housing
group or organised camp	special dwelling
habitable suite	stock/sale yard
hazardous industry	store
hazardous waste facility	tourist facility
home business	transport depot
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry	variation of a lease to add a use listed as “prohibited development” in this development table.
liquid fuel depot	zoological facility
MAJOR UTILITY INSTALLATION	

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Area specific prohibited development	
Site identifier	**Use**
Land specified as “prohibited for supportive housing and retirement village” in a suburb precinct code. Suburb precinct codes are contained within the Territory Plan.	supportive housing retirement village
GRANTING LEASES	
A lease cannot be granted that would authorise one or more of the developments listed as prohibited above. In addition a lease cannot be granted for one or more developments listed in the table headed “area specific prohibited development” for the land specified.	
RELEVANT CODE	
Development proposals in the community facility zone must comply with the Community Facility Zone Development Code.	
NOTE ABOUT ANCILLARY AND MINOR USE	
Some uses that would otherwise be prohibited may be assessed under the merit track if they can be defined as *ancillary* or *minor use*. For example, a *car park* alone is a prohibited use, but could be considered if it is ancillary to a *child care centre* which is an assessable development under the merit track.	

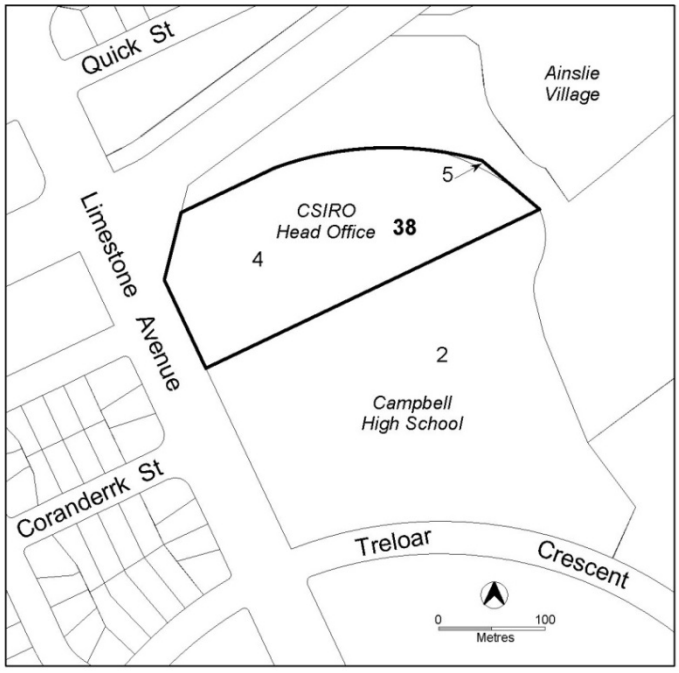

Figure 1 Campbell, Section 38 Blocks 4 and 5

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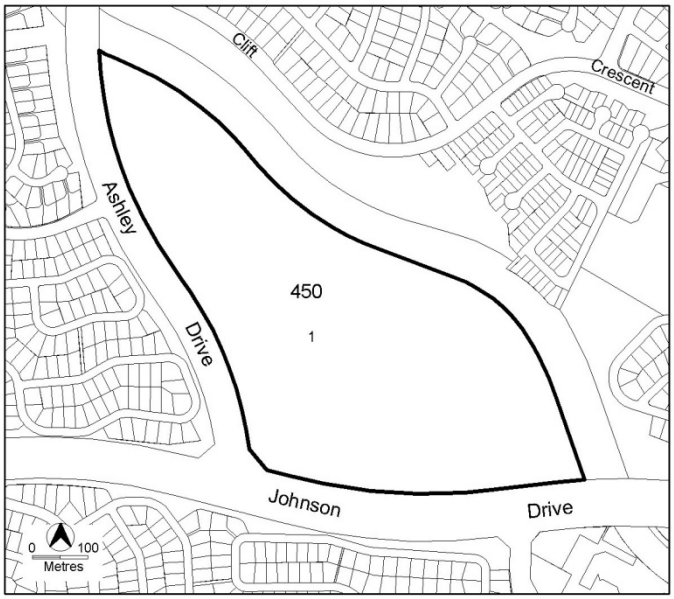

Figure 2 Richardson, Section 450 Block 1

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Appendix B Community Facility Zone Development Code

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Community Facility Zone Development Code

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Introduction

Name

The name of this code is **Community Facility Zone Development Code**.

Application

This code applies to all *development* in the community facility zone.

National Capital Plan

Where a *development* is subject to special requirements under the National Capital Plan, or any relevant development control plan prepared under the National Capital Plan, the *development* cannot be inconsistent with the special requirements or development control plan. Where any provision of this code is inconsistent with special requirements under the National Capital Plan, or any relevant development control plan prepared under the National Capital Plan, that provision has no effect.

Purpose

This code provides additional planning, design and environmental controls to support the objectives of the community facility zone.

It will be used by the *Authority* to assess *development applications*. It also offers guidance to intending applicants in designing *development* proposals and preparing *development applications*.

Structure

This code has a number of elements. Each element has one or more rules, each having an associated criterion (unless the rule is mandatory). Rules provide quantitative, or definitive, controls, while criteria are chiefly qualitative in nature.

In some instances rules are mandatory and 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. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement. Provided the relevant criterion can be met, strict compliance with the rule is not required.

Assessment tracks

Assessment track for a particular developments are specified in the community facility zone development table.

Proposals in the **code track** must comply with all rules relevant to the development.

Proposals in the **merit track** and **impact track** must comply with each relevant rule or its associated criteria, where the rule is not mandatory (i.e. it has no related criterion). Where a rule is fully met, no reference to the related criterion needs to be made. If the rule is not met, or where a criterion only applies, the onus is on the applicant to demonstrate that the relevant criterion is satisfied, through supporting drawings and/or written documentation. In addition, the applicant for proposals in the impact track must justify any non-compliance by reference to the Statement of Strategic Directions.

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.

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Related codes

This code makes reference to development codes and general codes that may also apply.
In addition, precinct codes may contain additional provisions that apply to certain specified blocks.

Definitions

Defined terms, references to legislation and references to other documents are italicised.
Definitions of terms used in this code are listed under the definitions heading of the Territory Plan, or for terms applicable to this code, associated with the respective rule or element.

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Relevant Codes

Development codes (including this code) that apply to certain development or use in the community facility zone are marked Y in table A1.

Table A1 – Development codes applicable to development and uses in community facility zone

DEVELOPMENT / USE	THIS CODE	SINGLE DWELLING HOUSING DEVELOPMENT CODE	MULT UNIT HOUSING DEVELOPMENT CODE
ancillary use	Y		
business agency	Y		
child care centre	Y		
community activity centre	Y		
community theatre	Y		
consolidation	Y		
cultural facility	Y		
demolition	Y		
educational establishment	Y		
emergency services facility	Y		
health facility	Y		
hospital	Y		
indoor recreation facility	Y		
lease variation	Y		
minor use	Y		
office	Y		
outdoor recreation facility	Y		
parkland	Y		
place of worship	Y		
public agency	Y		
religious associated use	Y		
residential care accommodation	Y	Y[3]	Y[4]
retirement village	Y		Y
sign	Y		
subdivision	Y		
supportive housing	Y	Y[3]	Y[4]
temporary use	Y		
scientific research establishment [1]	Y		
agriculture [2]	Y		

Notes to Table A1:

[1] – Development specific to section 38 blocks 4 and 5 Campbell
[2] – Development specific to section 450 block 1 Richardson
[3] – Applicable only where development is in the form of a *single dwelling housing*
[4] – Applicable only where development is in the form of *multi unit housing*

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In addition to the **development codes** specified above, **precinct codes** and **general codes** may be relevant.

Precinct codes are located in section 10 of the Territory Plan.

The following **general codes**, in particular, may be relevant:

Access and Mobility General Code

Bicycle Parking General Code

Community and Recreational Facilities Location Guidelines General Code

Crime Prevention through Environmental Design General Code

Parking and Vehicular Access General Code

Signs General Code

Water Ways: Water Sensitive Urban Design General Code

General codes are contained within the Territory Plan.

Development must comply with the relevant codes (including other general codes that may not be listed above), subject to the code hierarchy outlined in the introduction to this code.

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GENERAL DEVELOPMENT CONTROLS

Element 1: Restrictions on use

Rules	Criteria
1.1 Supportive housing	
R1 Development for supportive housing complies with all of the following: a) the occupation of individual dwellings in a supportive housing complex is restricted by the lease to persons with special housing needs for reasons of age or disability b) the site has not been identified in a suburb precinct code as being prohibited for supportive housing c) all dwellings comply with Part 'C' of *Australian Standard AS4299 – Adaptable Housing*. d) subdivision of a lease developed for supportive housing, including subdivision under the Unit Titles Act 2001, is not permitted.	This is a mandatory requirement. There is no applicable criterion.
1.2 Retirement village	
R2 Development for *retirement village* complies with all of the following: a) the site has not been identified in a suburb precinct code as being prohibited for retirement village b) Subdivision of a lease developed for retirement village, including subdivision under the *Unit Titles Act 2001*, is not permitted c) all dwellings comply with Part 'C' of Australian Standard AS4299 – Adaptable Housing.	This is a mandatory requirement. There is no applicable criterion.
1.3 Business agency, office, public agency	
R3 This rule applies to any of the following: i) *business agency* ii) *office* iii) *public agency* located within a surplus ACT Government owned *building.*	This is a mandatory requirement. There is no applicable criterion.

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Rules	Criteria
The maximum *lease* term is 5 years	
R4 This rule applies to any of the following: i) *business agency* ii) *office* iii) *public agency* located in other than a surplus ACT Government owned *building*, The use is conducted only by a not for profit organisation.	This is a mandatory requirement. There is no applicable criterion.
R5 This rule applies to any of the following: i) *business agency* ii) *office* iii) *public agency* located in other than a surplus ACT Government owned *building.* The total *gross floor area* of all such uses does not exceed 400m².	C2 *Business agencies, offices* and *public agencies* are small scale.
1.4 Development proposals affected by approved lease and development conditions	
R6 The development proposal complies with approved and current *lease and development conditions* applying to the *site*. Where there is an inconsistency between the *lease and development conditions* and the provisions of this code, the former shall take precedence, but only to the extent of the inconsistency.	C3 The development meets the intent of any approved and current *lease and development conditions* applying to the *site*.

Element 2: Building and site controls

In this element:

Desired character means the form of development in terms of siting, building bulk and scale, and the nature of the resulting *streetscape* that is consistent with the relevant zone objectives

Rules	Criteria
2.1 Building height	
R7 The maximum building height is: a) for that part of the building within 30m of a *residential block* – the greater of the following: i) 2 *storeys* ii) the maximum number of *storeys*	C4 *Buildings* achieve all of the following: a) consistency with the *desired character* b) a scale appropriate to the proposed use c) reasonable separation from adjoining developments

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Rules	Criteria
permitted on that *residential block* b) in all other cases – the lesser of the following: i) 4 *storeys* ii) 15m *height of building*. For this rule: **Residential block** means a *block* that has at least one of the following characteristics – a) zoned residential b) affected by a lease which authorises residential use but does not include any land intended to remain as unleased Territory land or public open space.	d) reasonable privacy for *dwellings* on adjoining *residential blocks* e) reasonable privacy for *principal private open space* on adjoining *residential blocks* f) reasonable solar access to *dwellings* on adjoining *residential blocks* and their associated *principal private open space.*
2.2 Setbacks	
R8 Minimum *setback* of *building*s to boundaries of *block*s in a residential zone is 6m.	C5 *Building*s and other *structure*s are sited to achieve all of the following: a) consistency with the *desired character* b) reasonable separation from adjoining developments c) reasonable privacy for *dwellings* on adjoining *residential blocks* d) reasonable privacy for *principal private open space* on adjoining *residential blocks* e) reasonable solar access to *dwellings* on adjoining *residential blocks* and their associated *principal private open space*.
2.3 Storage	
R9 Outdoor storage areas are screened from view from any road or other public area.	C6 Where the proposed use of the *site* requires open areas for storage of goods and materials, adequate provision is to be included in the design layout of the *site* and should not encroach on car parking areas, driveways or landscaped areas and be adequately screened from public view.

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Element 3: Built form

Rules	Criteria
3.1 Materials and finishes	
There is no applicable rule.	C7 Where development presents a blank façade to an *adjoining block* or public space, a visually interesting architectural treatment is applied to that wall, through the use of one or more elements such as colour, articulation, materials and shadows.
There is no applicable rule.	C8 *Building*s use high quality materials and have façade with visually interesting architectural treatments through the use of one or more elements such as colour, materials, shadows or deep framing profiles.
3.2 Interface	
There is no applicable rule.	C9 Where appropriate, compatible uses of any existing *building*s are integrated with new development and provide physical connections and linkages between *building*s, and between *building*s and public spaces.
There is no applicable rule.	C10 Elements of the development that interface with a street promote an attractive *streetscape*.

Element 4: Traffic impact

Rules	Criteria
4.1 Traffic generation	
There is no applicable rule.	C11 The existing road network can accommodate the amount of traffic likely to be generated by the development.

Element 5: Environment protection

Rules	Criteria
5.1 Water sensitive urban design	
R15 This rule applies to sites 5000m^2 or larger. The average annual stormwater pollutant export is reduced for all of the following:	This is a mandatory requirement. There is no applicable criterion.

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Rules	Criteria
a) suspended solids by at least 60 per cent b) total phosphorous by at least 45 per cent c) total nitrogen by at least 40 per cent compared with an urban catchment with no water quality management controls. **Note**: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.	
R16 This rule applies to sites 2000m^2 or larger. Stormwater management complies with one of the following: a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels. **Note**: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.
R17 This rule applies to *sites* 2,000m^2 or larger. Provision is made for one or more of the following: a) the storage of stormwater equivalent to at least 1.4kl per 100m^2 of impervious area, and its release over a period of 1 to 3 days b) runoff peak flow for the 3 month ARI storm to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days. **Note**: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C12 Underground piping of natural stormwater overland flow paths is minimised.
5.2 Sediment and erosion control	
R19 This rule applies to sites larger than 3000m^2. Development complies with a sediment and erosion control concept plan endorsed by the	This is a mandatory requirement. There is no applicable criterion.

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Rules	Criteria
Environment Protection Authority. **Supporting document:** A sediment and erosion control concept plan is prepared in accordance with Environment Protection Authority *Environmental Protection Guidelines for Construction and Land Development in the ACT 2011*. **Note:** A condition of development approval may be imposed to ensure compliance with this rule.	
5.3 Earthworks	
There is no applicable rule.	C13 The extent of earthworks is minimised.
5.4 Tree protection	
R20 This rule applies to *sites* where exceptional, high, or medium value trees are present. A tree management plan indicating that all exceptional, high, and medium value trees are retained and protected is endorsed by the Conservator of Flora and Fauna. **Supporting document:** Tree management plan endorsed by the Conservator of Flora and Fauna. **Note:** The Conservator of Flora and Fauna may endorse the removal of trees in accordance with the provisions of the *Tree Protection Act 2005.*	This is a mandatory requirement. There is no applicable criterion.
5.5 Heritage	
R21 In accordance with section 148 of the *Planning and Development Act 2007*, applications for developments on *land* or *building*s subject to provisional registration or registration under s.41 of the *Heritage Act 2004* are accompanied by advice from the Heritage Council stating that the development meets the requirements of the *Heritage Act 2004*.	C14 If advice from the Heritage Council is required however not provided, the application will be referred to the Heritage Council and its advice considered before the determination of the application.
5.6 Contamination	
R22 This rule applies where an assessment by the proponent in accordance with the *ACT Government Strategic Plan – Contaminated Sites Management 1995* and the *ACT Environment Protection Policy 2000* identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by Environment	This is a mandatory requirement. There is no applicable criterion

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Rules	Criteria
Protection Authority. **Supporting document:** Environmental site assessment report endorsed by Environment Protection Authority. **Note:** A condition of development approval may be imposed to ensure compliance with this rule.	

Element 6: Amenity

Rules	Criteria
6.1 Noise	
R23 This rule applies to any of the following: i) emergency *services facility* ii) indoor *recreation facility* iii) outdoor *recreation facility* Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority. The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the EPA's *Noise Environment Protection Policy, January 2010*, based on the estimated noise levels when the facility is in use. **Supporting document:** noise management plan endorsed by the Environment Protection Authority. **Note:** A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.	C15 Development types specified in rule R24 do not unreasonably diminish the residential amenity of current or future neighbouring residents.

Element 7: Services and utilities

Rules	Criteria
7.1 Waste management	
R24 Development complies with the waste facilities and management measures endorsed by Territory and Municipal Services Directorate. **Supporting document:** Written confirmation by Territory and Municipal Services Directorate that with the waste facilities and management associated with the development are in accordance with the current version of the *Development Control Code for Best Practice Waste Management in the ACT.*	This is a mandatory requirement. There is no applicable criterion.

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Rules	Criteria
7.2 Utilities	
R25 A statement of compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility access provisions and asset clearance zones. **Note:** Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.	C16 If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007.*
7.3 Waste water	
R26 Subject to ActewAGL approval, all under cover areas drain to the sewer.	This is a mandatory requirement. There is no applicable criterion.

Element 8: Demolition

Rules	Criteria
8.1 Utilities	
R27 This rule applies to demolition. The application is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the *Planning and Development Act 2007* for all of the following: a) all network infrastructure on or immediately adjacent to the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.	This is a mandatory requirement. There is no applicable criterion.

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Rules	Criteria
8.2 Hazardous materials	
R28 Demolition of: a) *Multi unit housing* (including garages and carports) for which a certificate of occupancy was issued prior to 1985, or b) commercial or industrial premises for which a certificate of occupancy was issued before 2005, is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority. A hazardous materials survey includes, as a minimum, the identification of a disposal *site* for hazardous materials, including asbestos, that complies with one (1) of the following: i) is a licensed disposal facility in the ACT ii) another *site* outside the ACT. If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the *site*. An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the *site*. **Note**: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.	C17 If an endorsed hazardous material survey is required however evidence of an endorsed hazardous materials survey is not provided, the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.

Element 9: Subdivision

Rules	Criteria
9.1 Subdivision	
R29 Subdivision is only permitted where all of the following are met: a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code.	This is a mandatory requirement. There is no applicable criterion.

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Appendix C Introduction to Suburb Precinct Codes

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Introduction to Suburb Precinct Codes

Name

The following precinct codes are called Suburb Precinct Codes and contain the name of the relevant suburb.

Application

The following precinct codes apply to the suburb stated in the name. The precinct codes contain provisions applying to specified blocks or areas.

Purpose

Suburb Precinct Codes provide additional planning, design and environmental controls for individual blocks and may also contain references to provisions in other codes.

The codes will be used by the *Authority* to assess *development applications* and offer guidance to intending applicants in designing *development* proposals and preparing *development applications.*

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.

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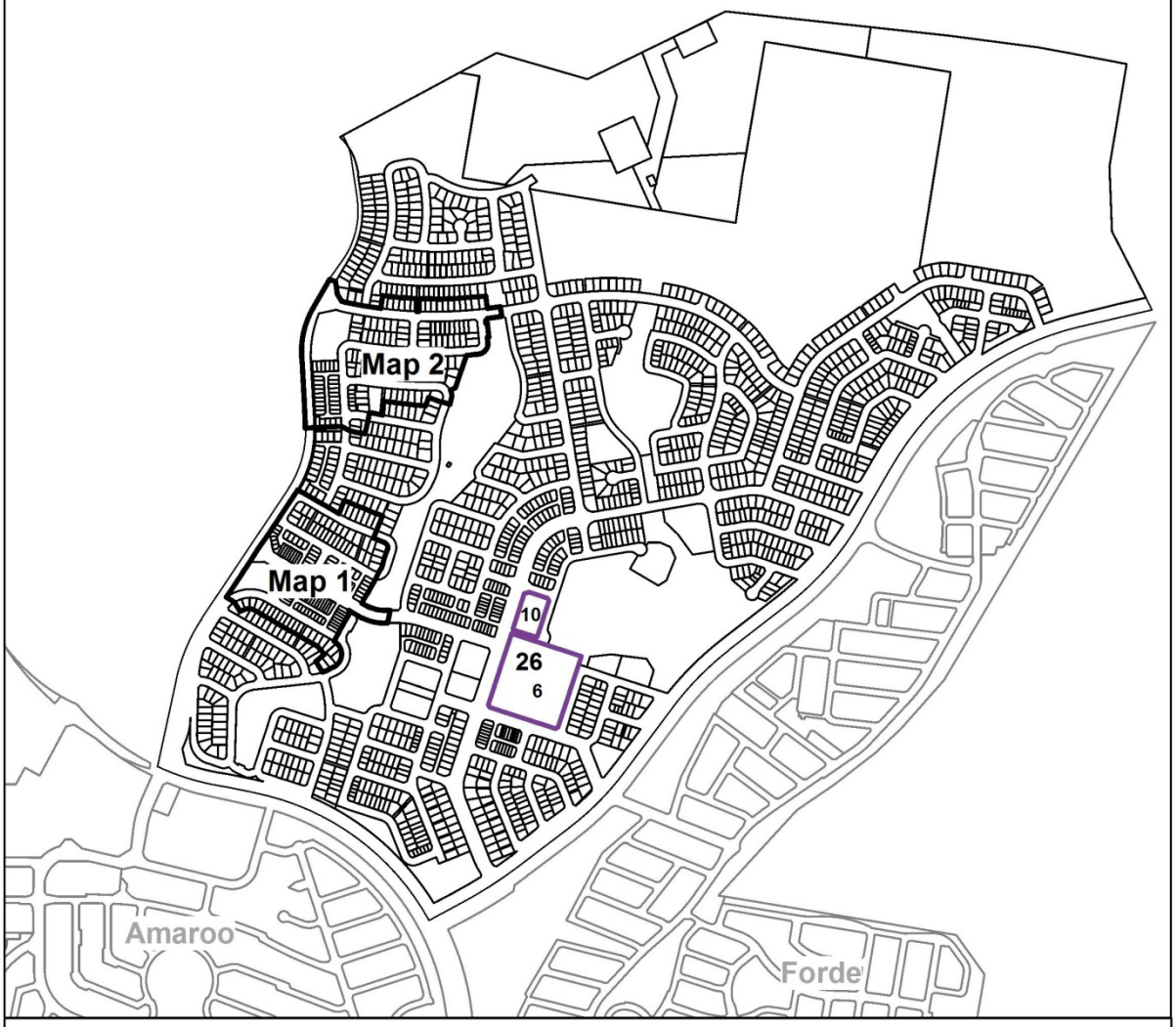
Appendix D Suburb Precinct Codes for Bonner, Franklin and Macgregor

Bonner Precinct Code - Index Map



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

Map 1 See Map 1

Map 2 See Map 2

0 400
Meters

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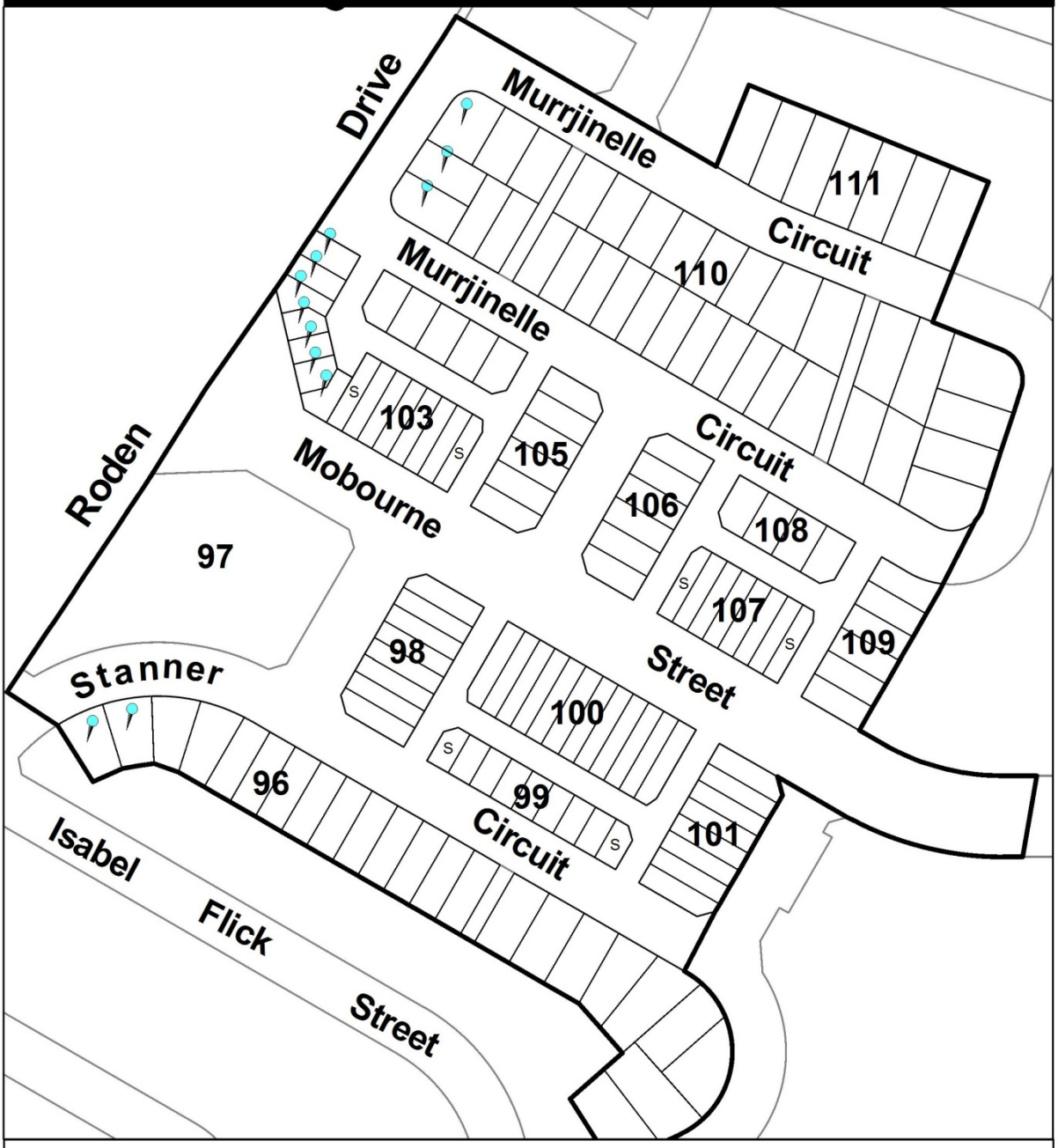
Bonner Precinct Code - Map 1



Legend

Map 1 Extent of Map 1

Australian Standard AS 3959-2009 Construction of buildings in bushfire prone areas, clause 1.7 provides that 6 bushfire attack levels (BAL) are used in that standard. Have only demonstrated three.

BAL-12.5

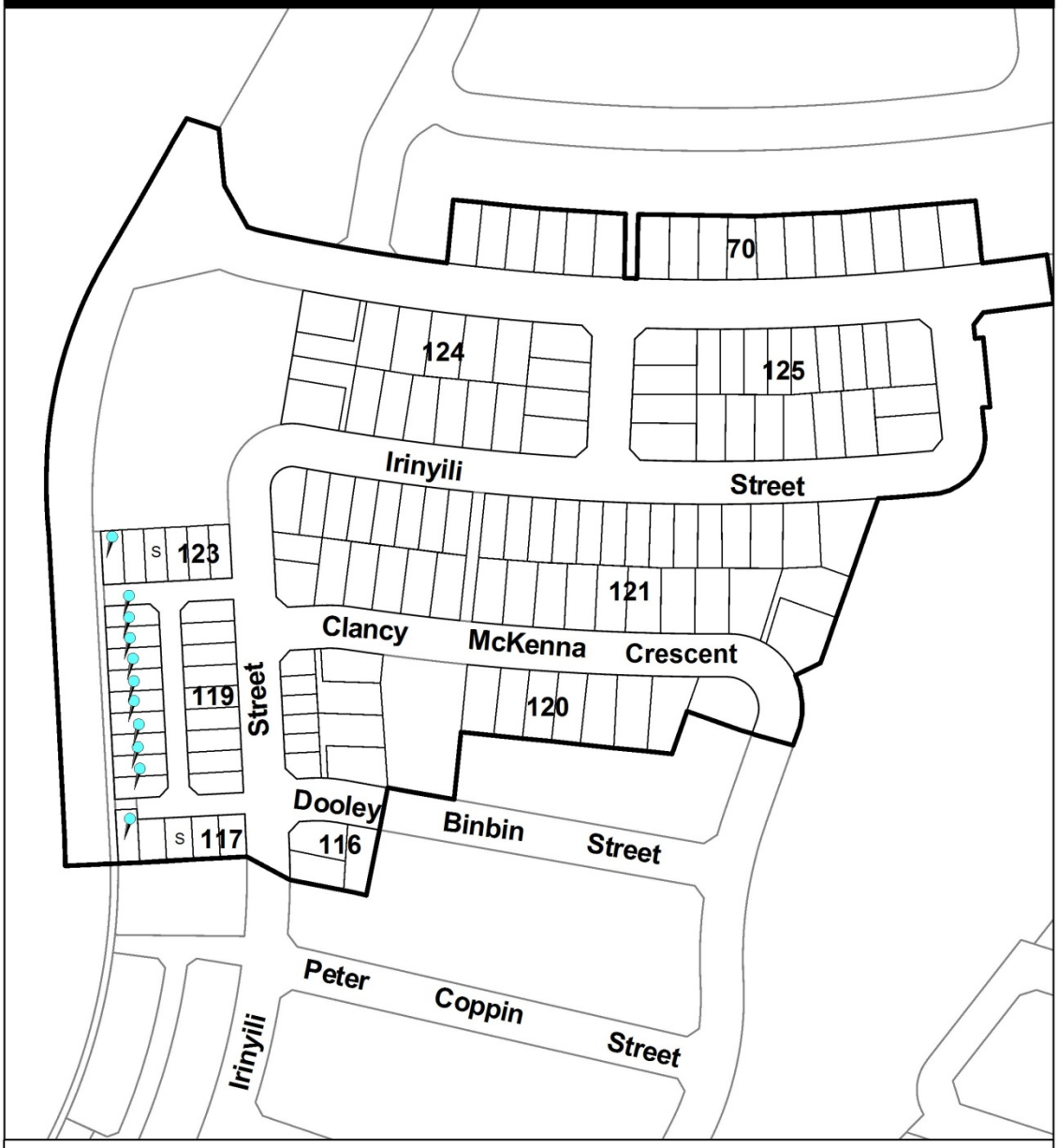
S Surveillance block

0 100

Meters

Note: Also refer to Bonner concept plan (Precinct Code)

Bonner Precinct Code - Map 2



Legend

Map 2 Extent of Map 2

Australian Standard AS 3959-2009 Construction of buildings in bushfire prone areas, clause 1.7 provides that 6 bushfire attack levels (BAL) are used in that standard. Have only demonstrated three.

BAL-12.5

S Surveillance block

0 100

Meters

Note: Also refer to Bonner concept plan (Precinct Code)

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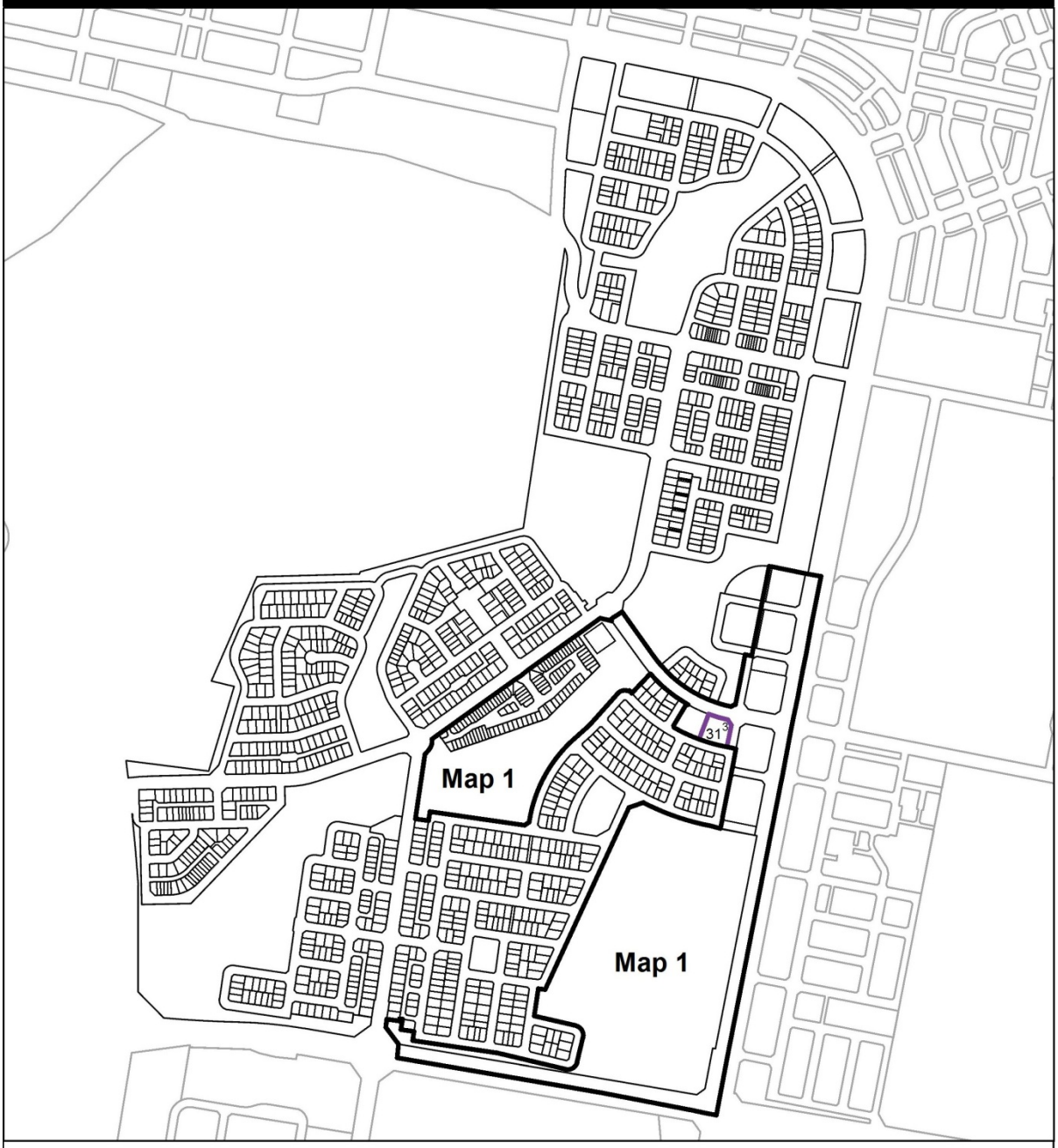
Franklin Precinct Code - Index Map



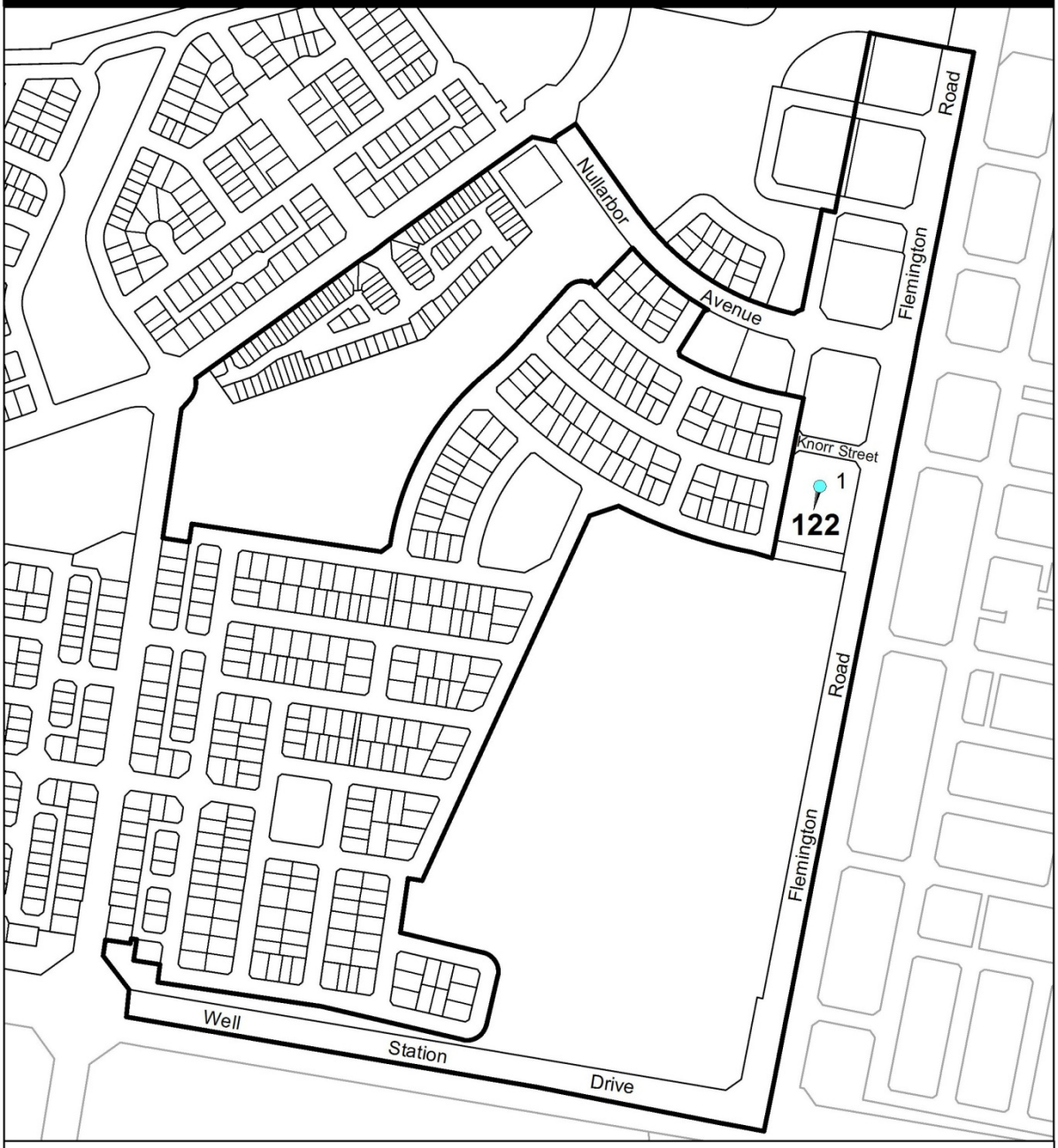
Legend

Map 1 See Map 1

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 200
Meters

Franklin Precinct Code - Map 1



Legend

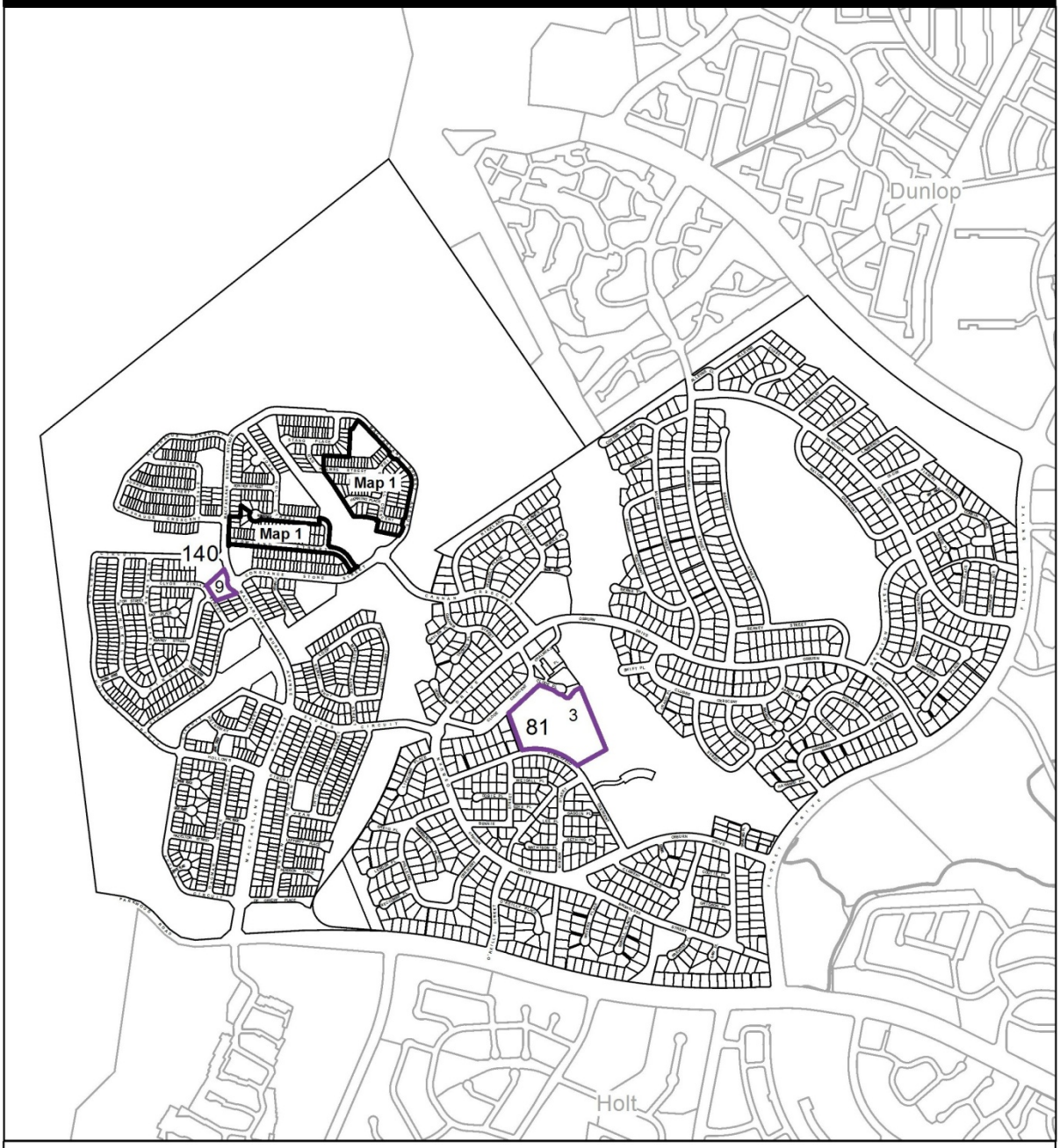
Map 1 Extent of Map 1

Australian Standard AS 3959-2009 Construction of buildings in bushfire prone areas, clause 1.7 provides that 6 bushfire attack levels (BAL) are used in that standard. Have only demonstrated three.

BAL-12.5

0 200
Meters

Macgregor Precinct Code - Index Map



Legend

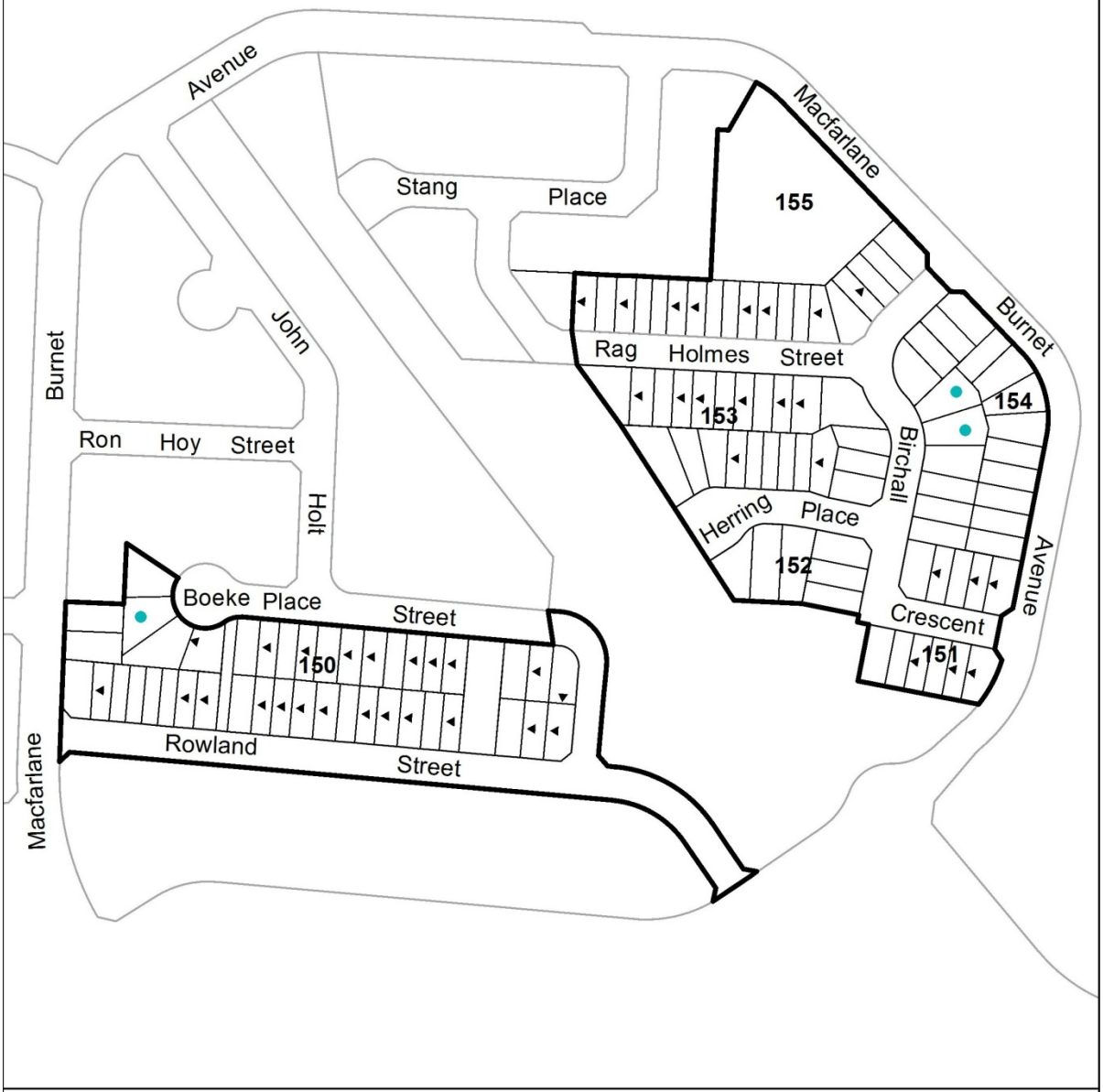
Map 1 See Map 1

0 400
Meters

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Macgregor Precinct Code - Map 1



Legend

Extent of Map 2

Mid sized block provisions are located in the single dwelling housing development code

Blocks >500m^2 ≤550m^2 - subject to *mid sized block* provisions

Block Boundary

Side setback-boundary 2

0 100

Meters

Note: Macgregor West concept plan covers the suburb of Macgregor

Appendix E Suburb Precinct Codes

Ainslie Precinct Code

Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 200
Meters

Aranda Precinct Code

Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 200
Meters

Barton Precinct Code

Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
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0 200
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Bonython Precinct Code

Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 200
Meters

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Braddon Precinct Code

Legend

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Refer community facility zone development table

0 200
Meters

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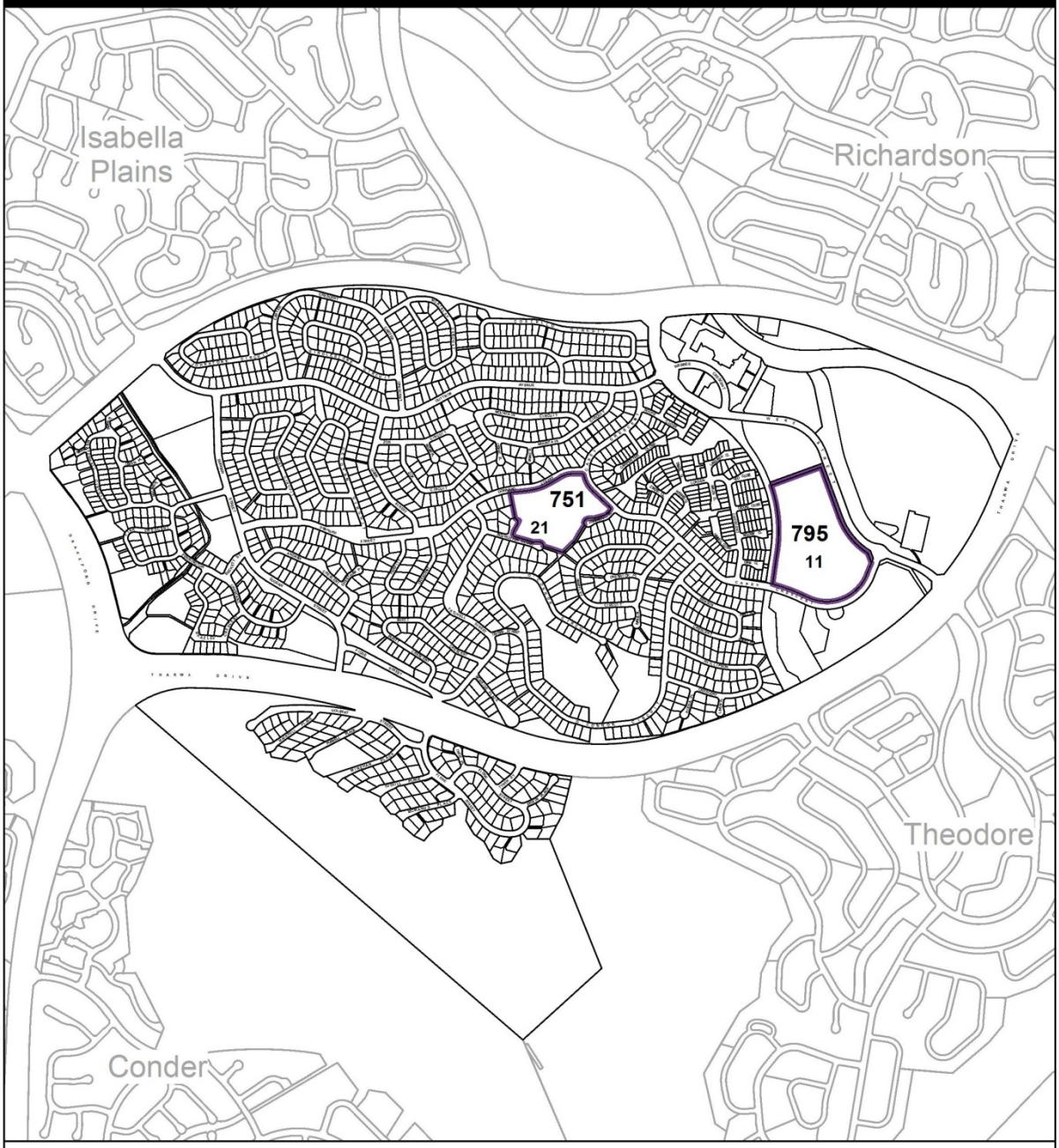
Calwell Precinct Code



Legend

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Refer community facility zone development table

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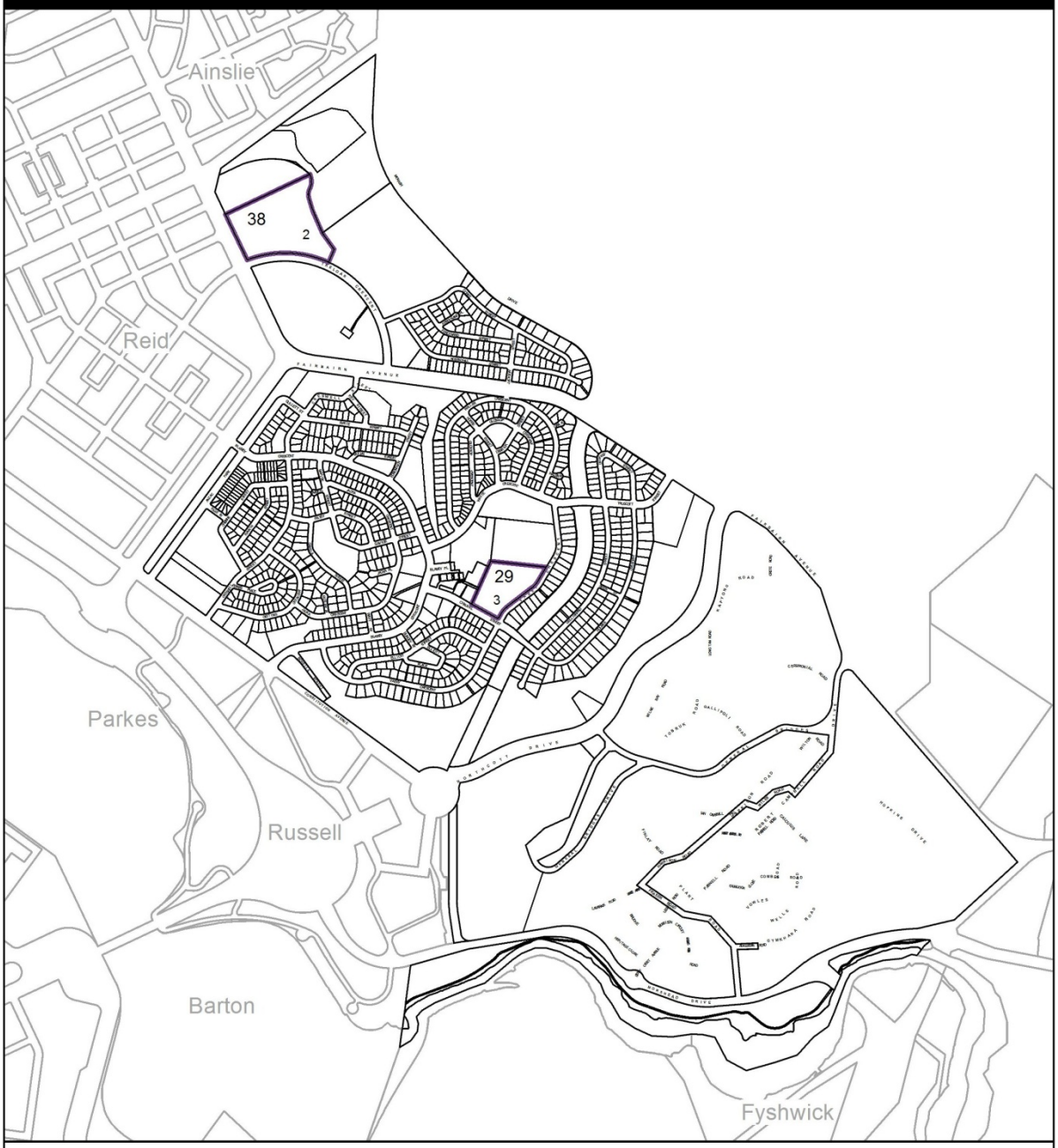
Meters

Campbell Precinct Code



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Refer community facility zone development table

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Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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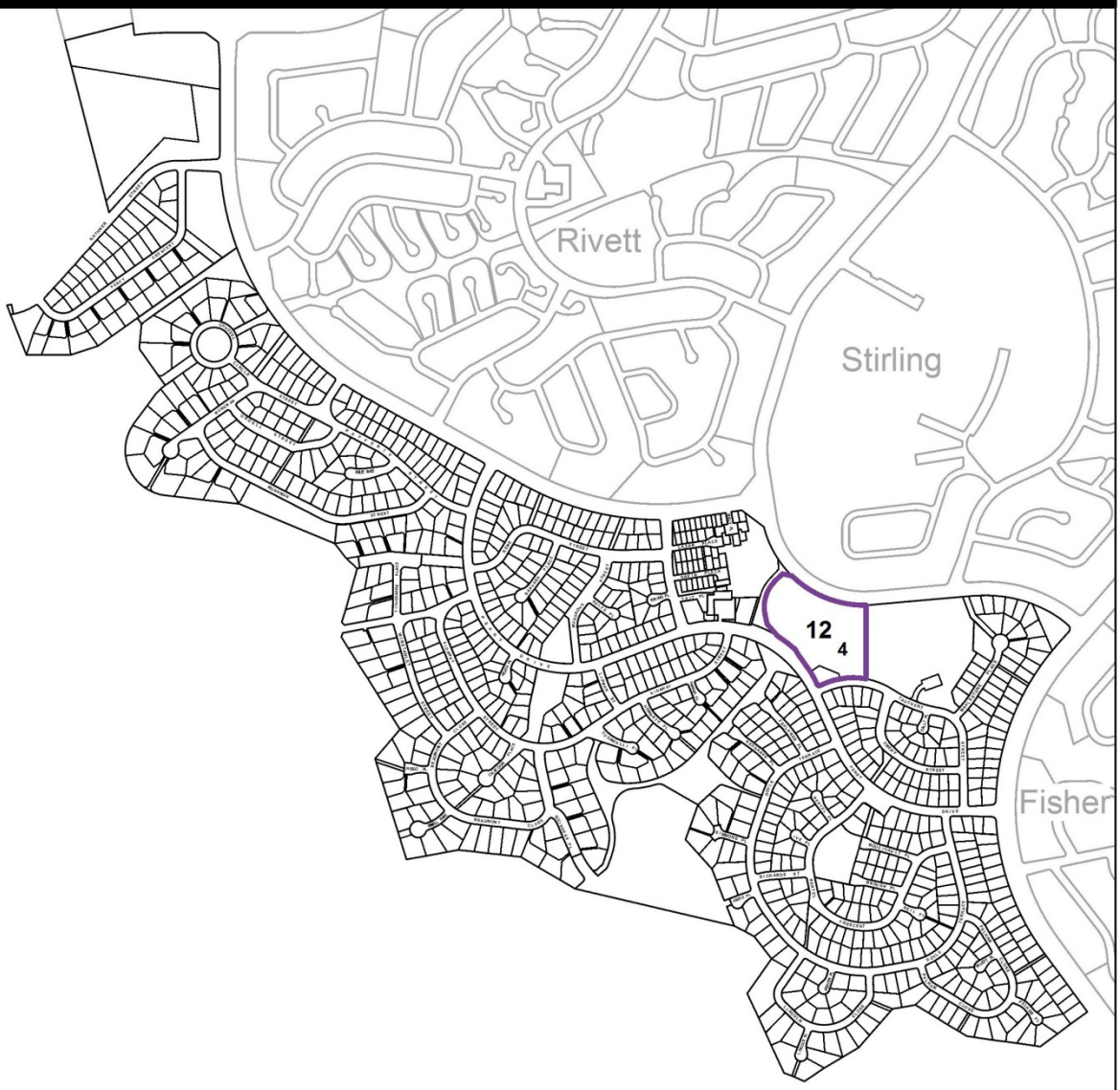

Legend

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Refer community facility zone development table

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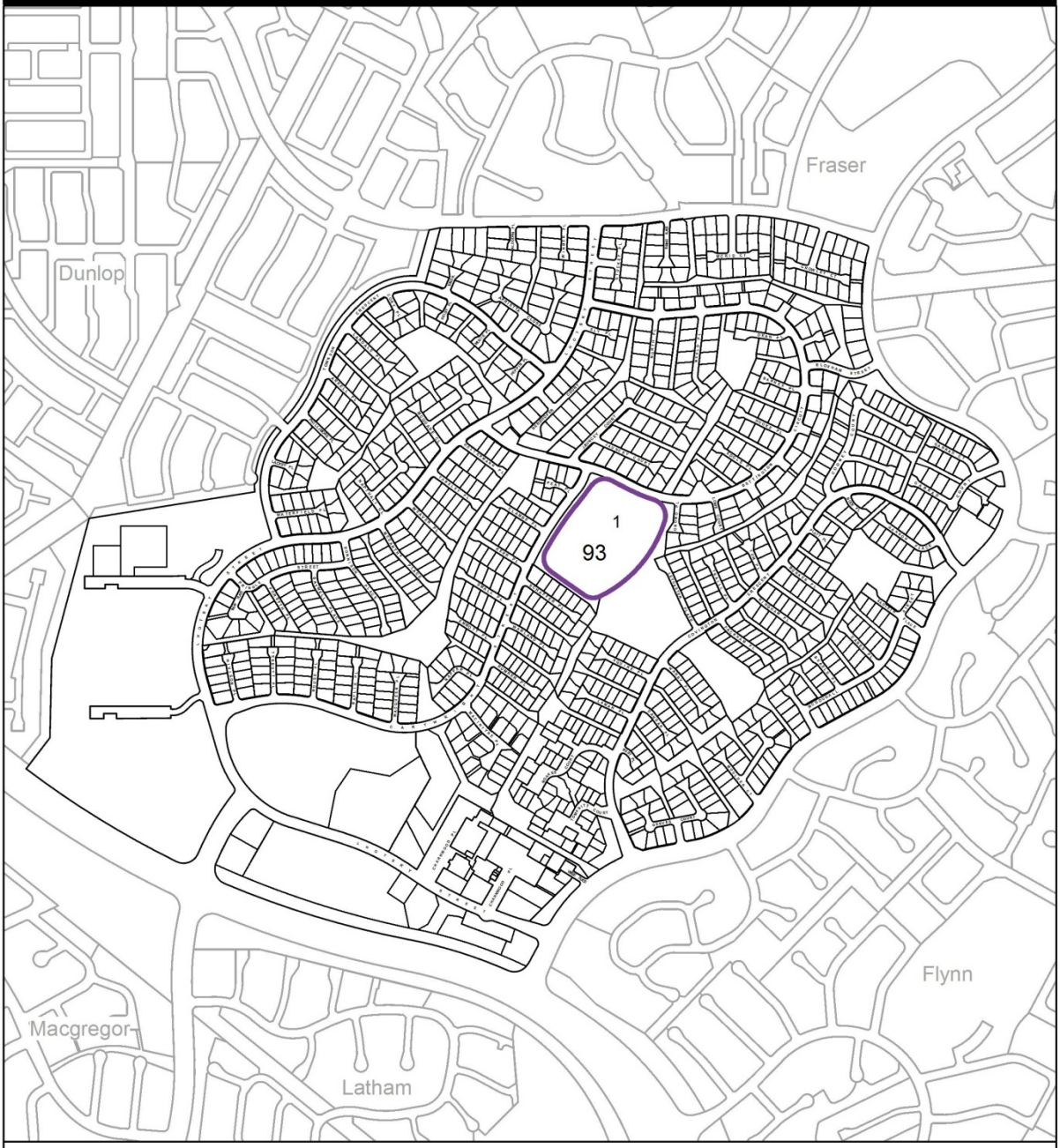
Charnwood Precinct Code



Legend

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Refer community facility zone development table

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Meters

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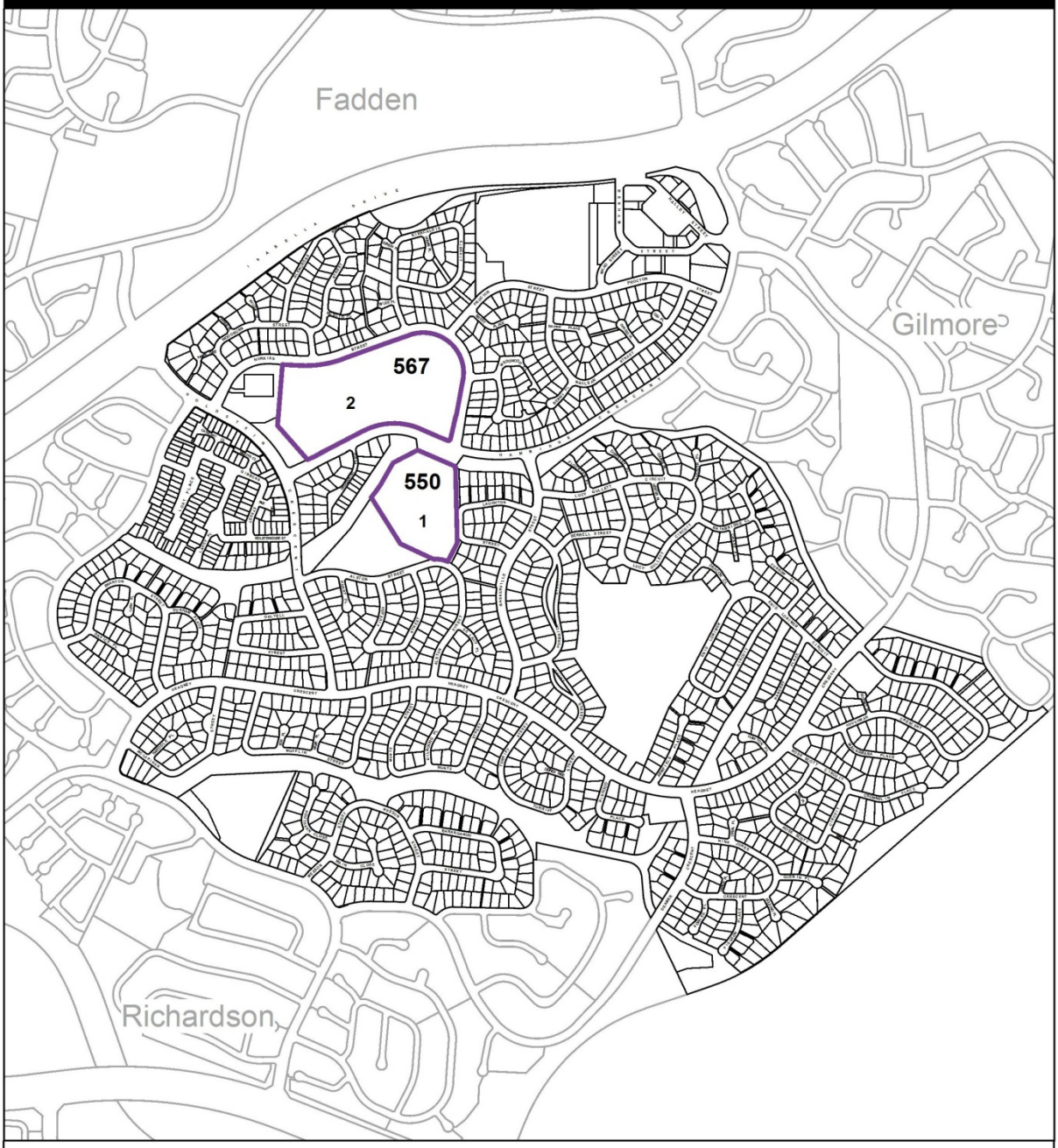
Chisholm Precinct Code



Legend

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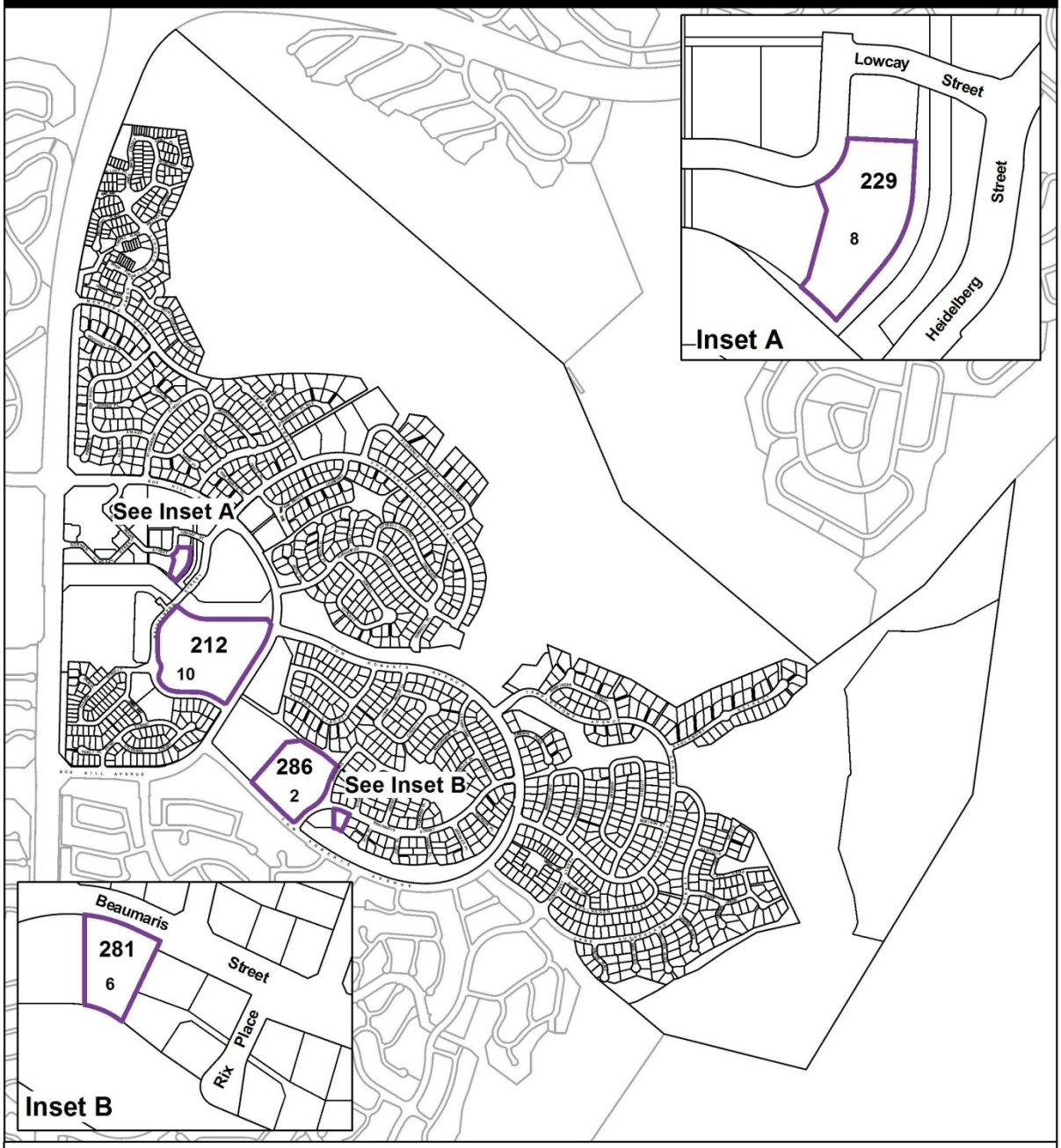
Condor Precinct Code



Legend

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0 400
Meters

Curtin Precinct Code

Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
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Meters

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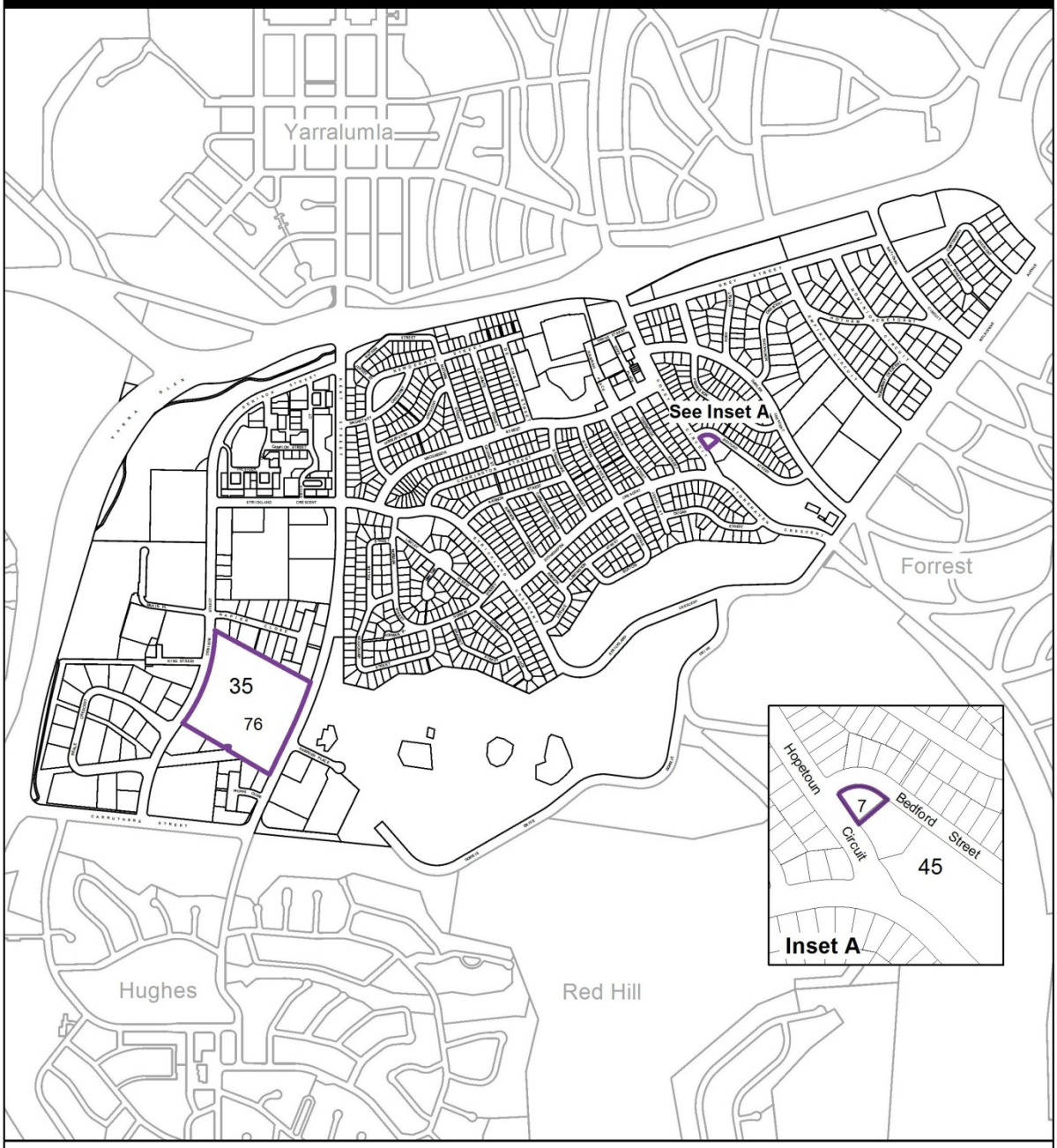
Deakin Precinct Code



Legend

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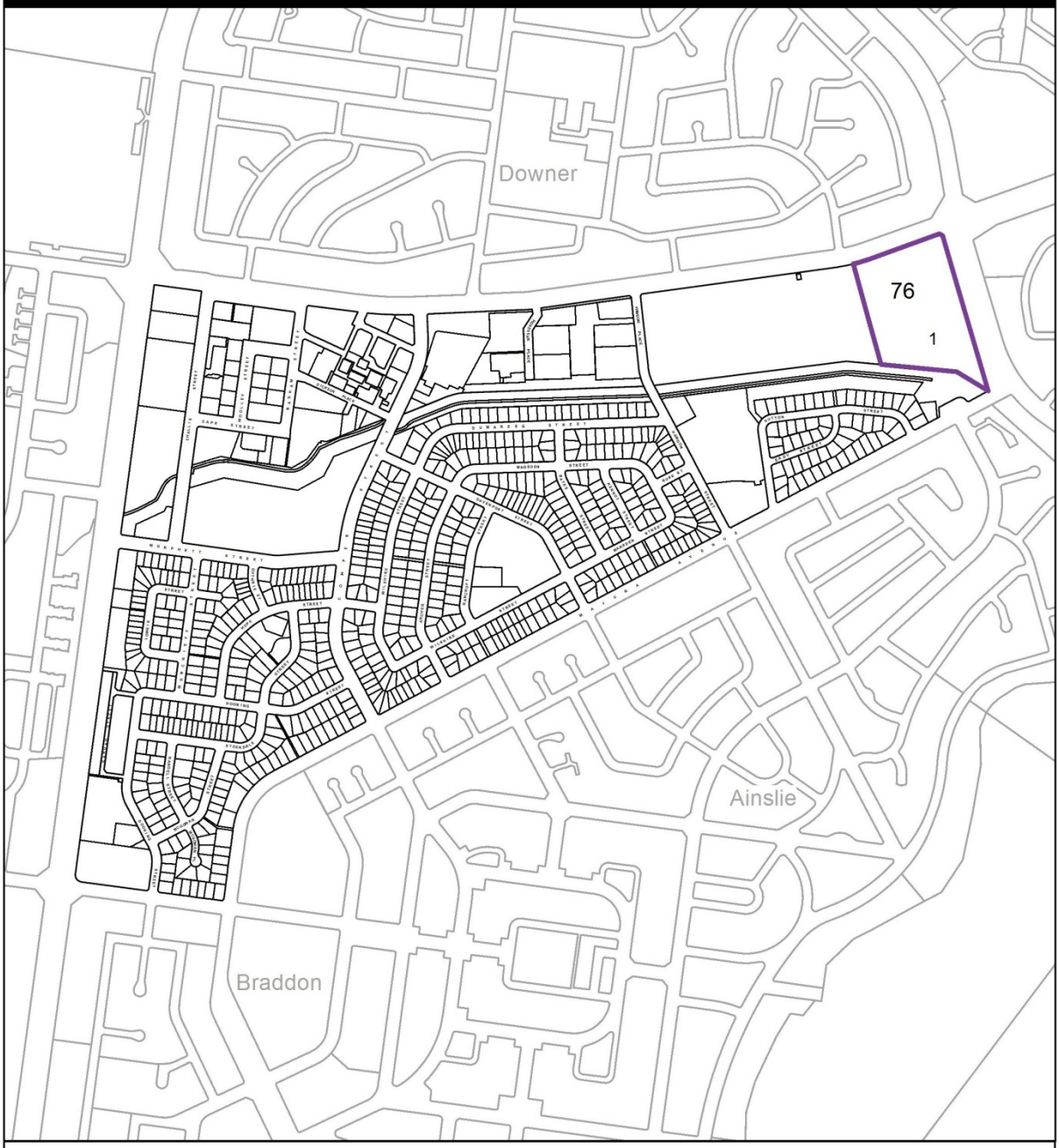
Refer community facility zone development table

0 400
Meters

Dickson Precinct Code



Legend

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0 400
Meters

Duffy Precinct Code

Legend

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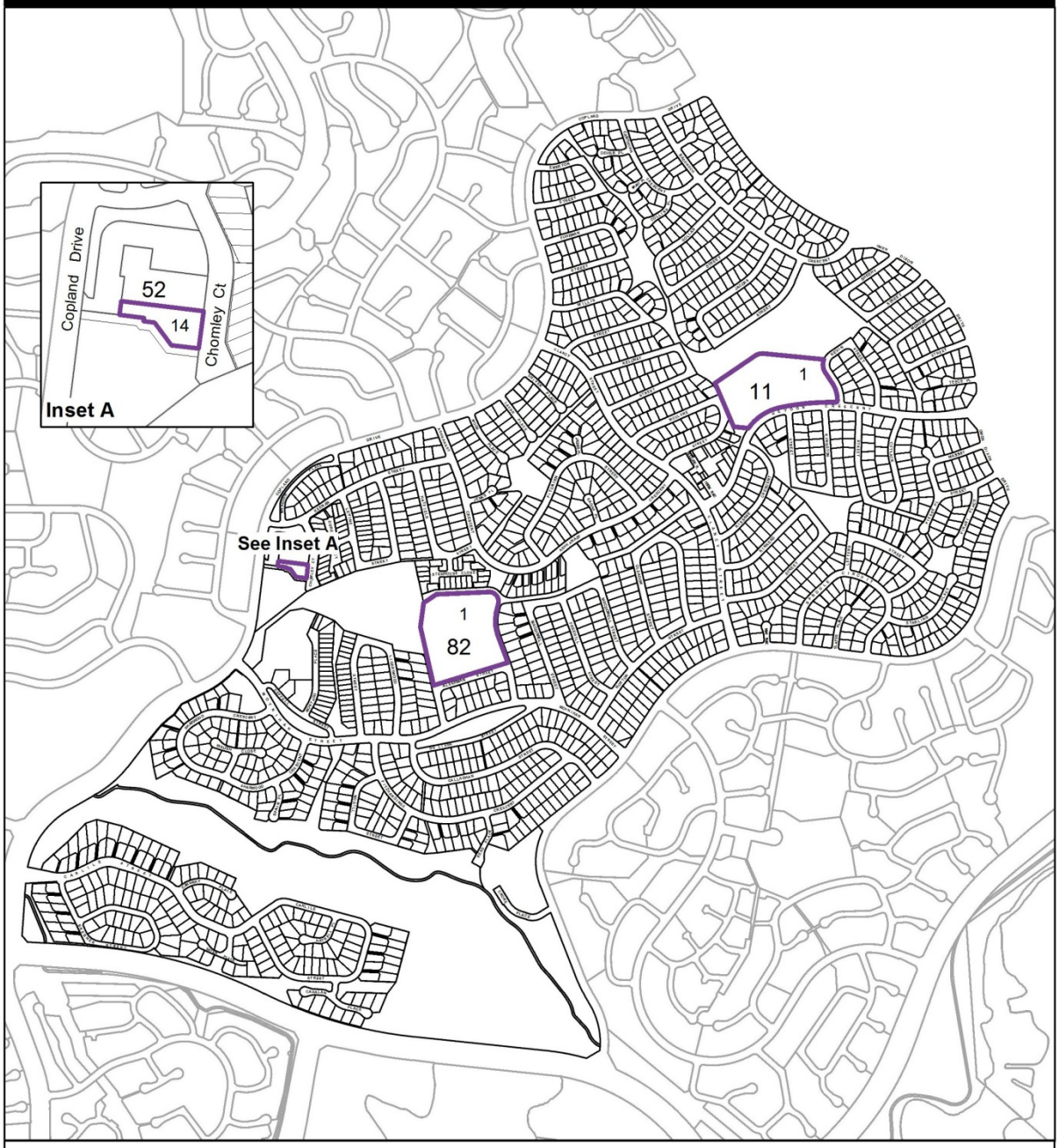
Evatt Precinct Code



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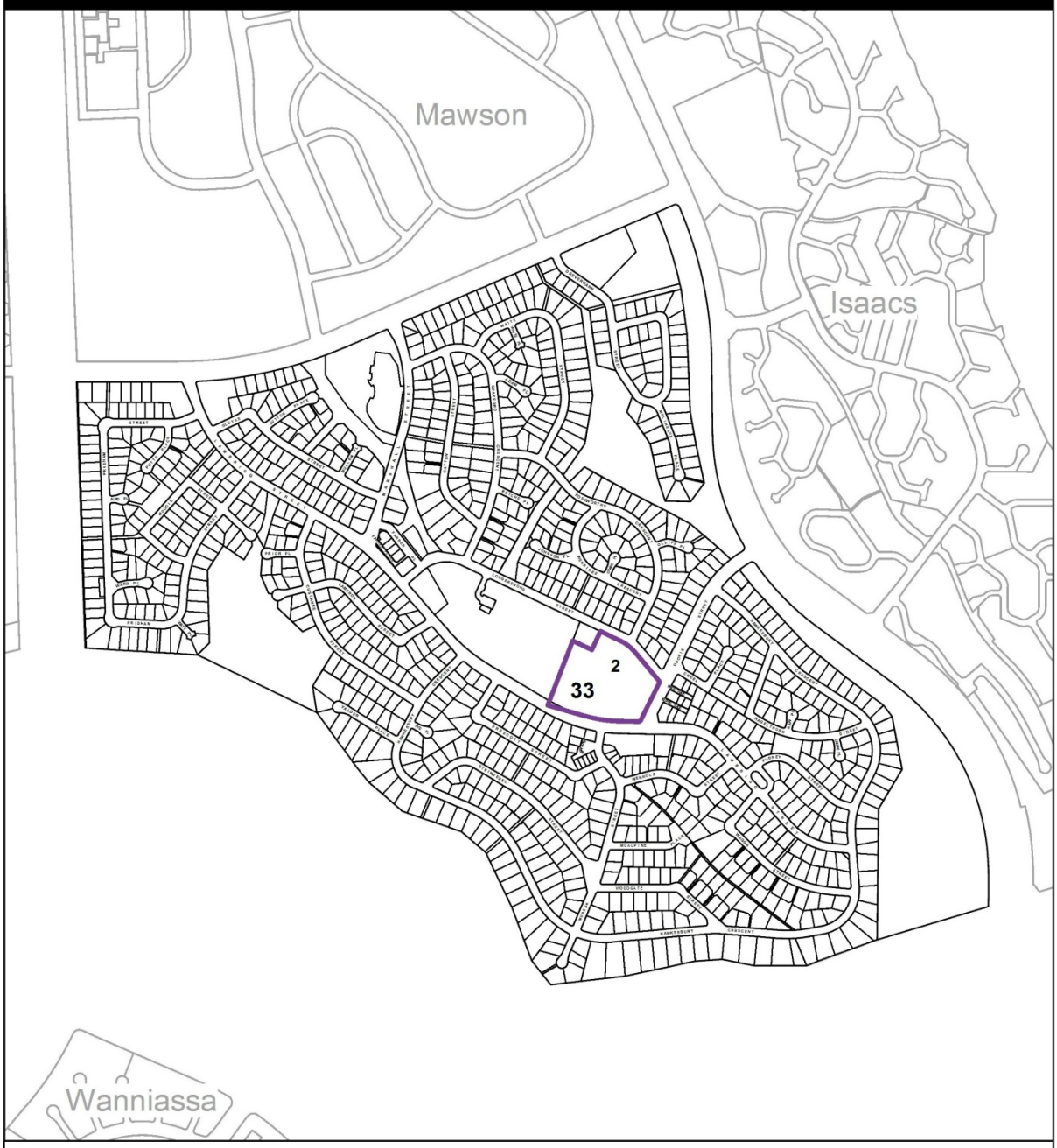
Farrer Precinct Code



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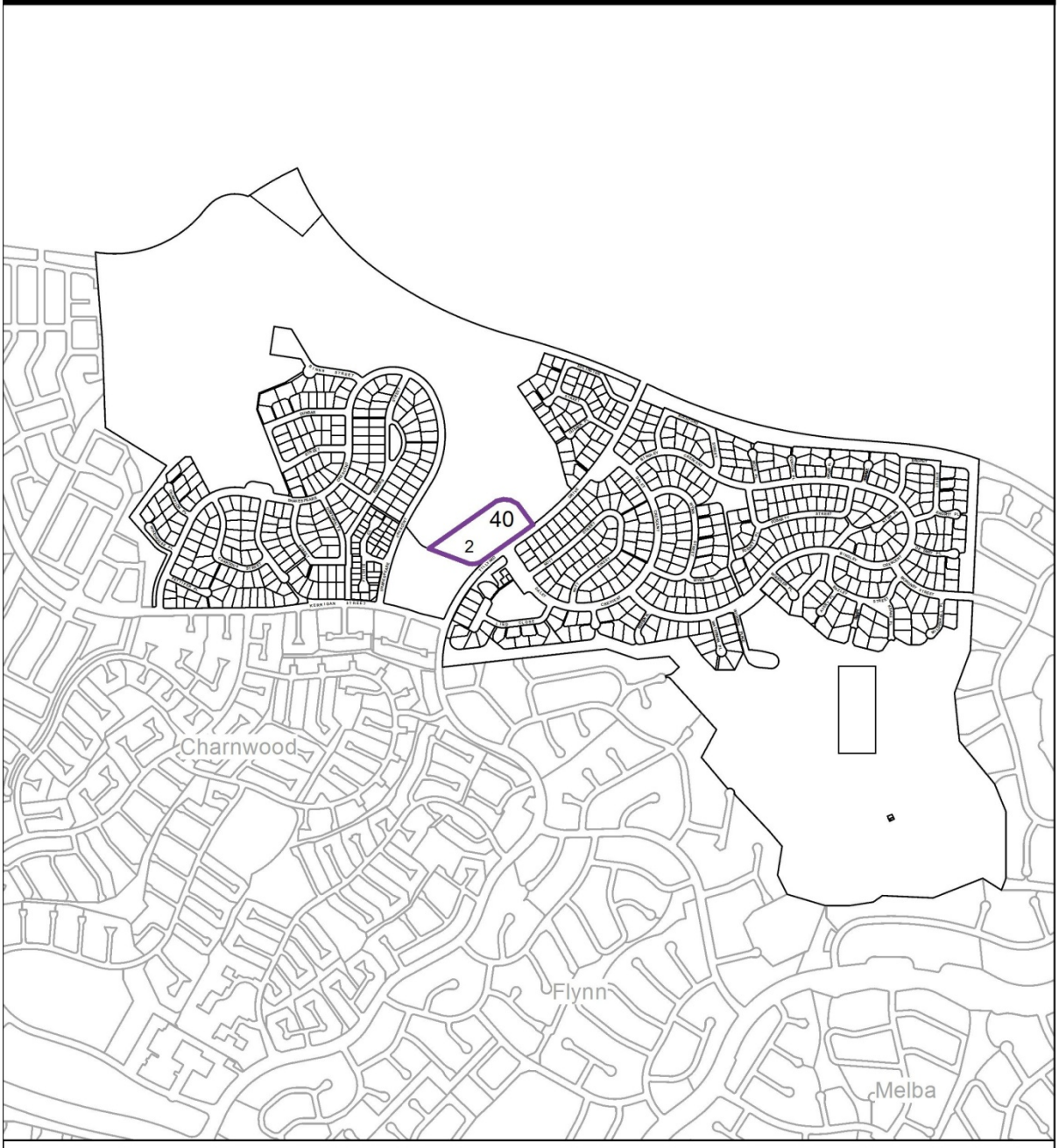
Fraser Precinct Code



Legend

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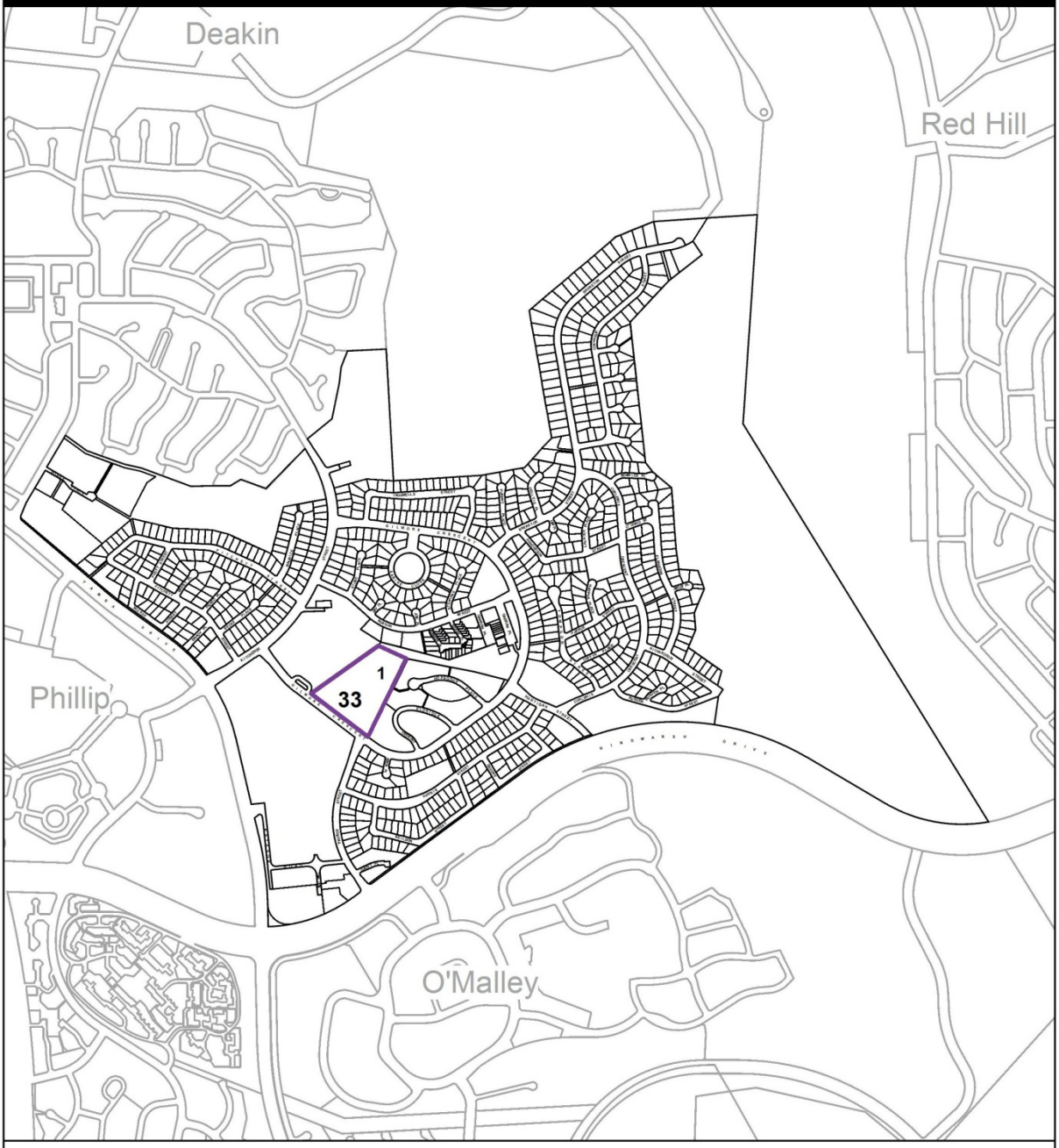
Garran Precinct Code



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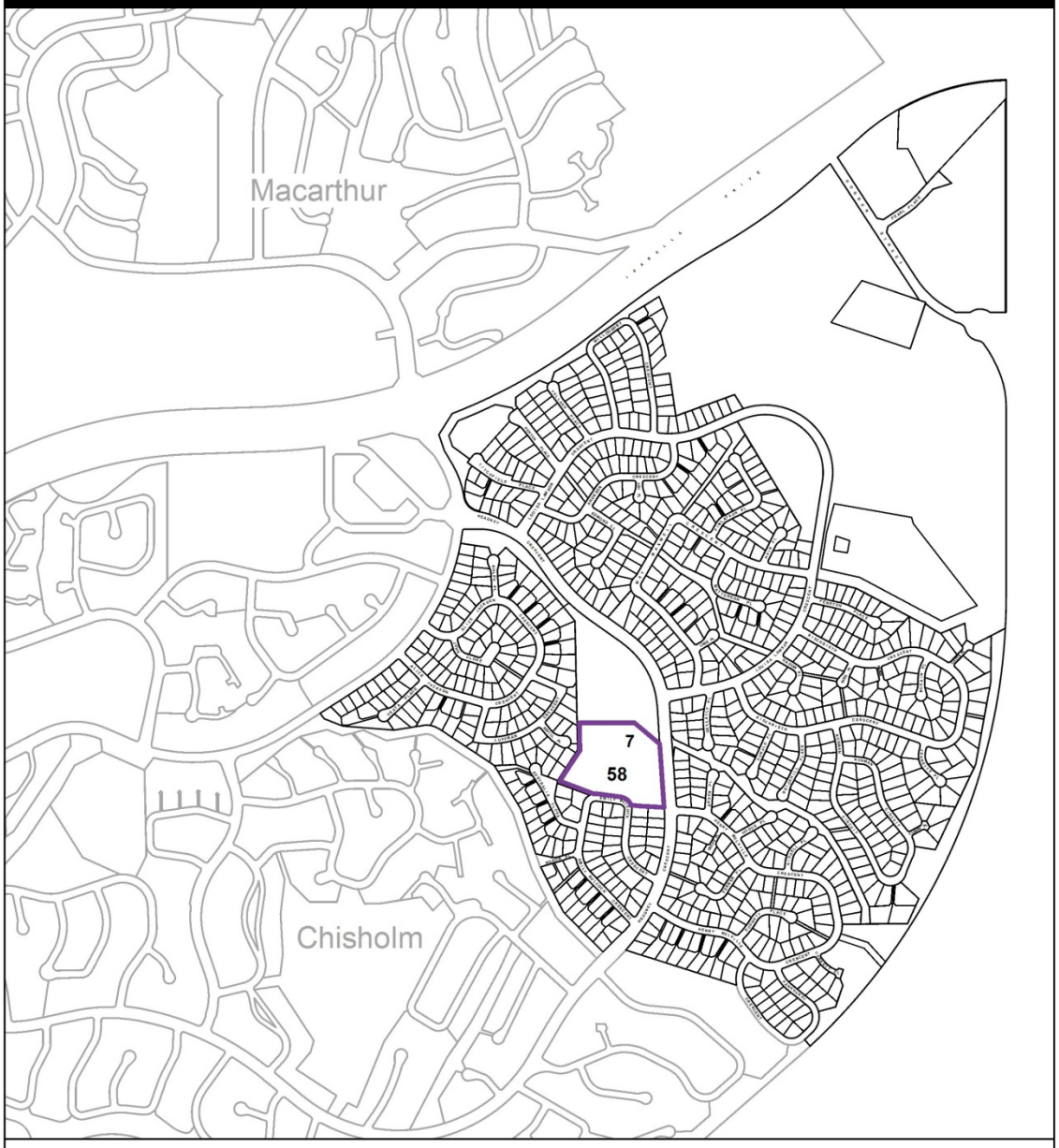
Gilmore Precinct Code



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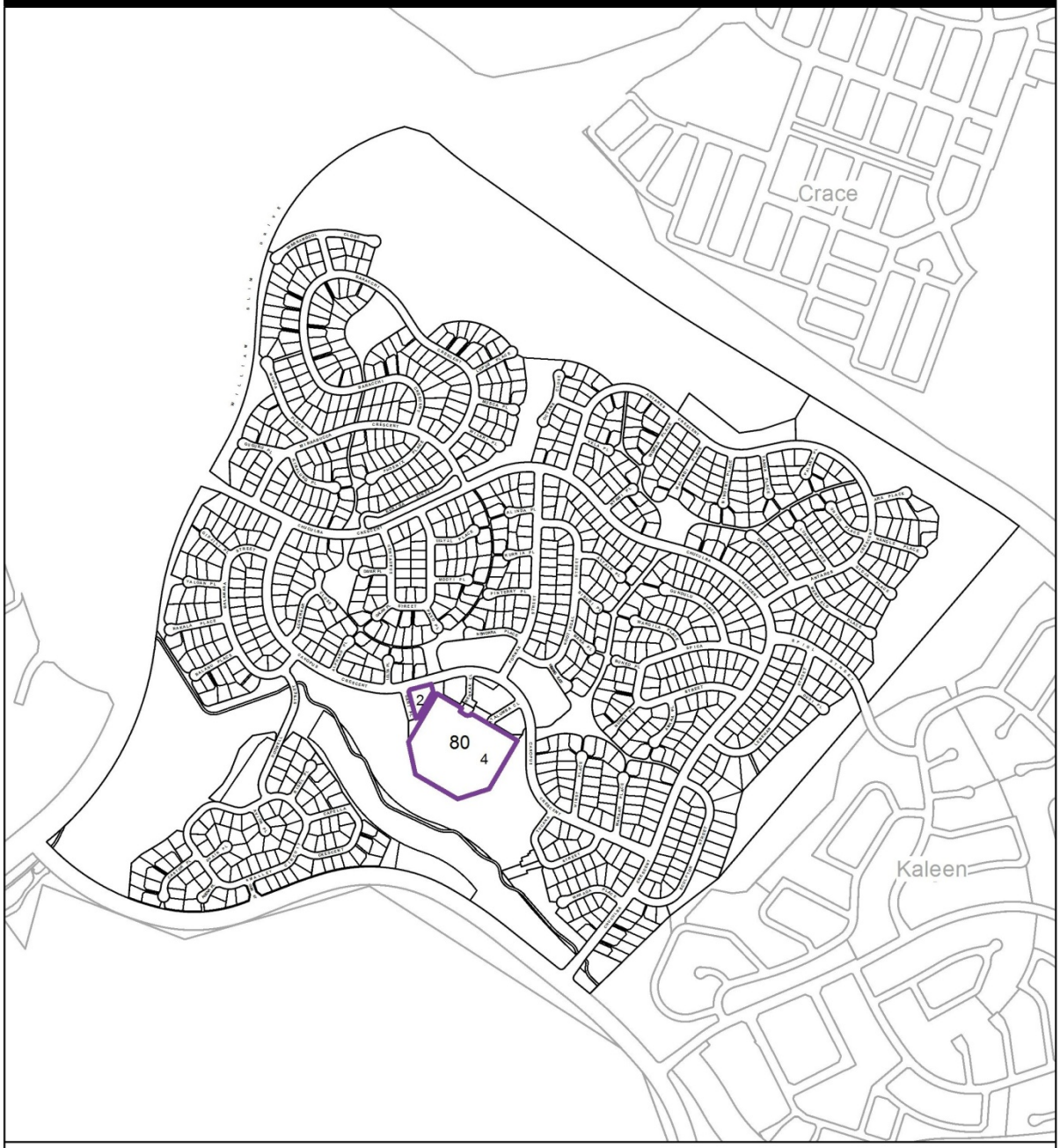
Giralang Precinct Code



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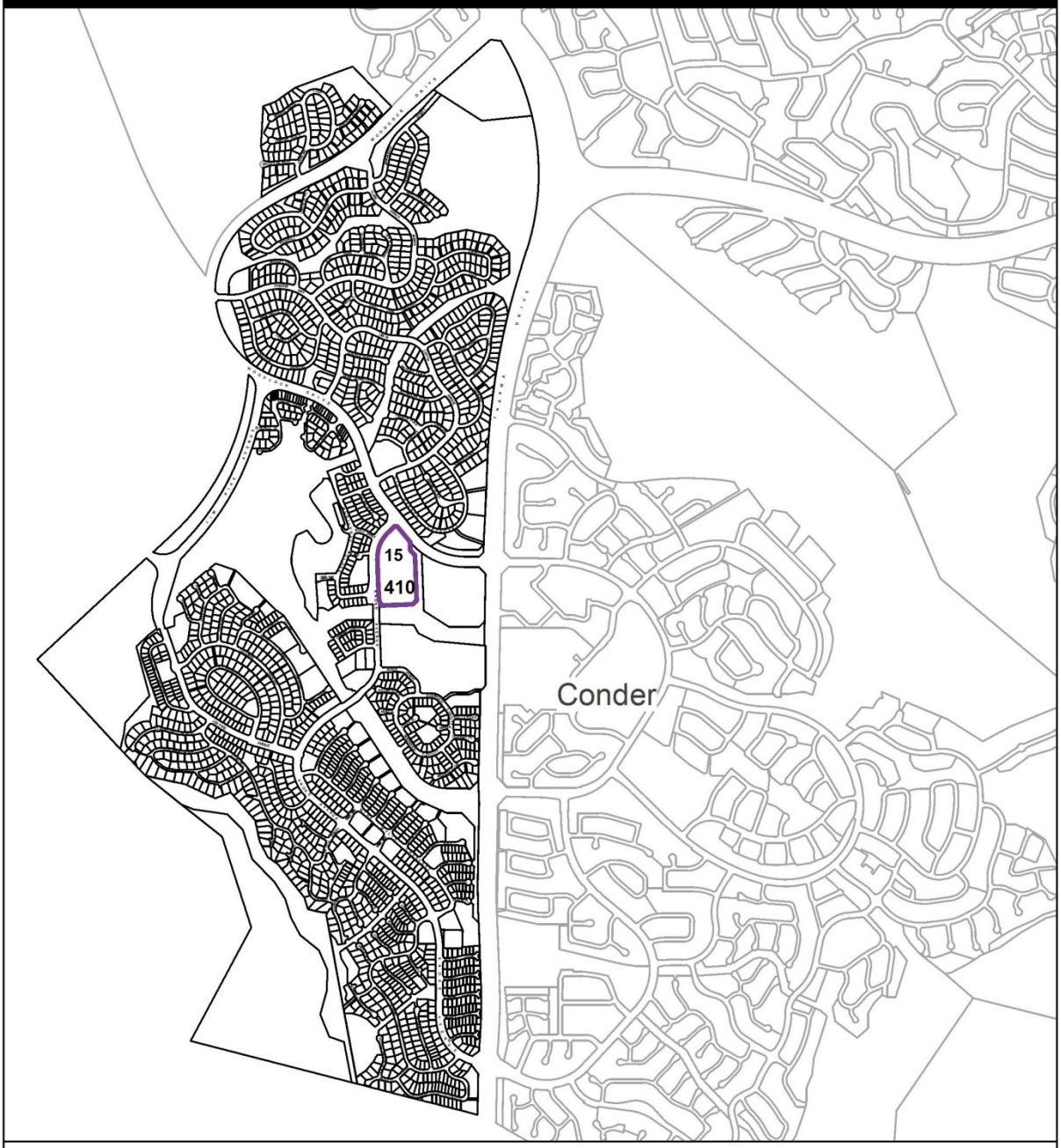
Gordon Precinct Code



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Gowrie Precinct Code

Legend

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Meters

Griffith Precinct Code

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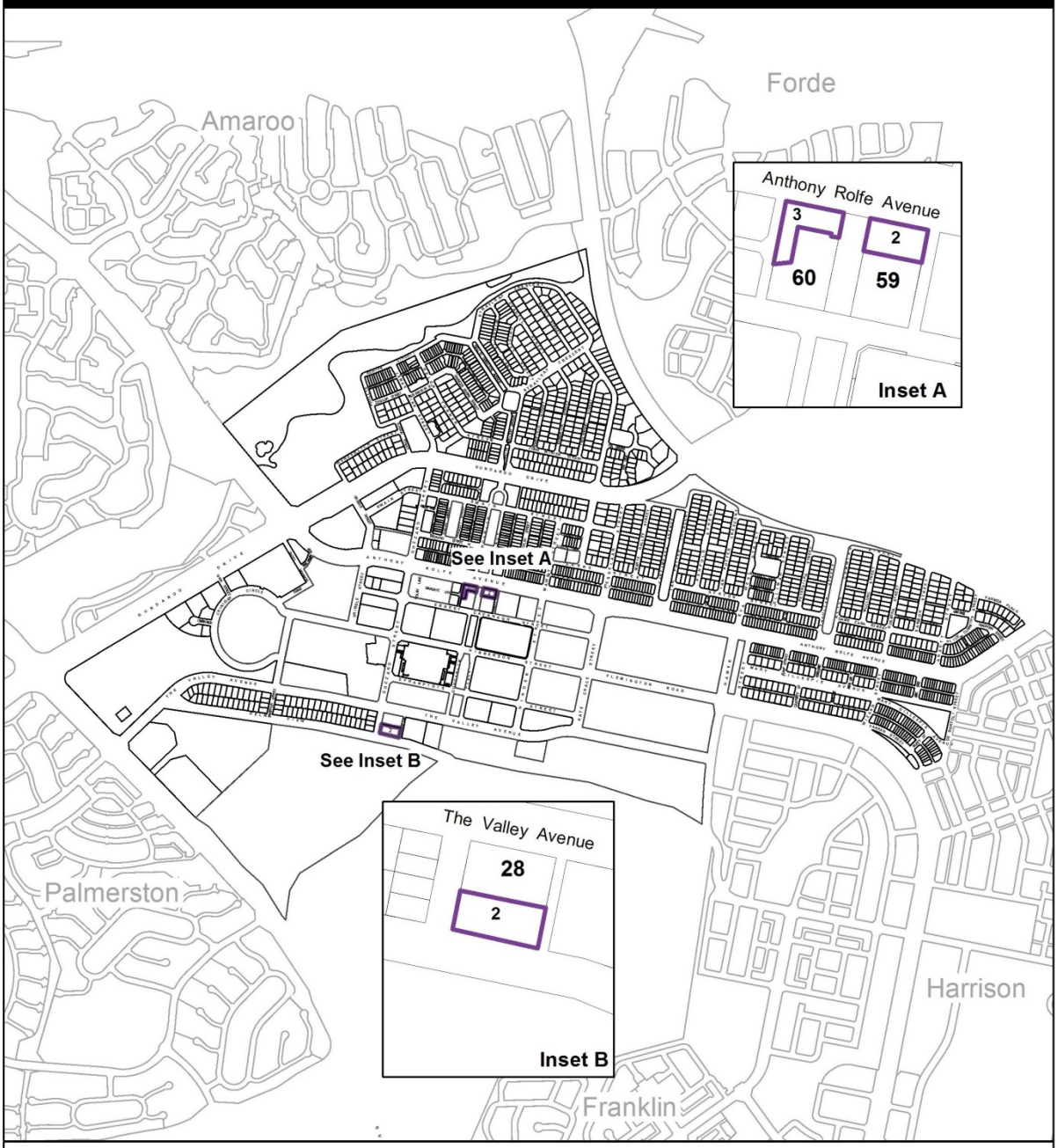
Gungahlin Precinct Code



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Hackett Precinct Code

Legend

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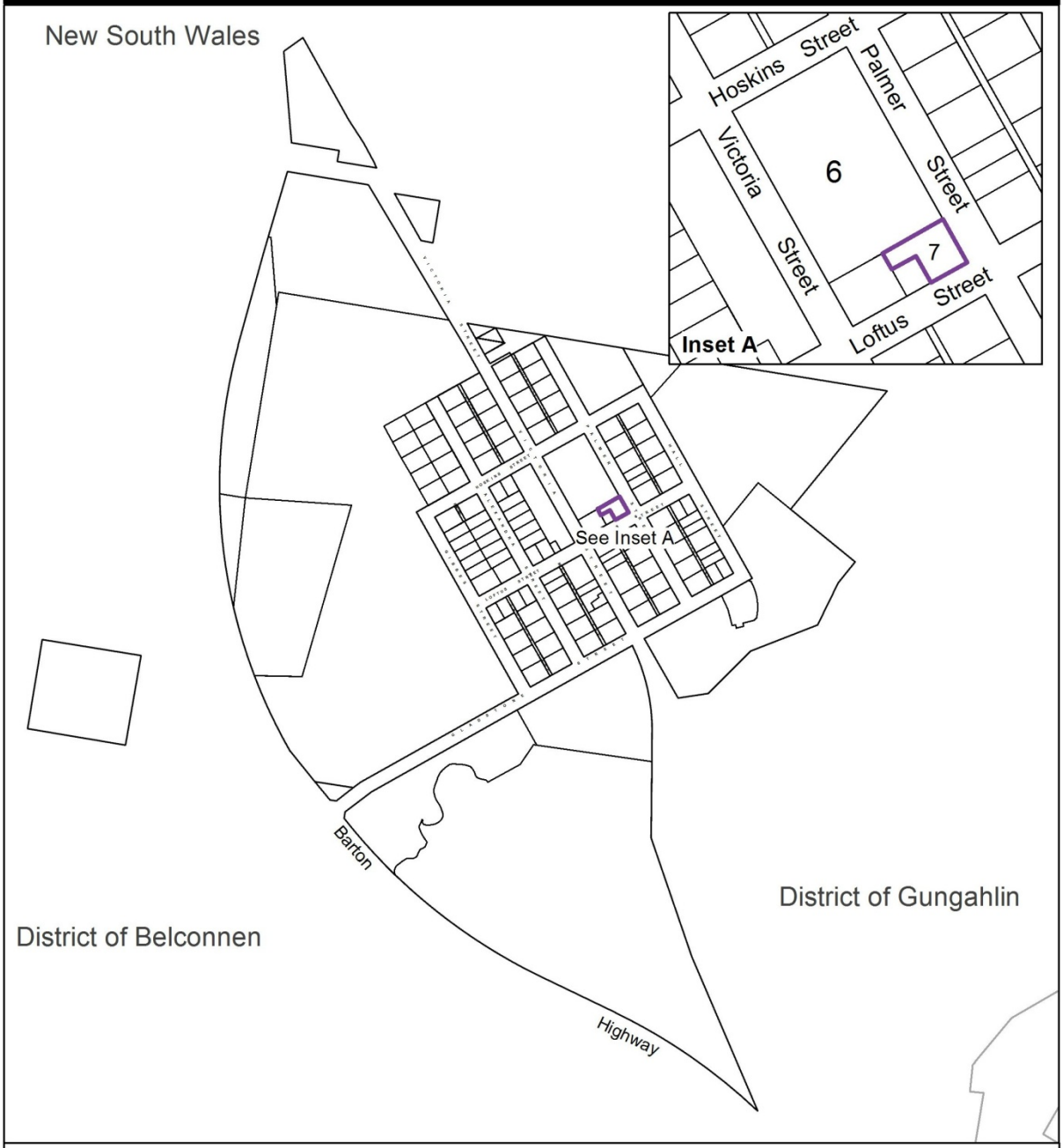
Hall Precinct Code



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Hawker Precinct Code

Legend

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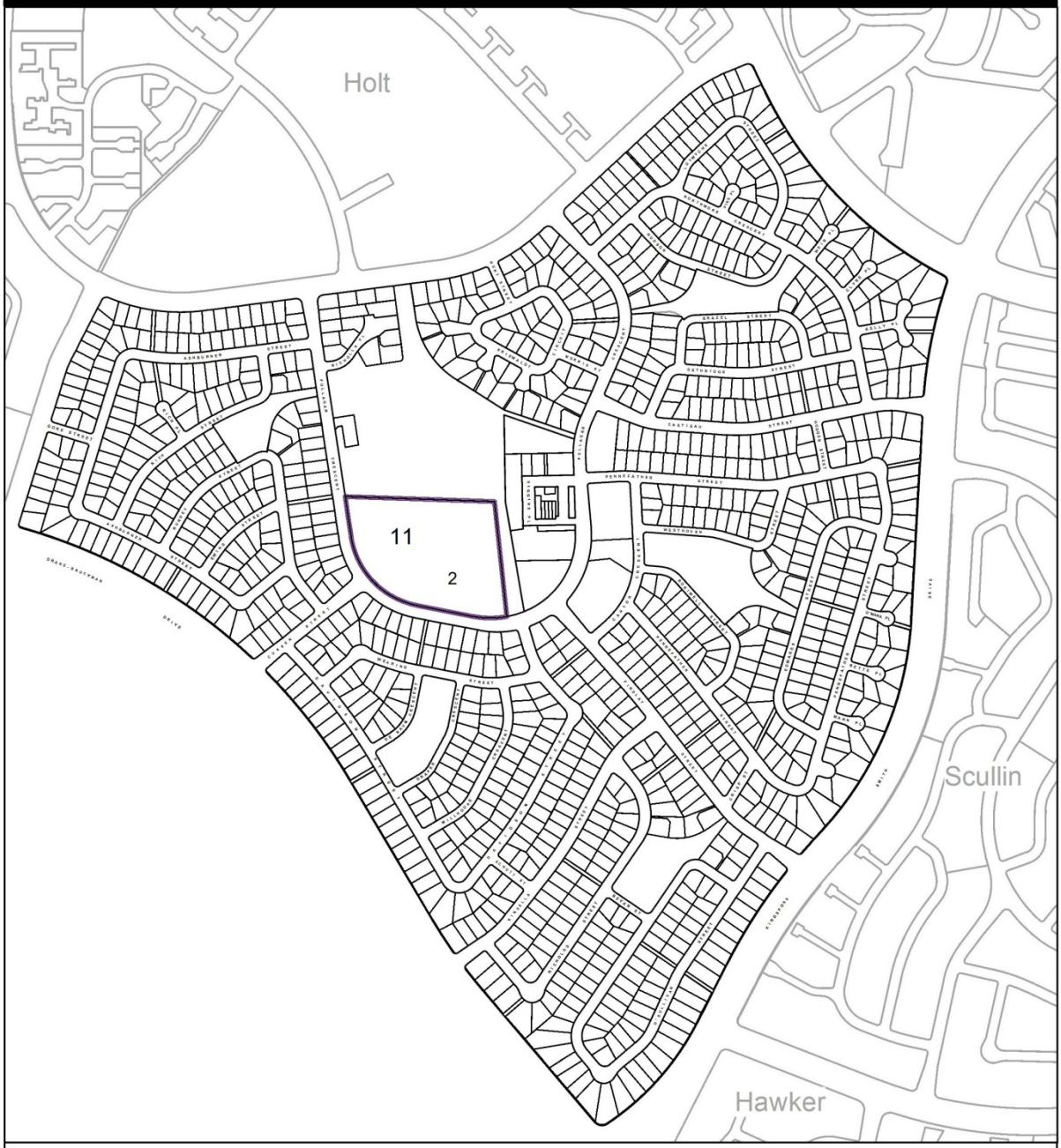
Higgins Precinct Code



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Meters

Holder Precinct Code

Legend

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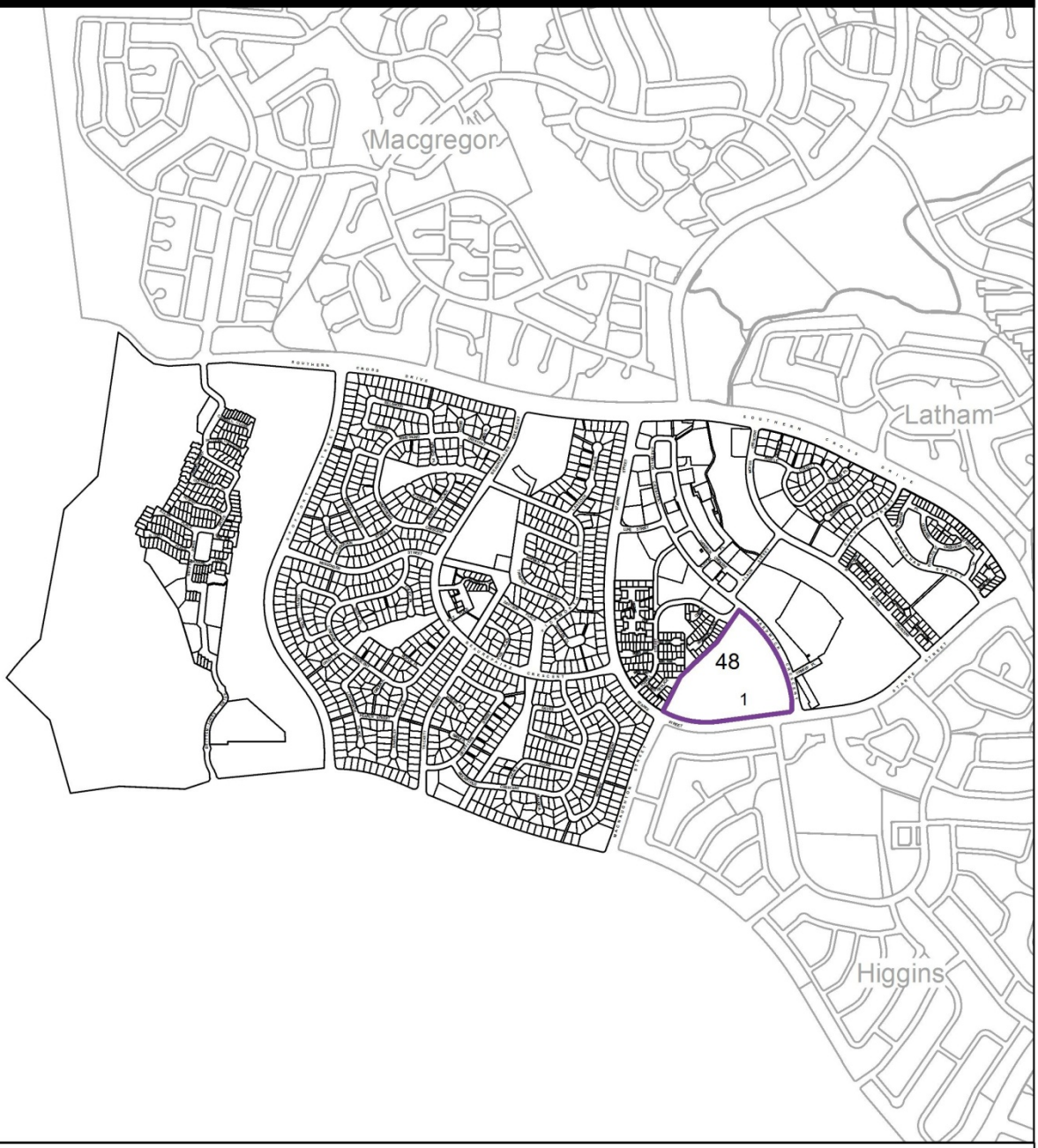
Holt Precinct Code



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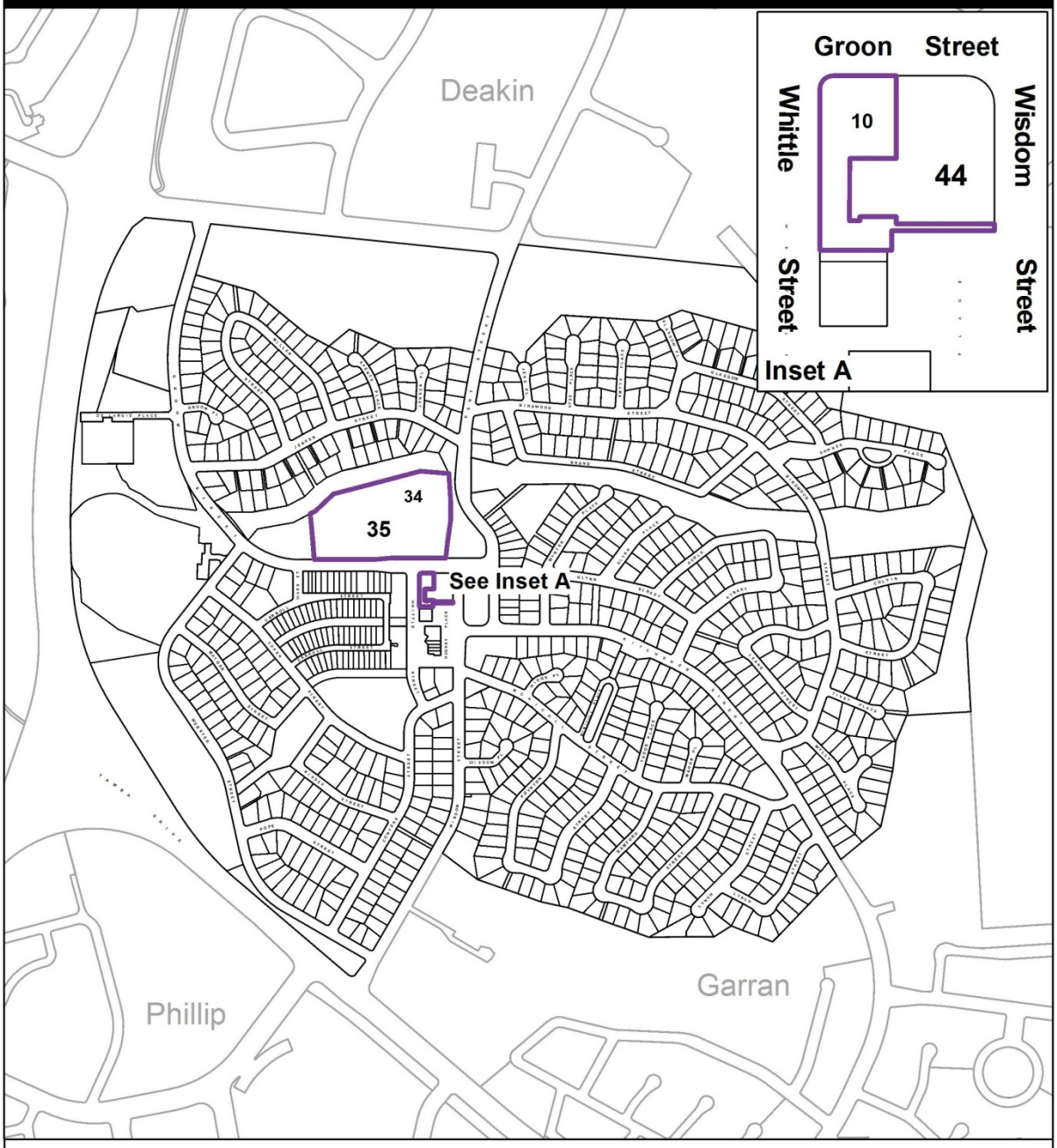
Hughes Precinct Code



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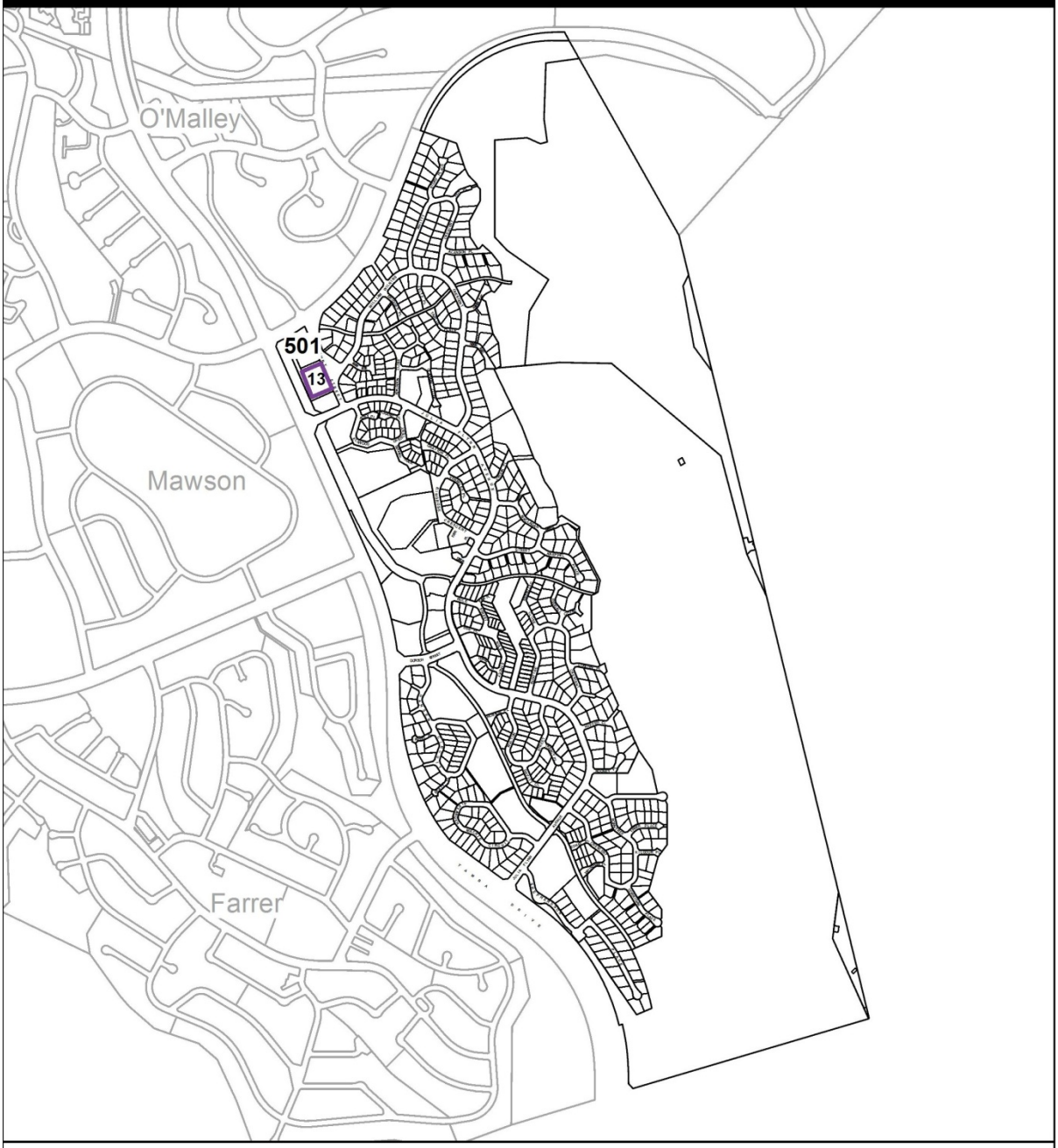
Isaacs Precinct Code



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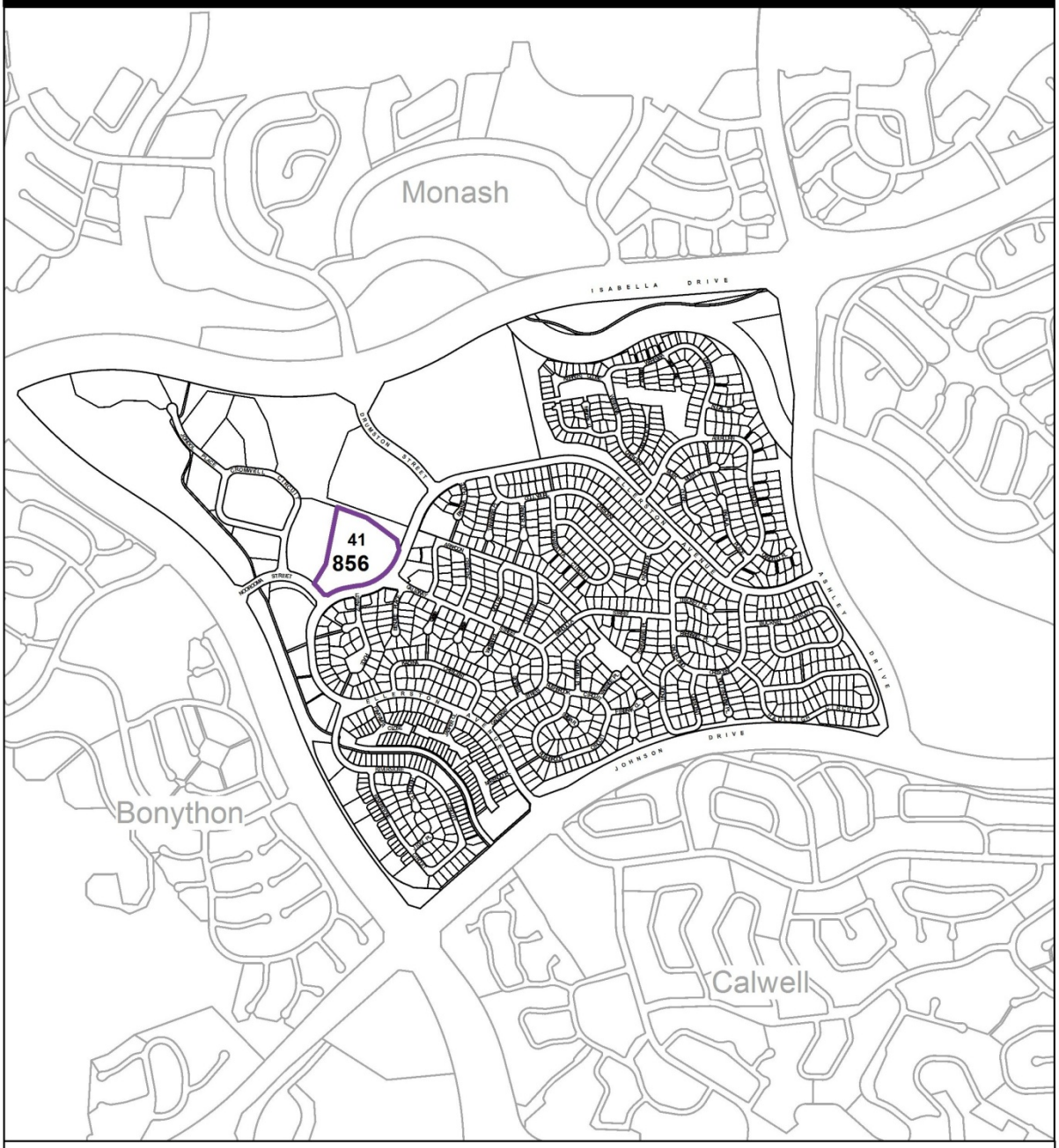
Isabella Plains Precinct Code



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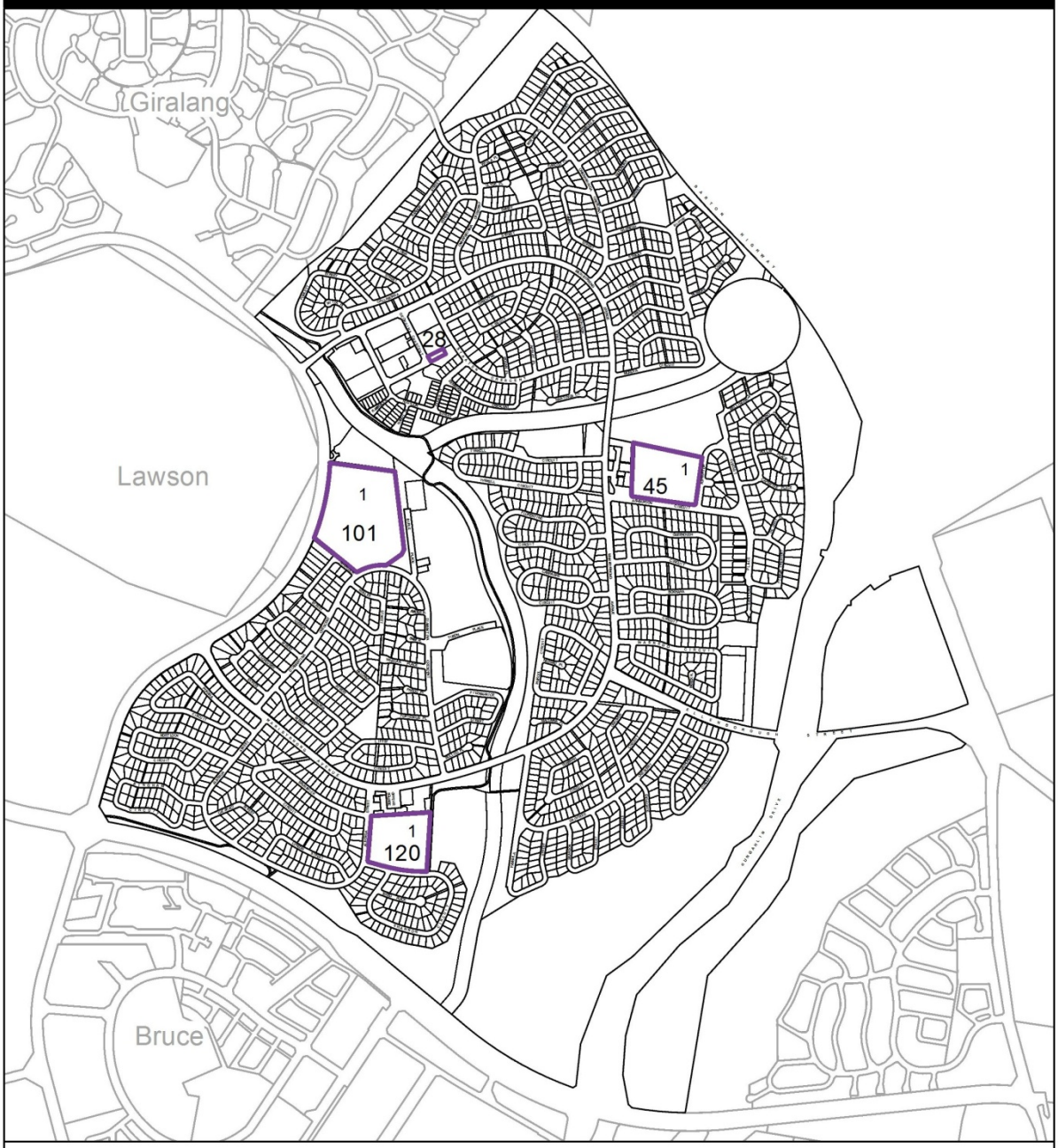
Kaleen Precinct Code



Legend

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Kambah Precinct Code

Legend

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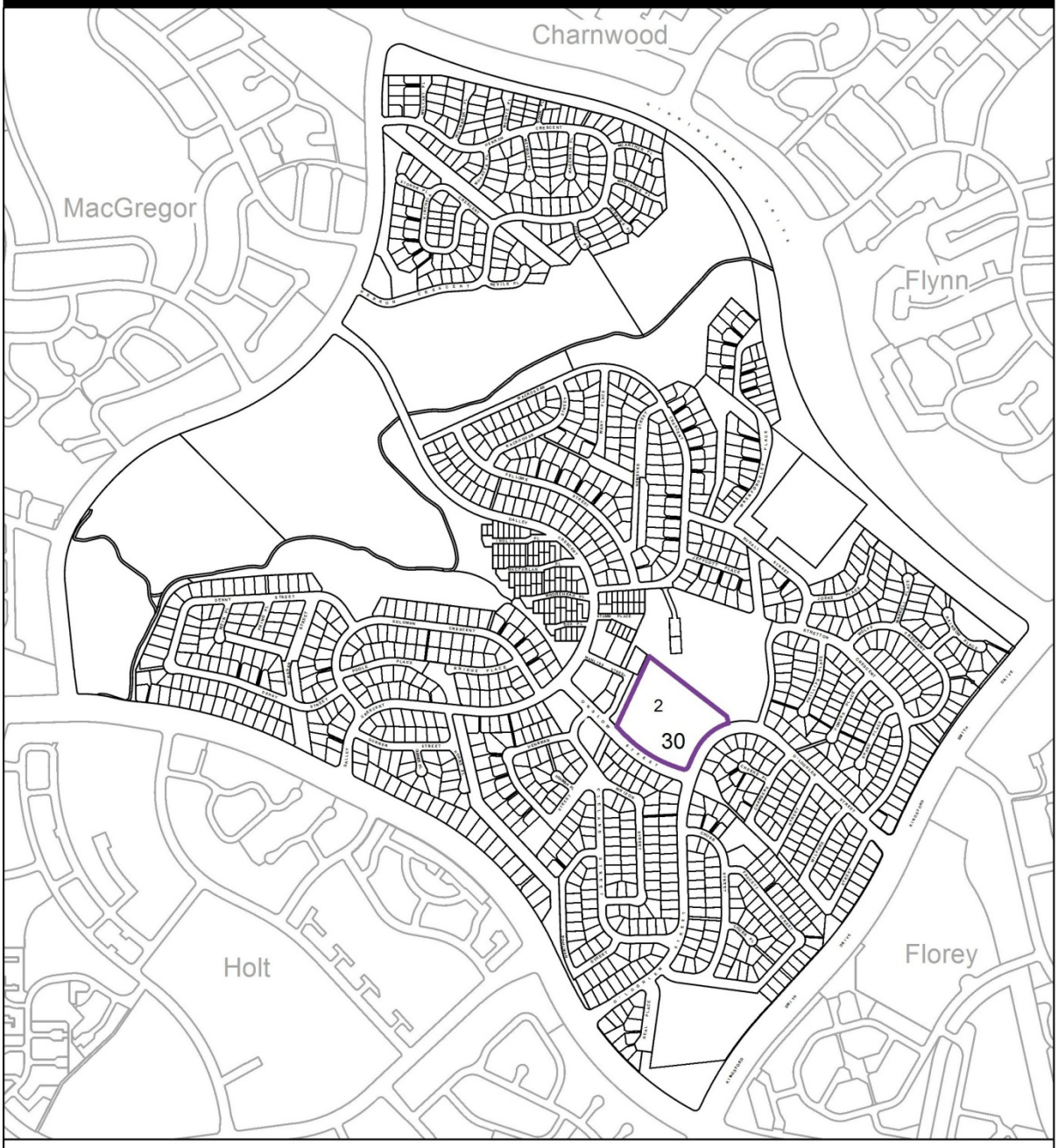
Meters

Latham Precinct Code



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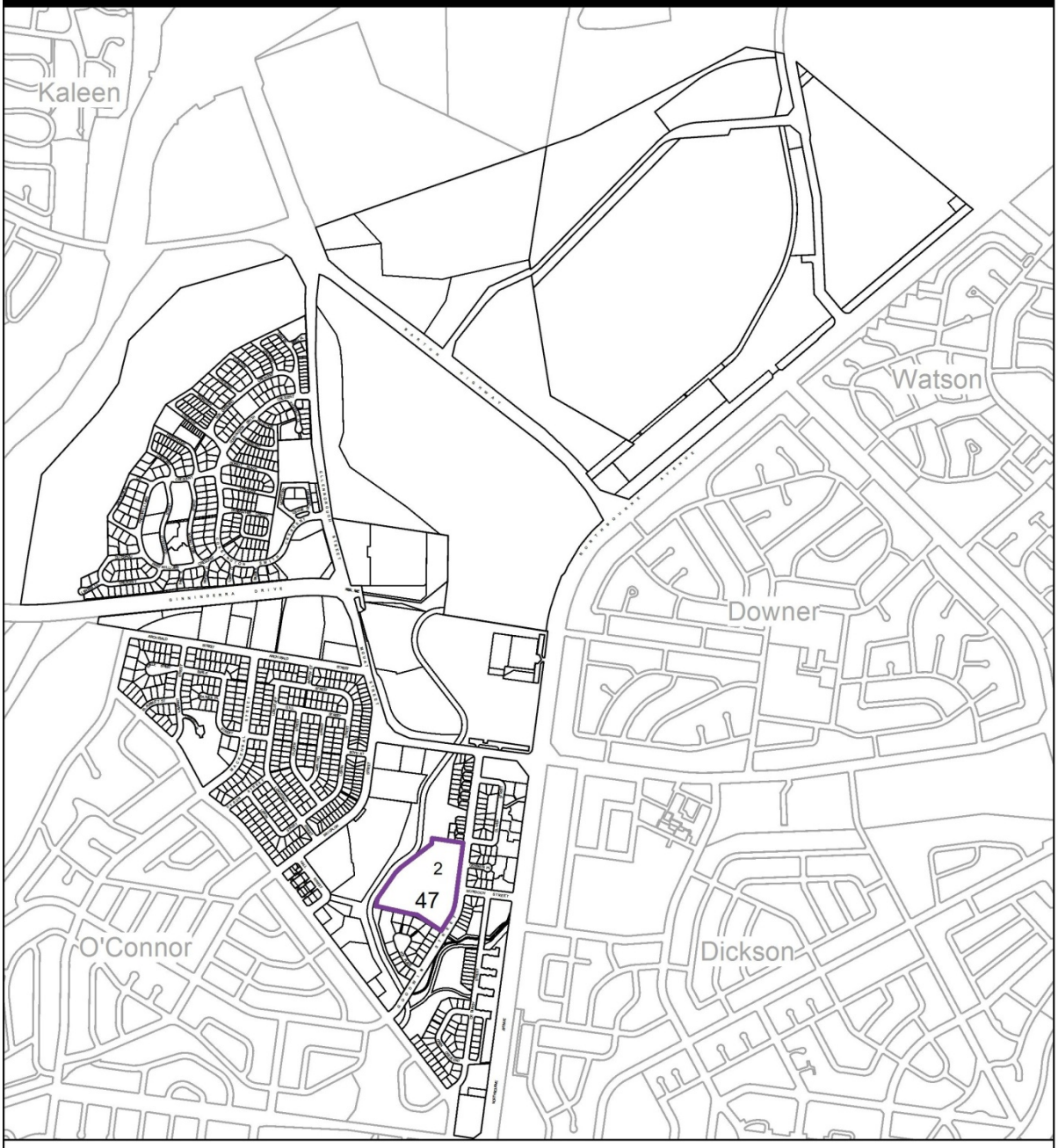
Lyneham Precinct Code



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Lyons Precinct Code

Legend

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Meters

Macarthur Precinct Code

Legend

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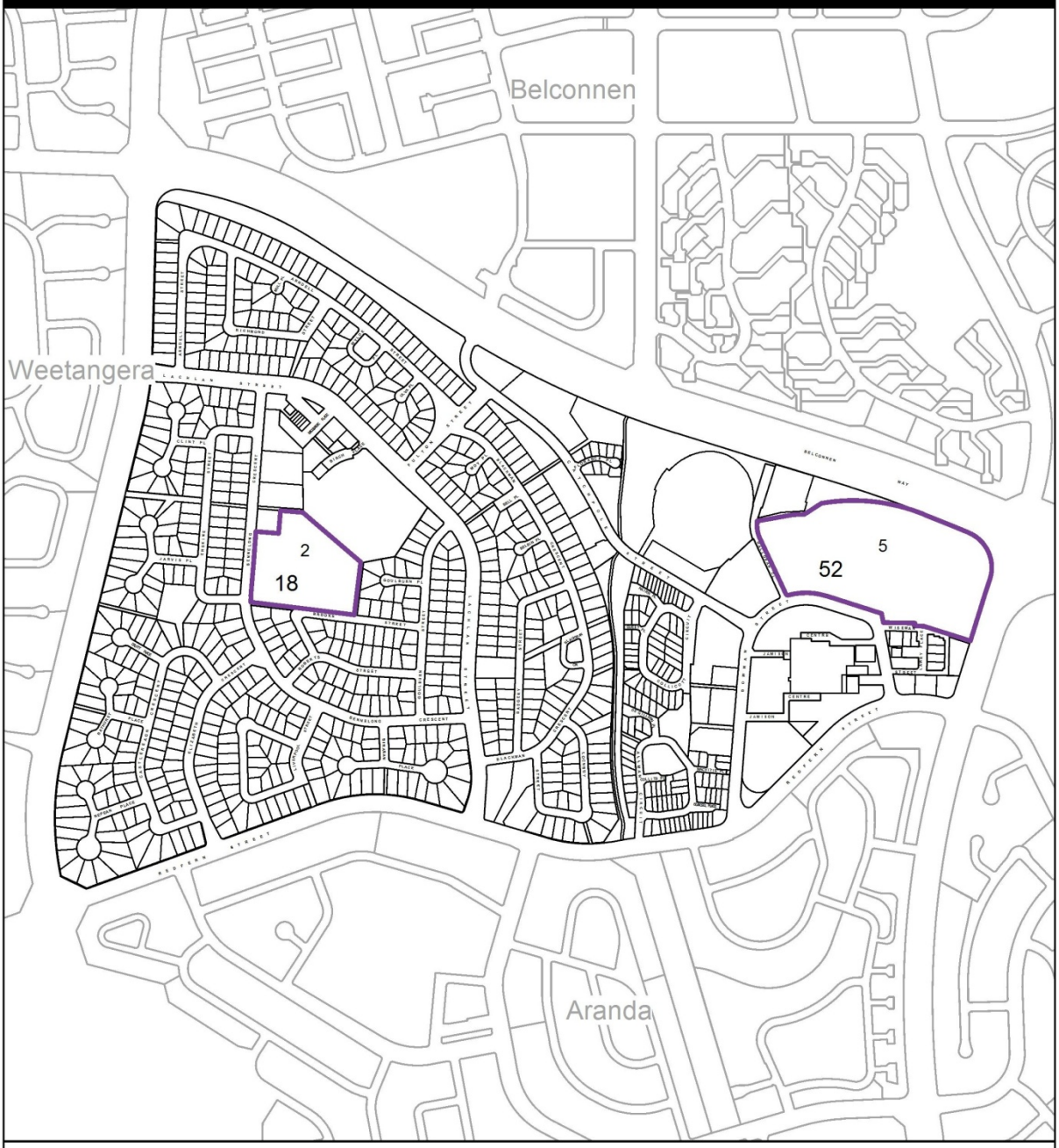
Macquarie Precinct Code



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Refer community facility zone development table

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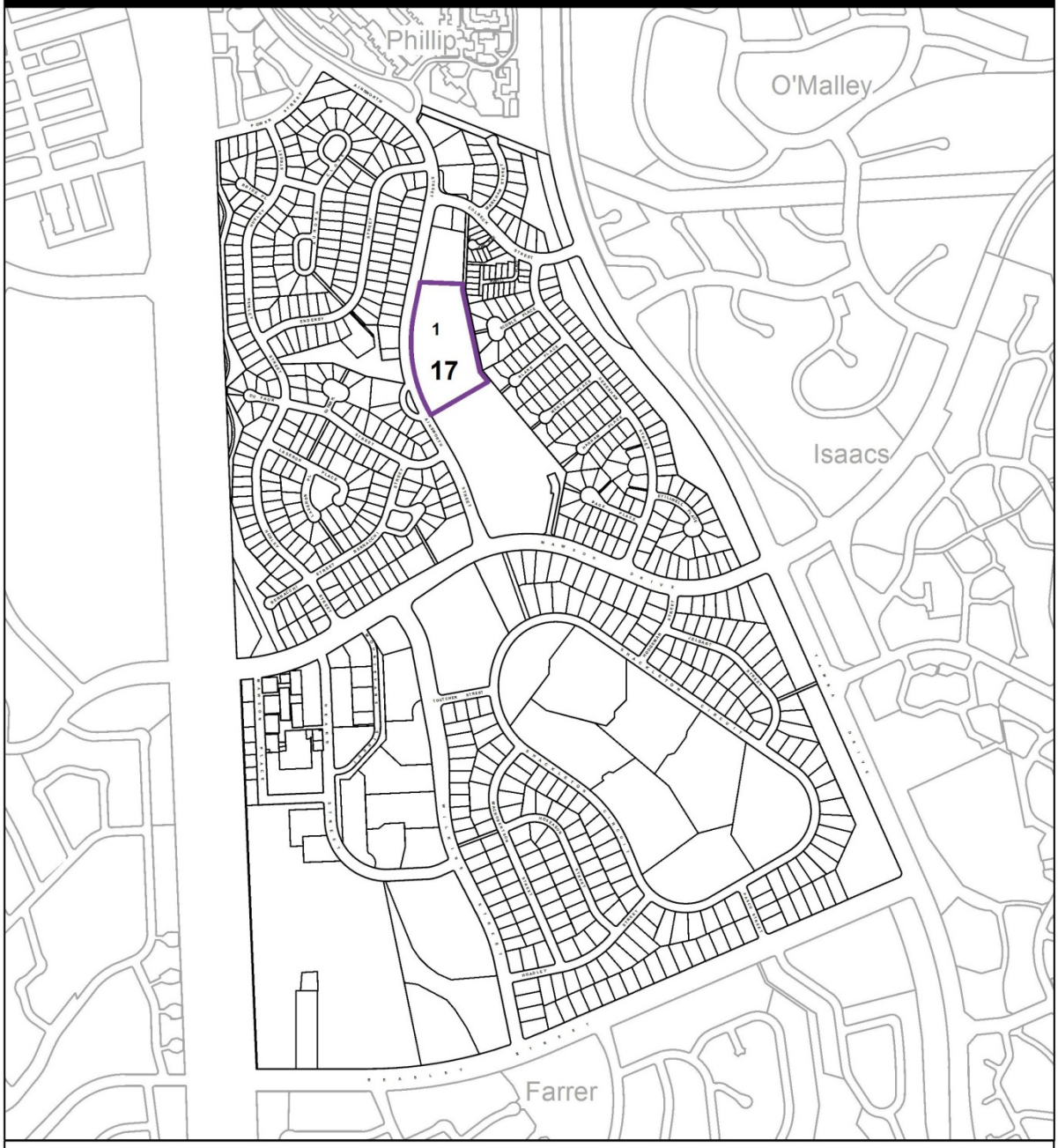
Mawson Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

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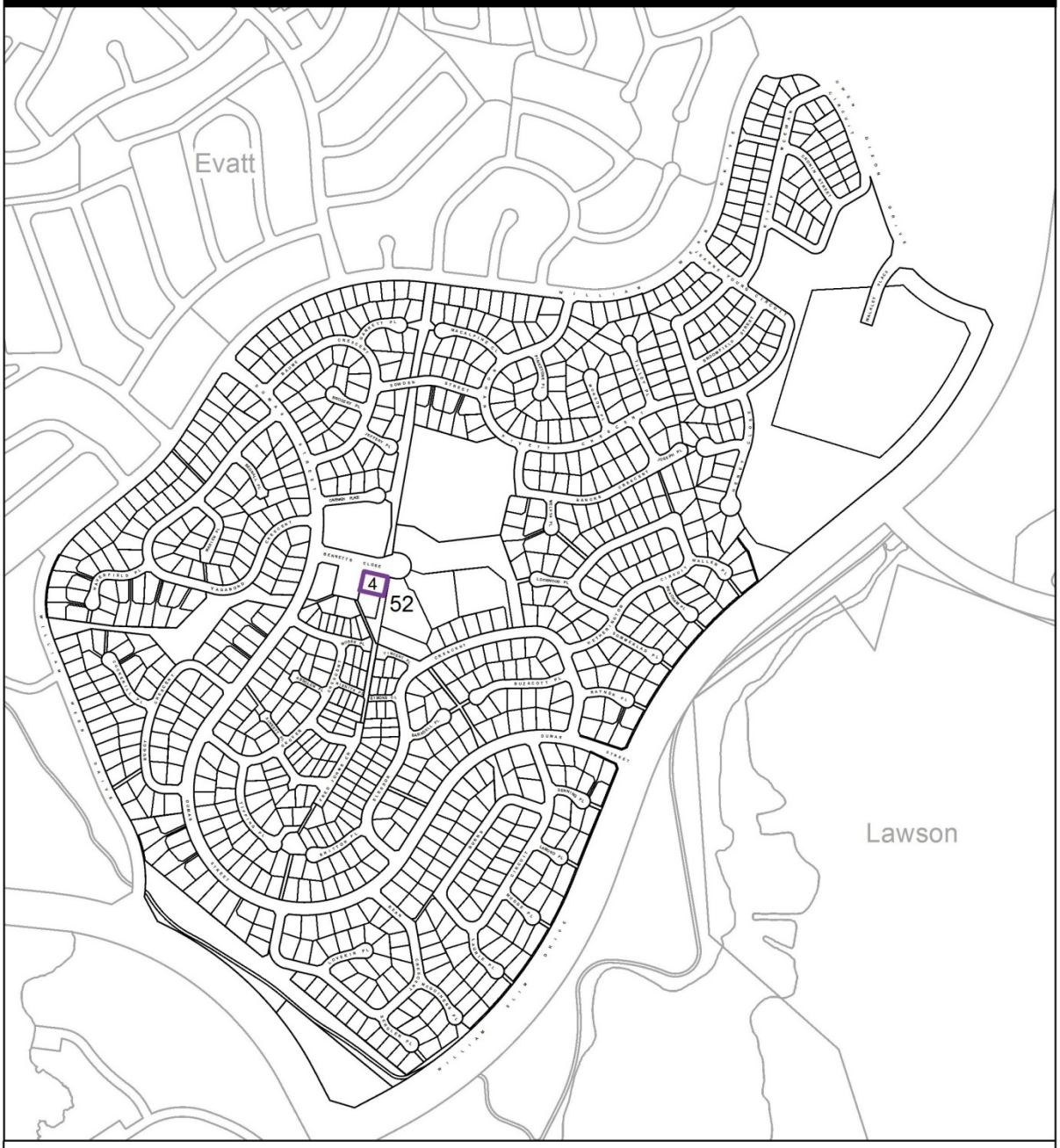
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

McKellar Precinct Code



Legend

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Meters

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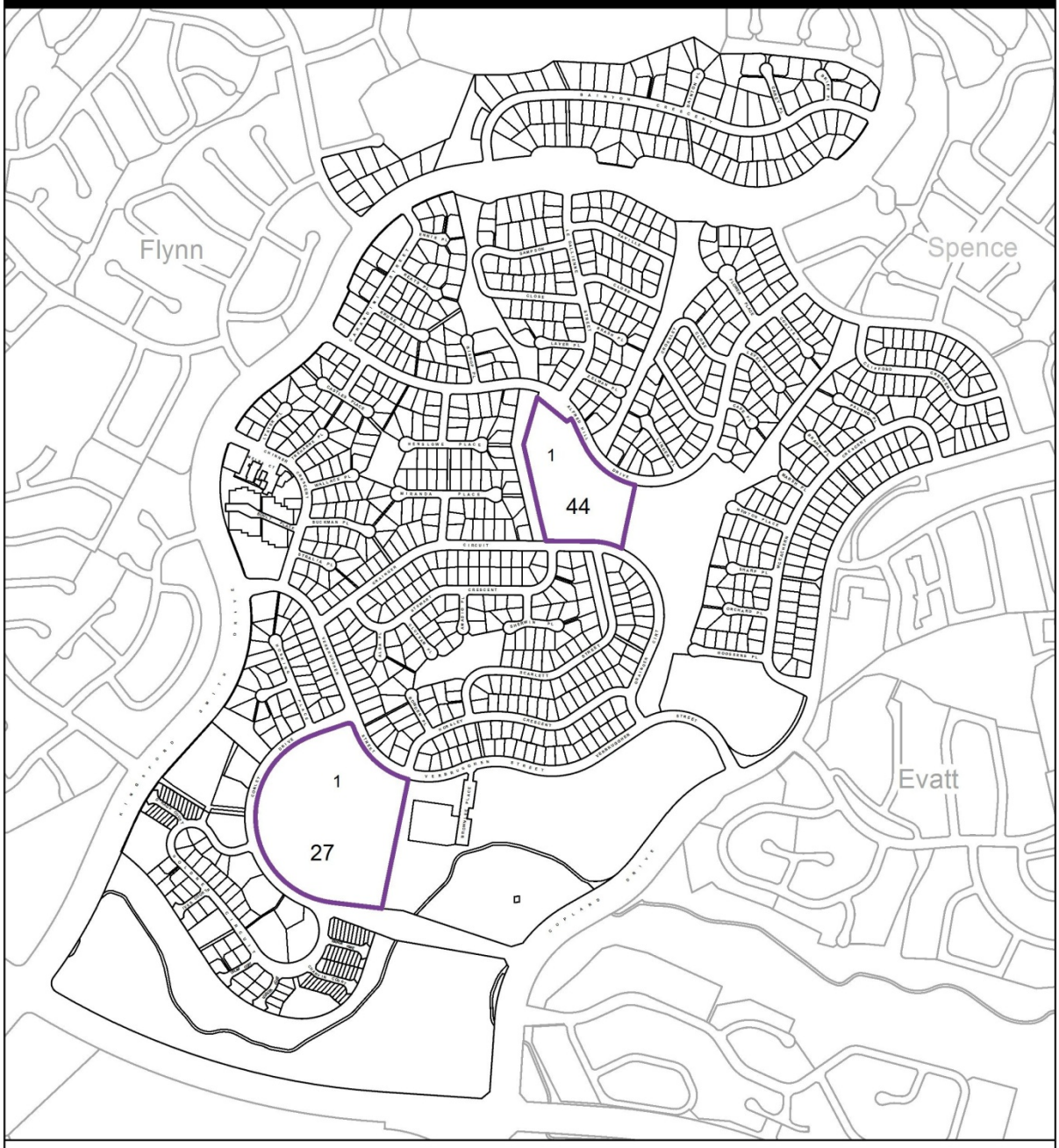
Melba Precinct Code



Legend

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Meters

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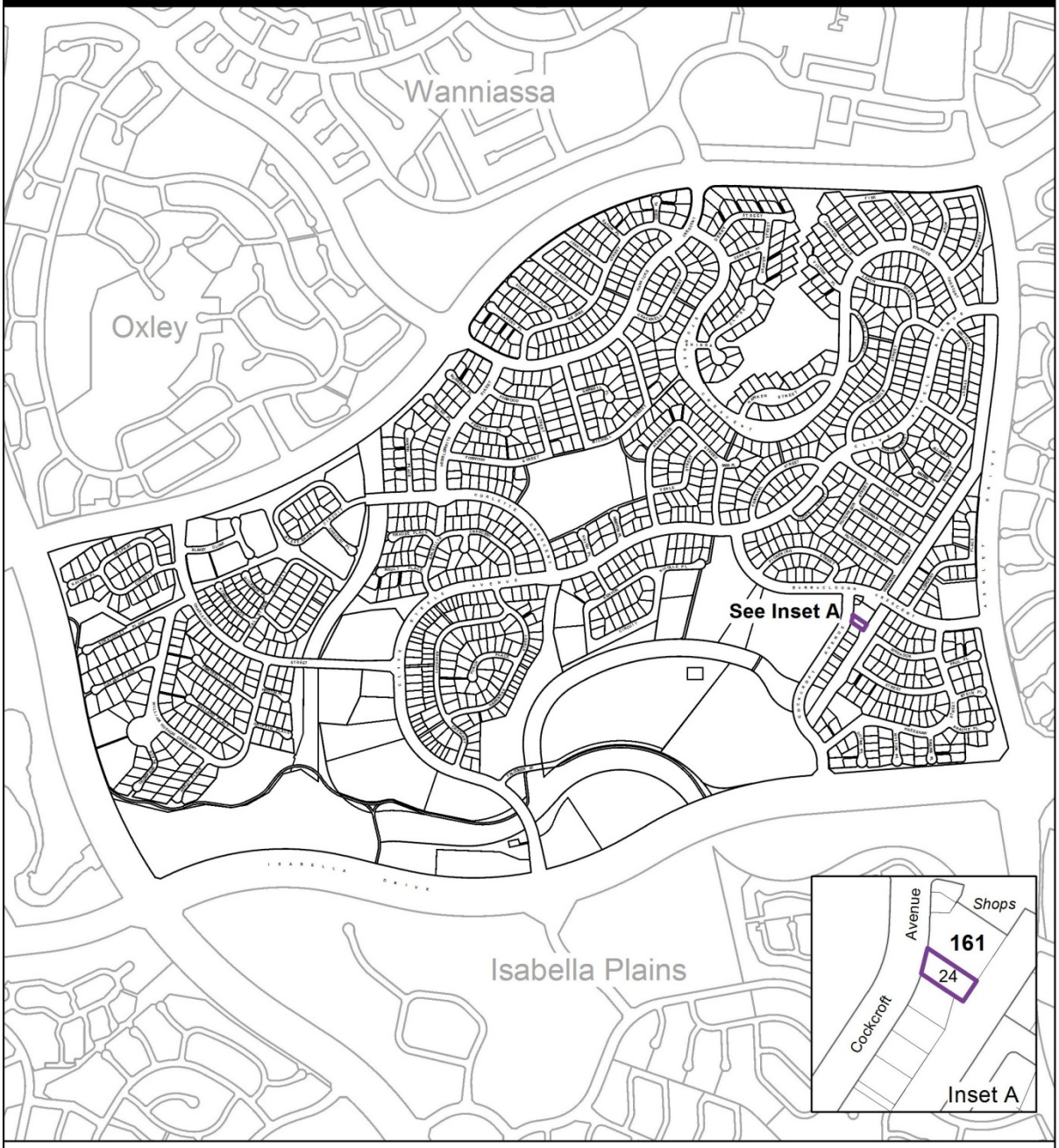
Monash Precinct Code



Legend

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0 400
Meters

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Narrabundah Precinct Code

Legend

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0 400
Meters

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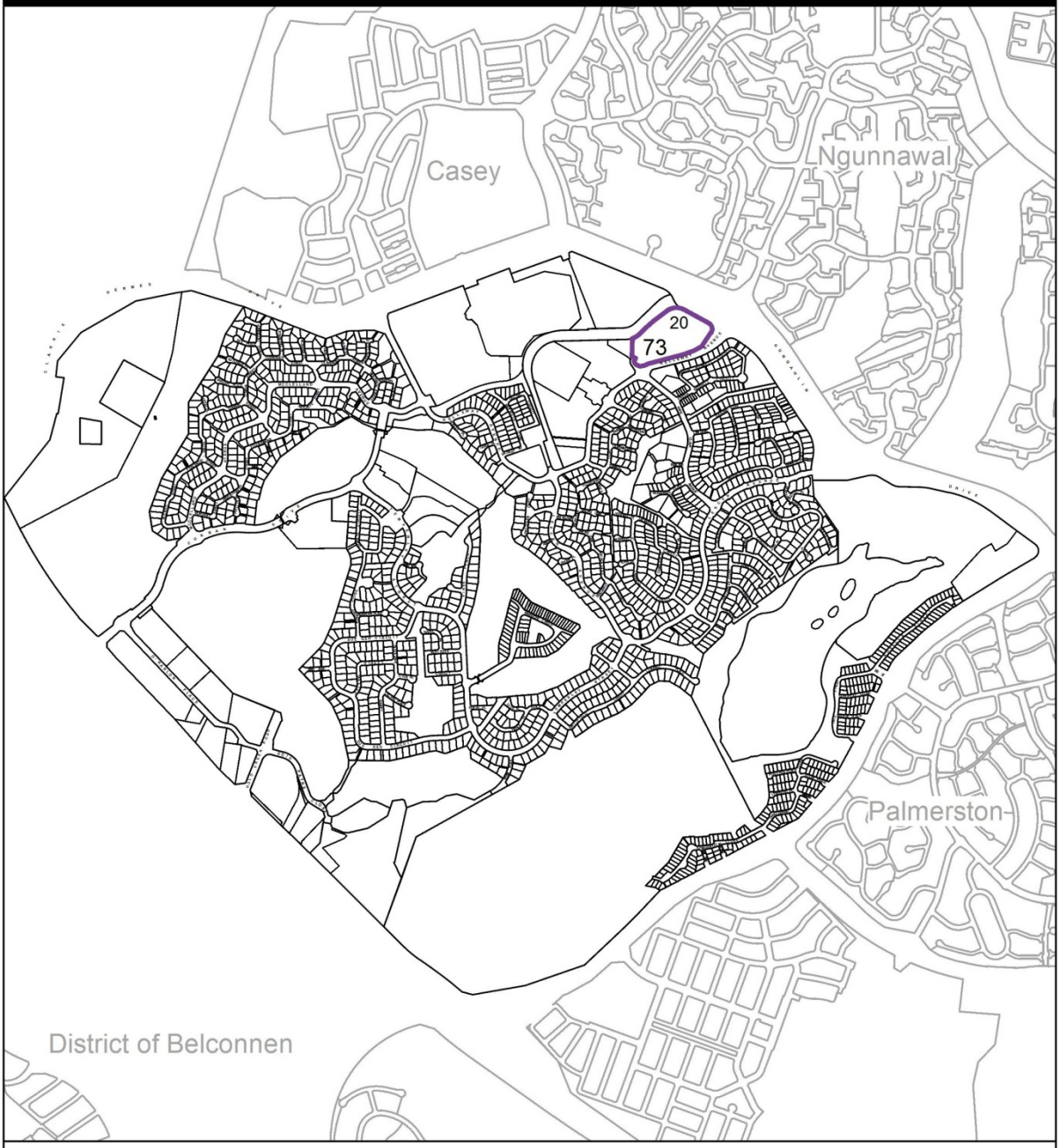
Nicholls Precinct Code



Legend

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0 400
Meters

O'Malley Precinct code

Legend

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Meters

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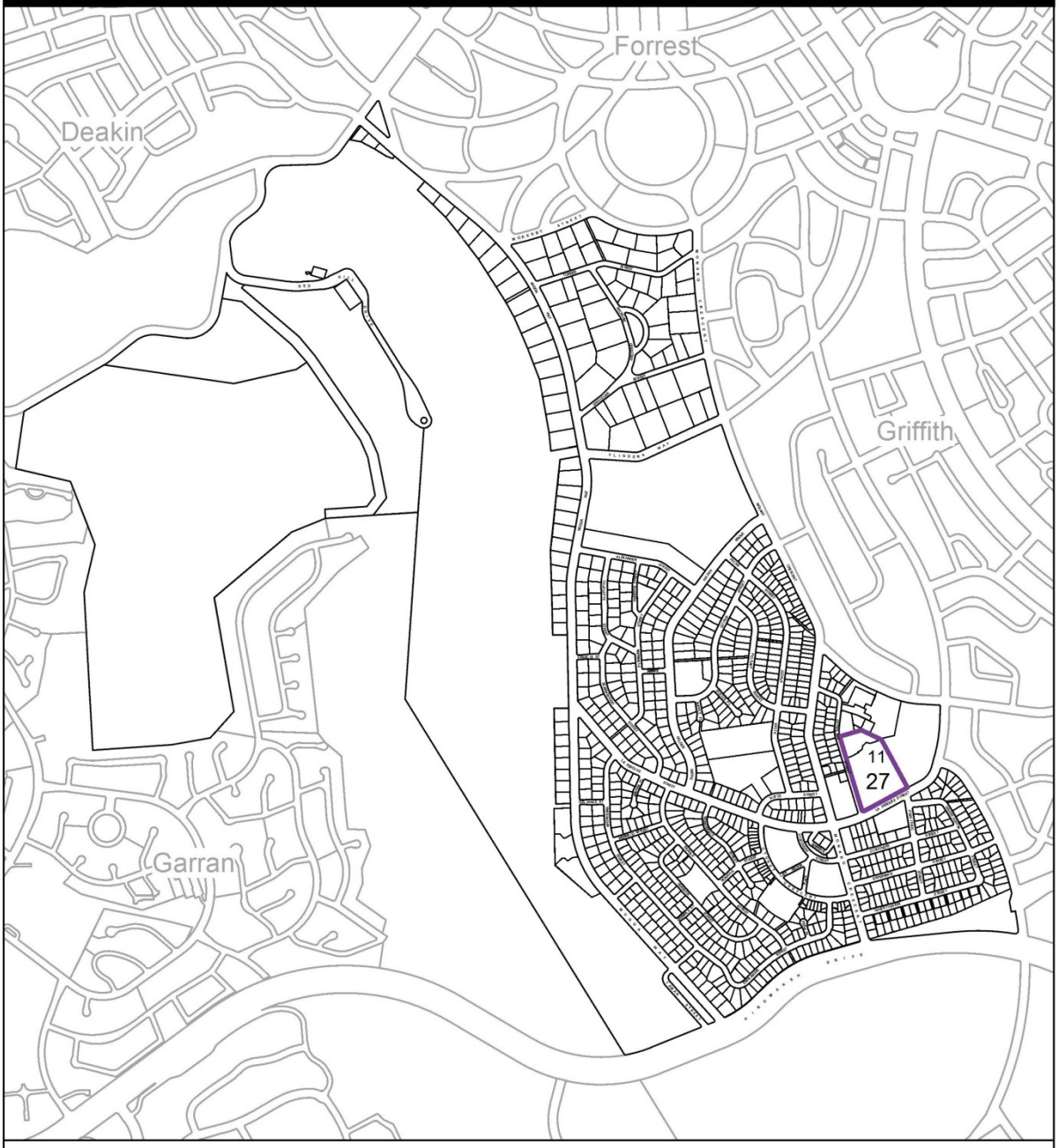
Red Hill Precinct Code



Legend

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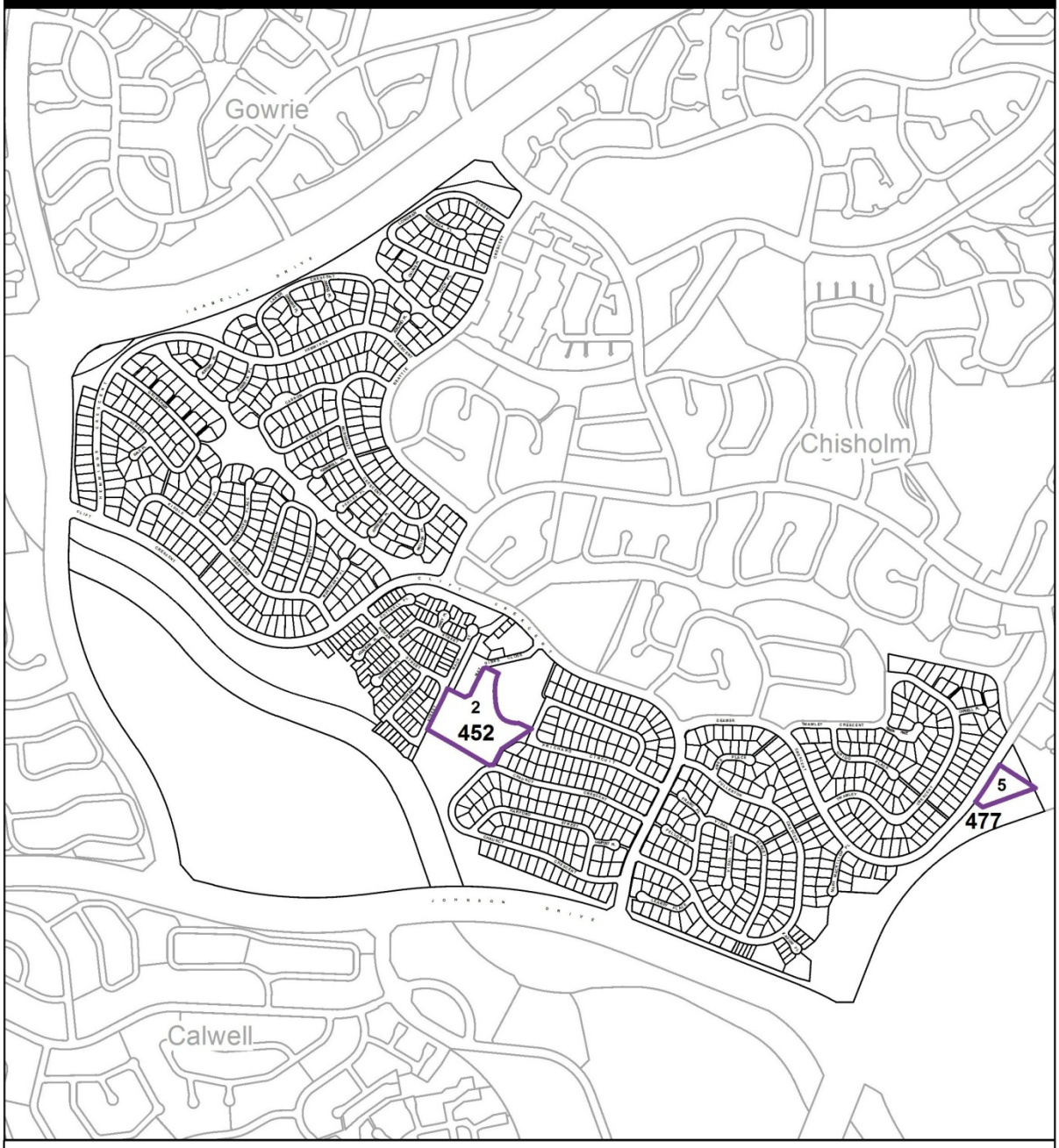
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Richardson Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 400
Meters

Rivett Precinct Code

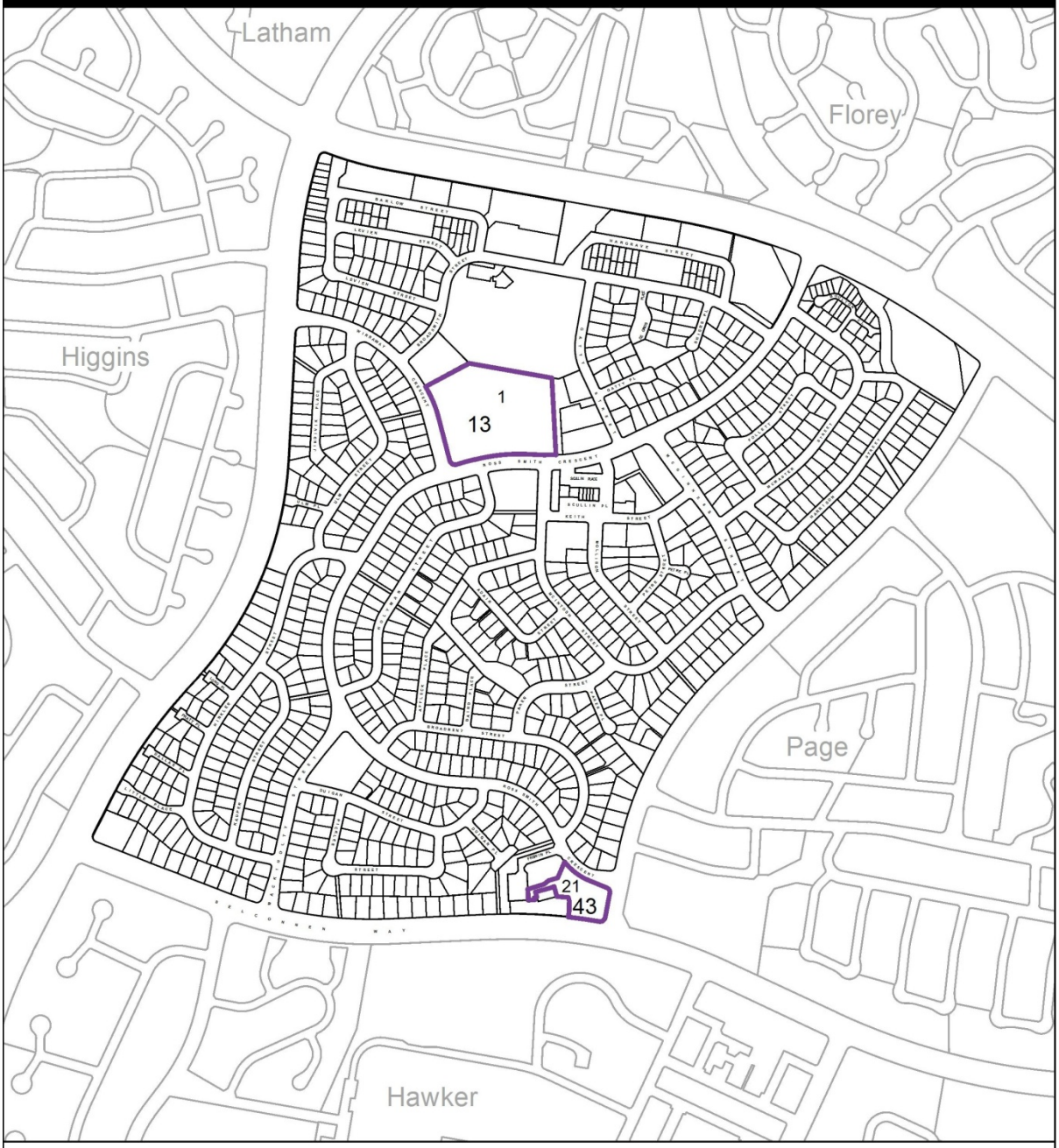
Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 400
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Scullin Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
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0 400
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Stirling Precinct Code

Legend

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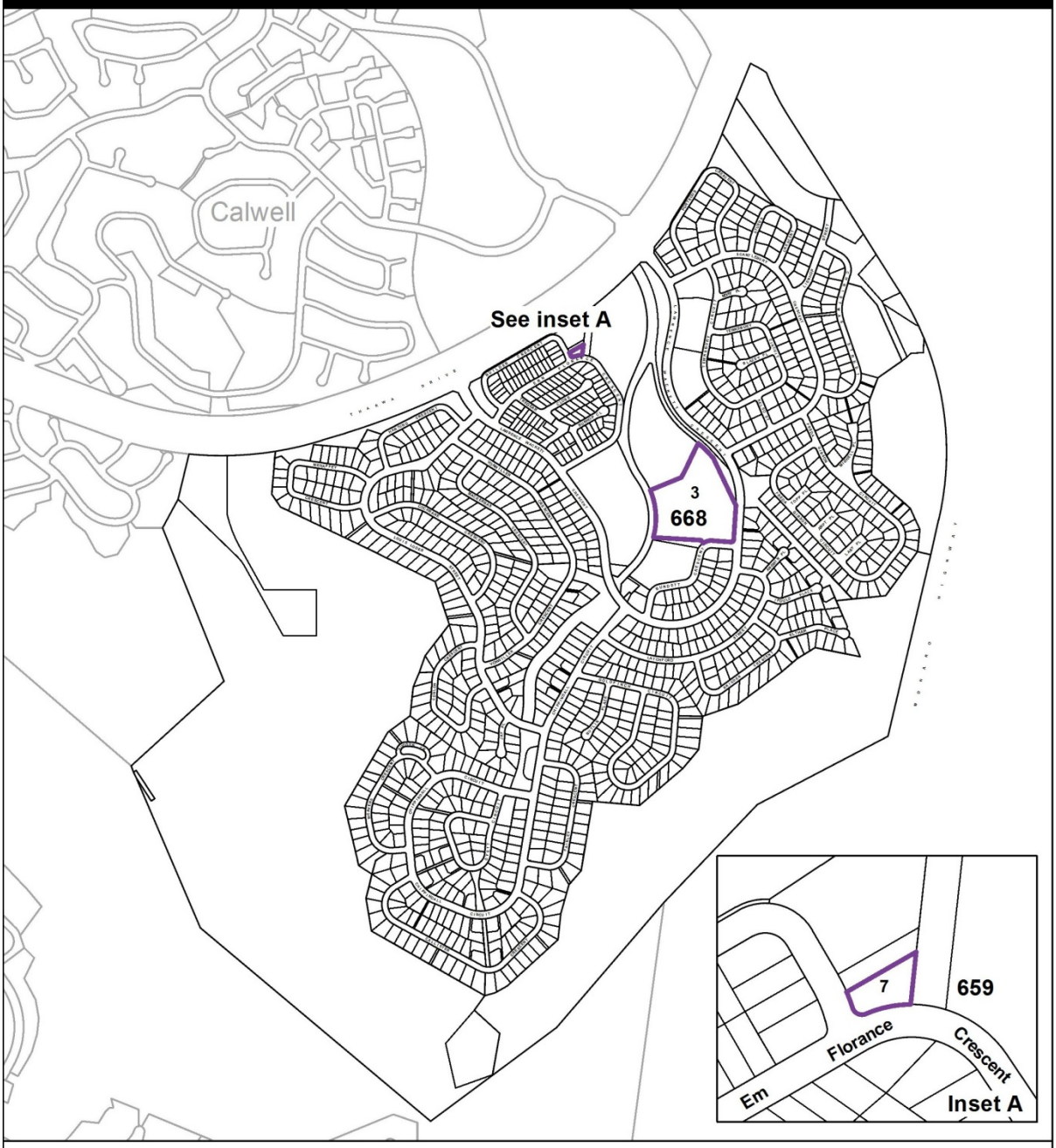
Refer community facility zone development table

0 400
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Theodore Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 400
Meters

Torrens Precinct Code

Legend

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Refer community facility zone development table

0 400
Meters

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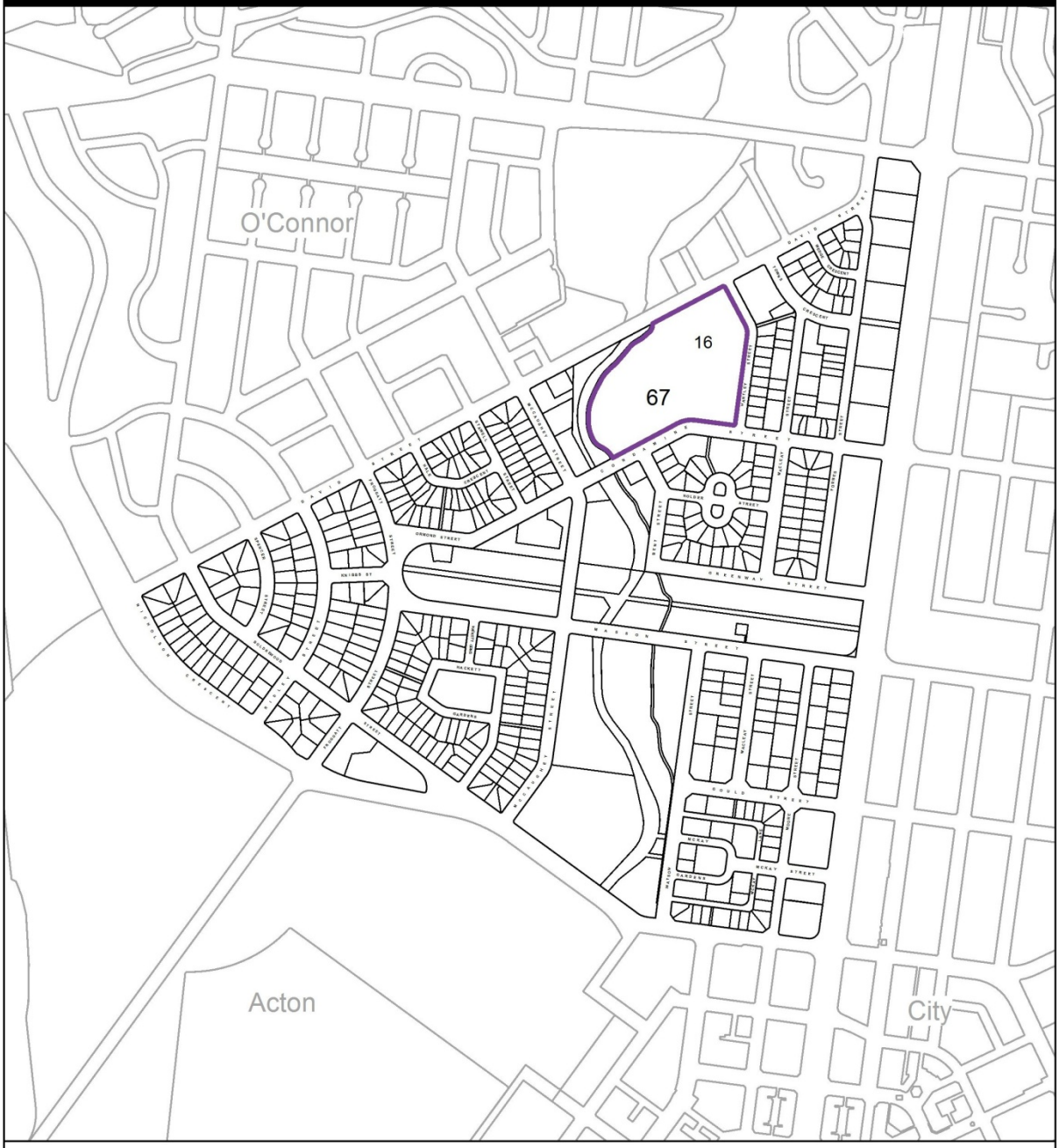
Turner Precinct Code



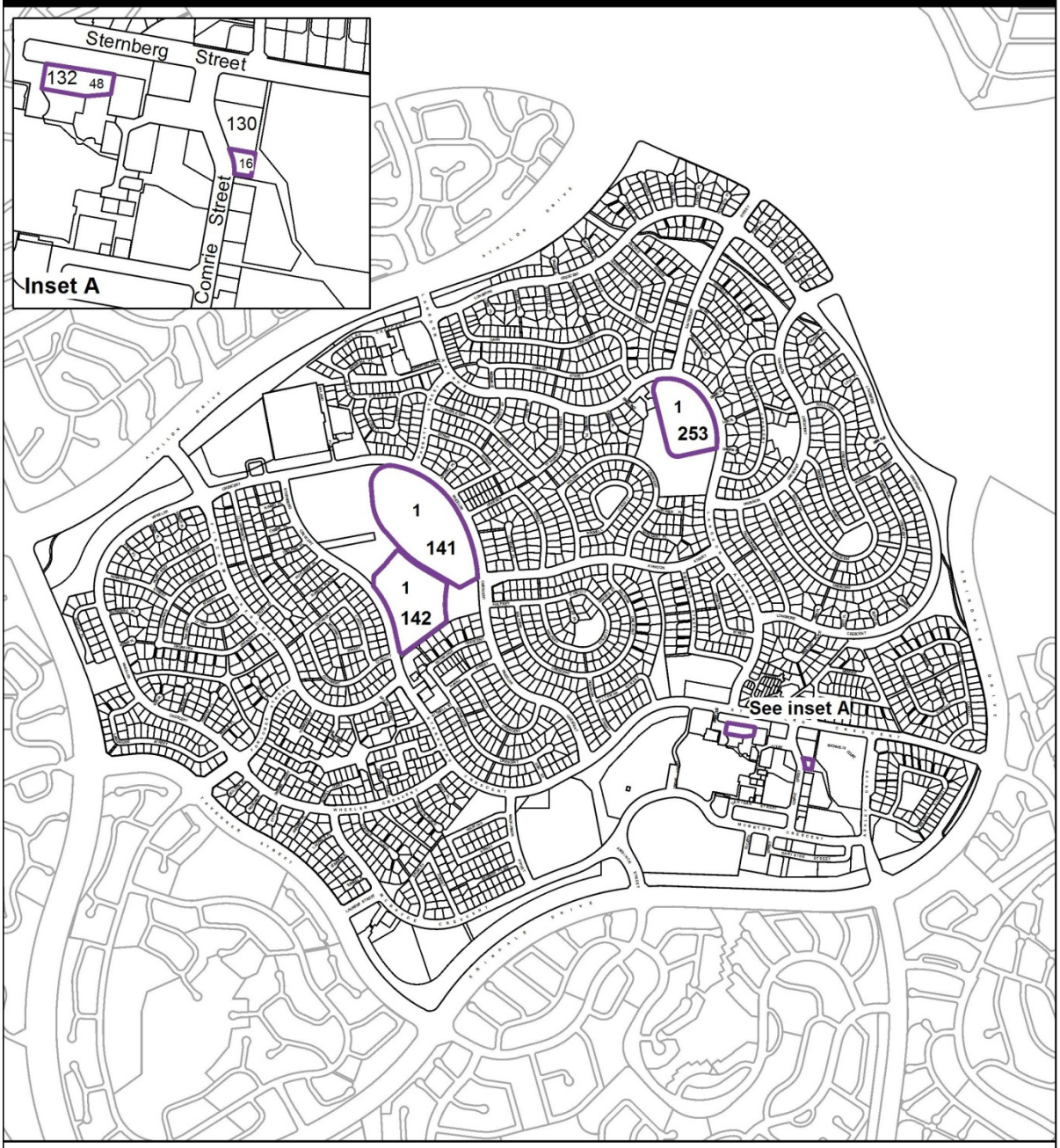
Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 400
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Wanniassa Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 400
Meters

Waramanga Precinct Code

Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
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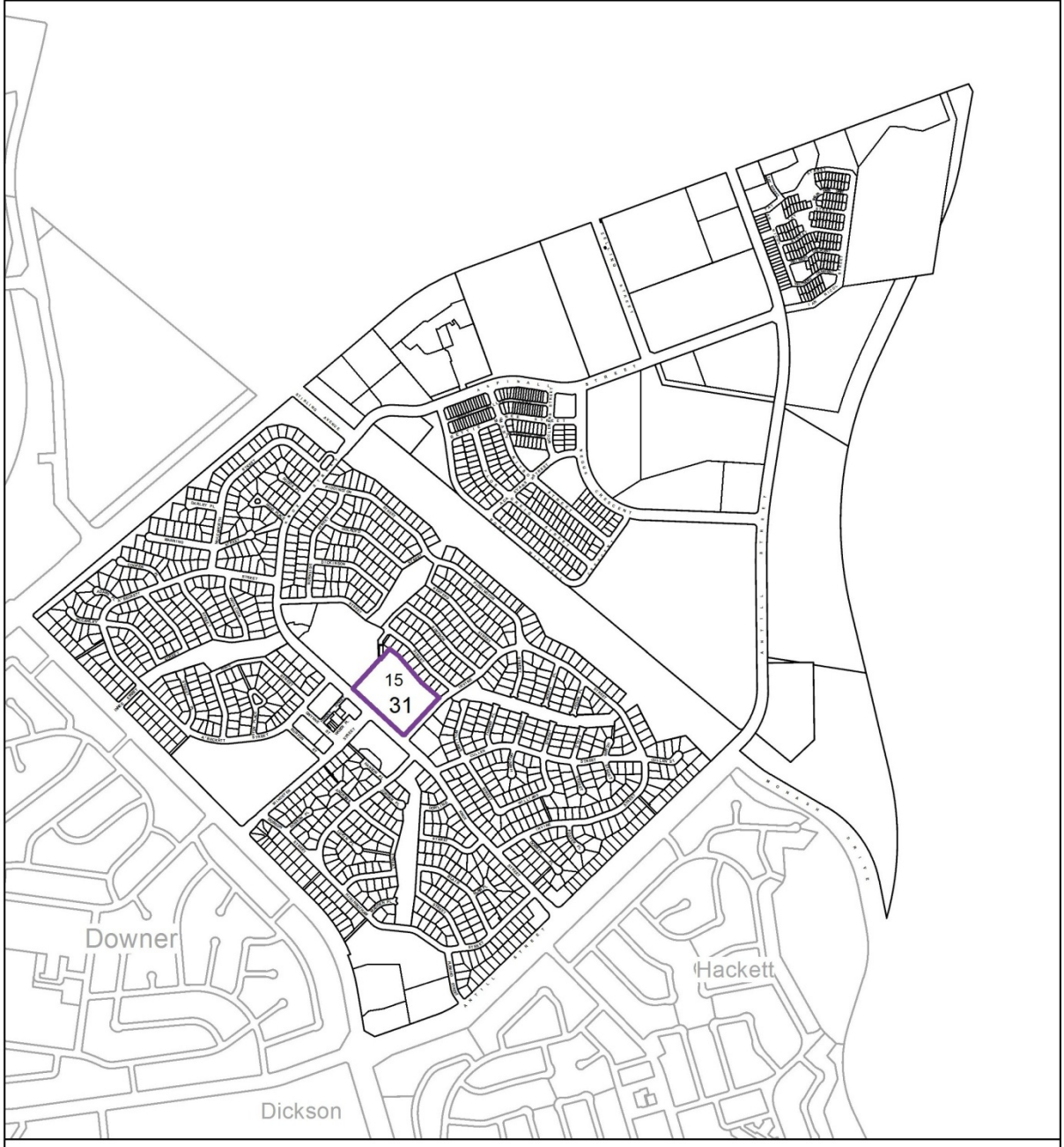
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Watson Precinct Code

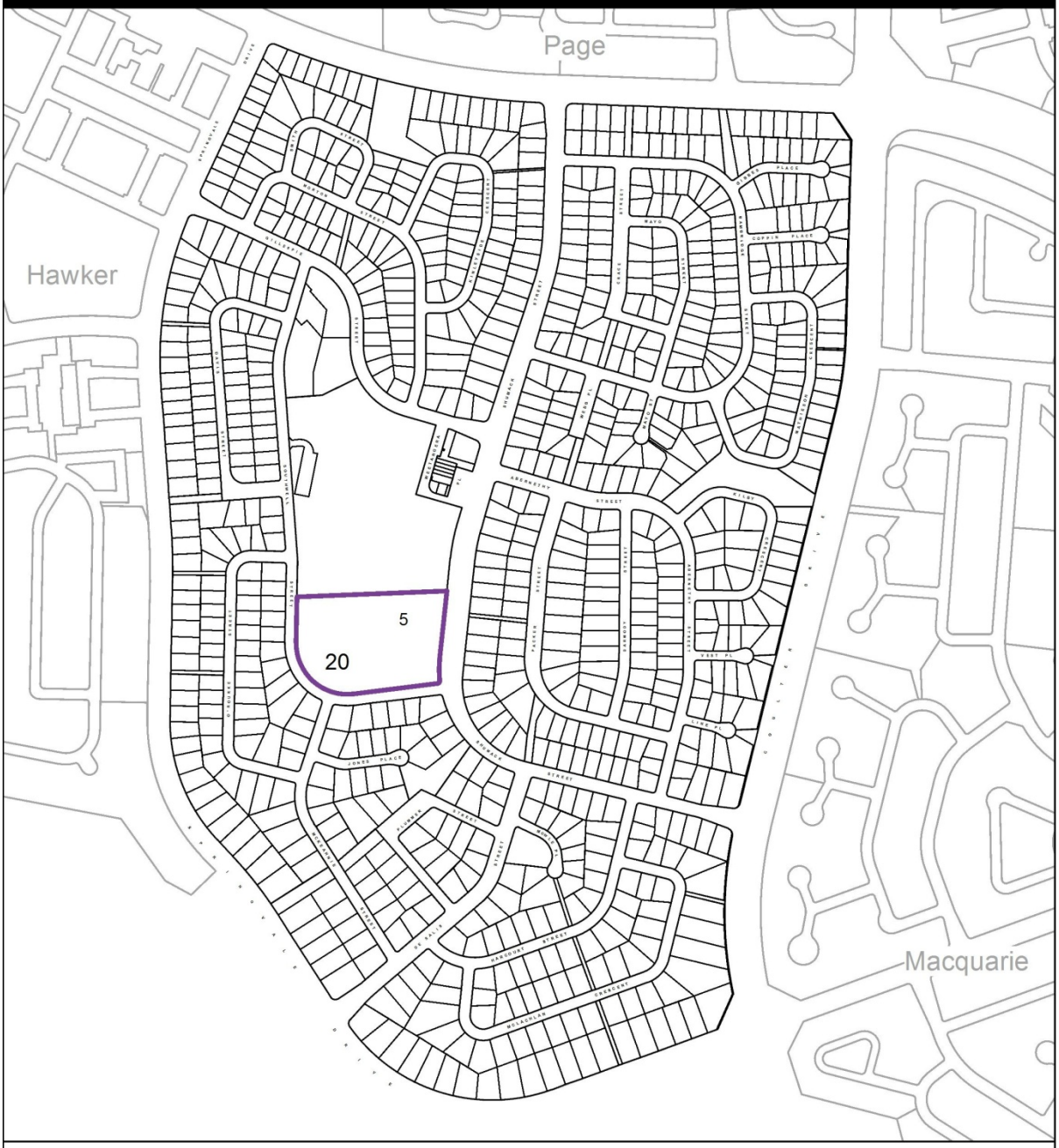


Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
Refer community facility zone development table

0 400
Meters

Weetangera Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
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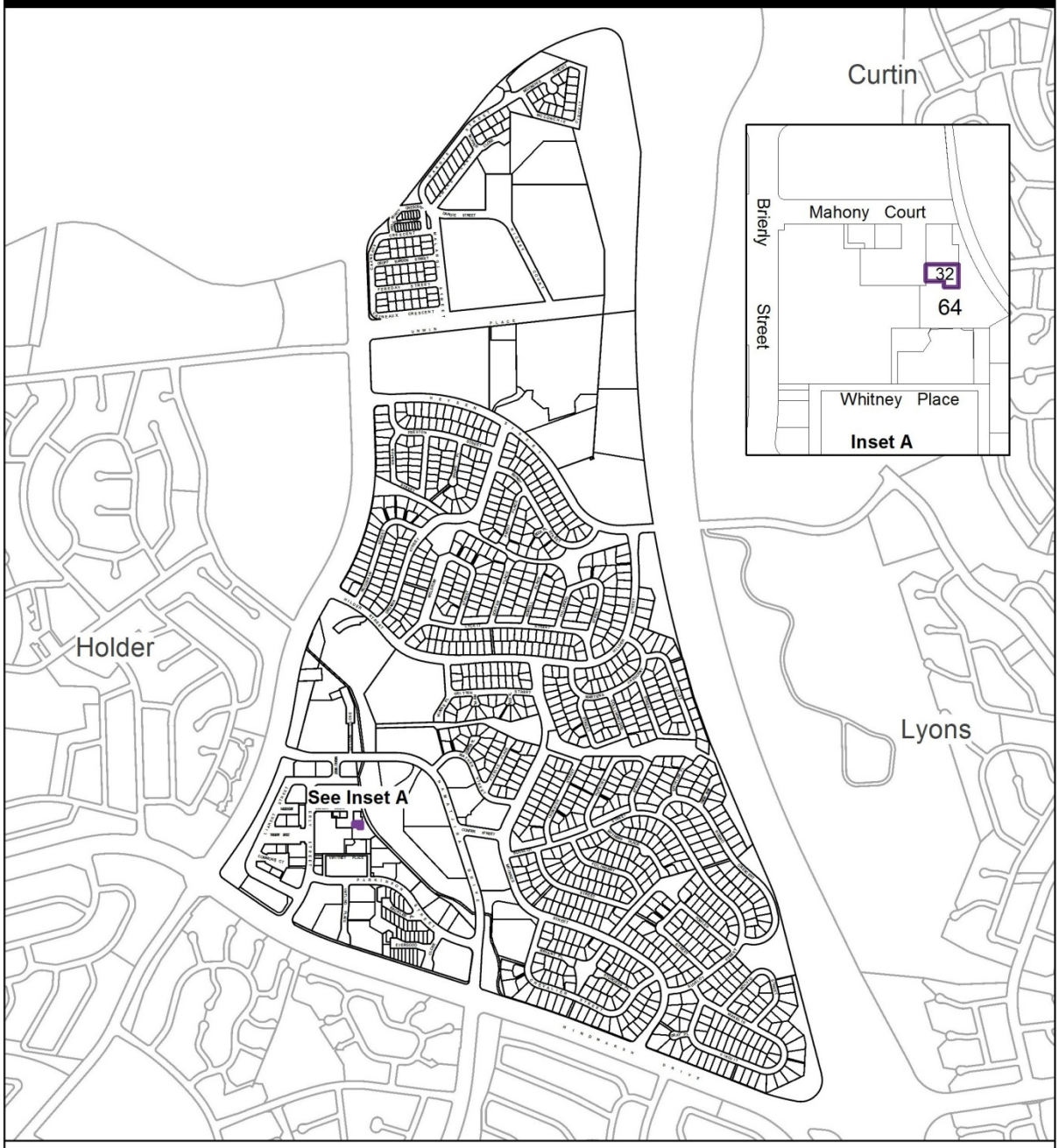
0 400
Meters

Weston Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
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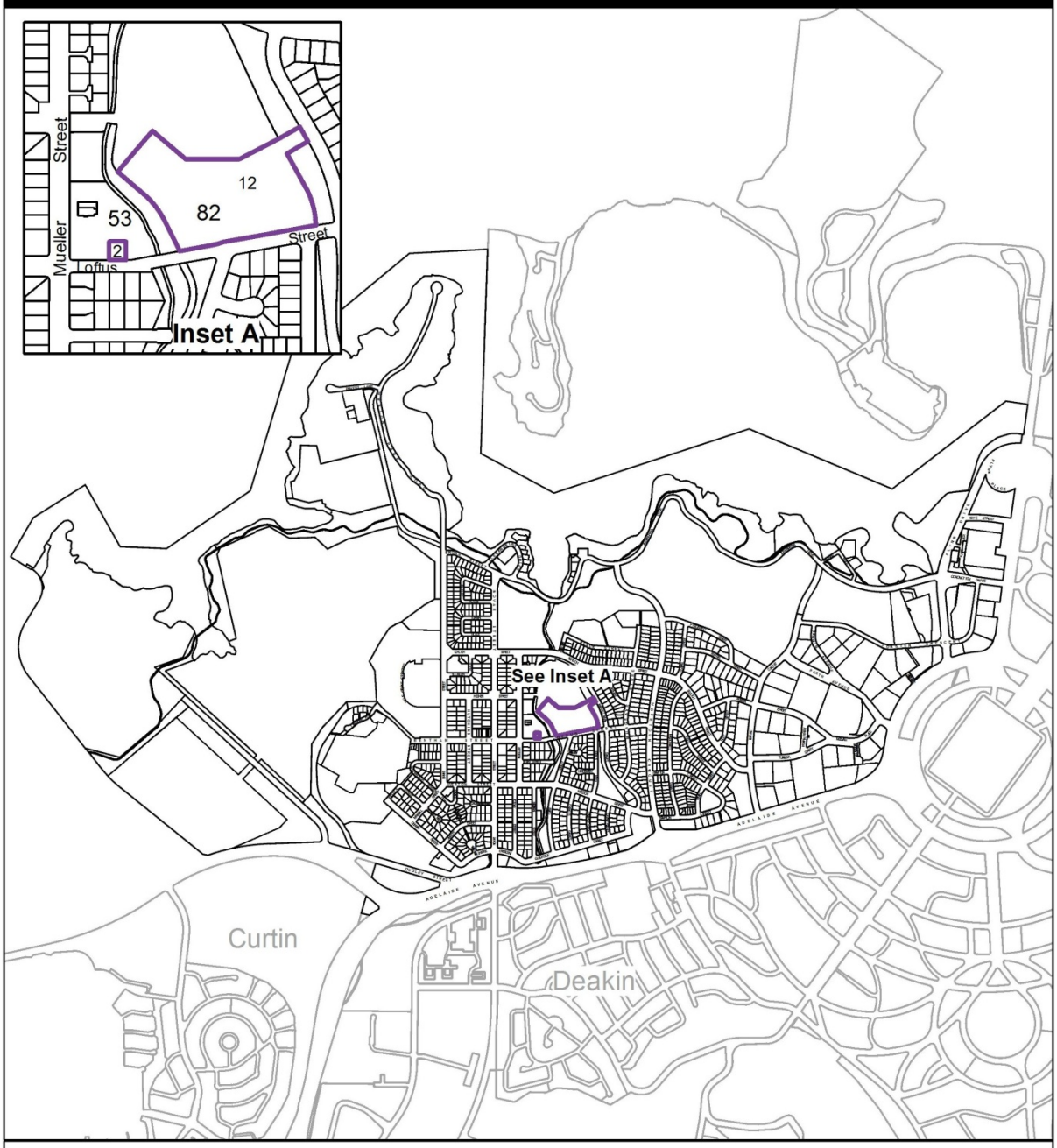
0 400
Meters

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Yarralumla Precinct Code



Legend

Community Facility zoned sites where supportive Housing and retirement village are prohibited
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0 400
Meters