

# PART D8: TUGGERANONG DISTRICT POLICY

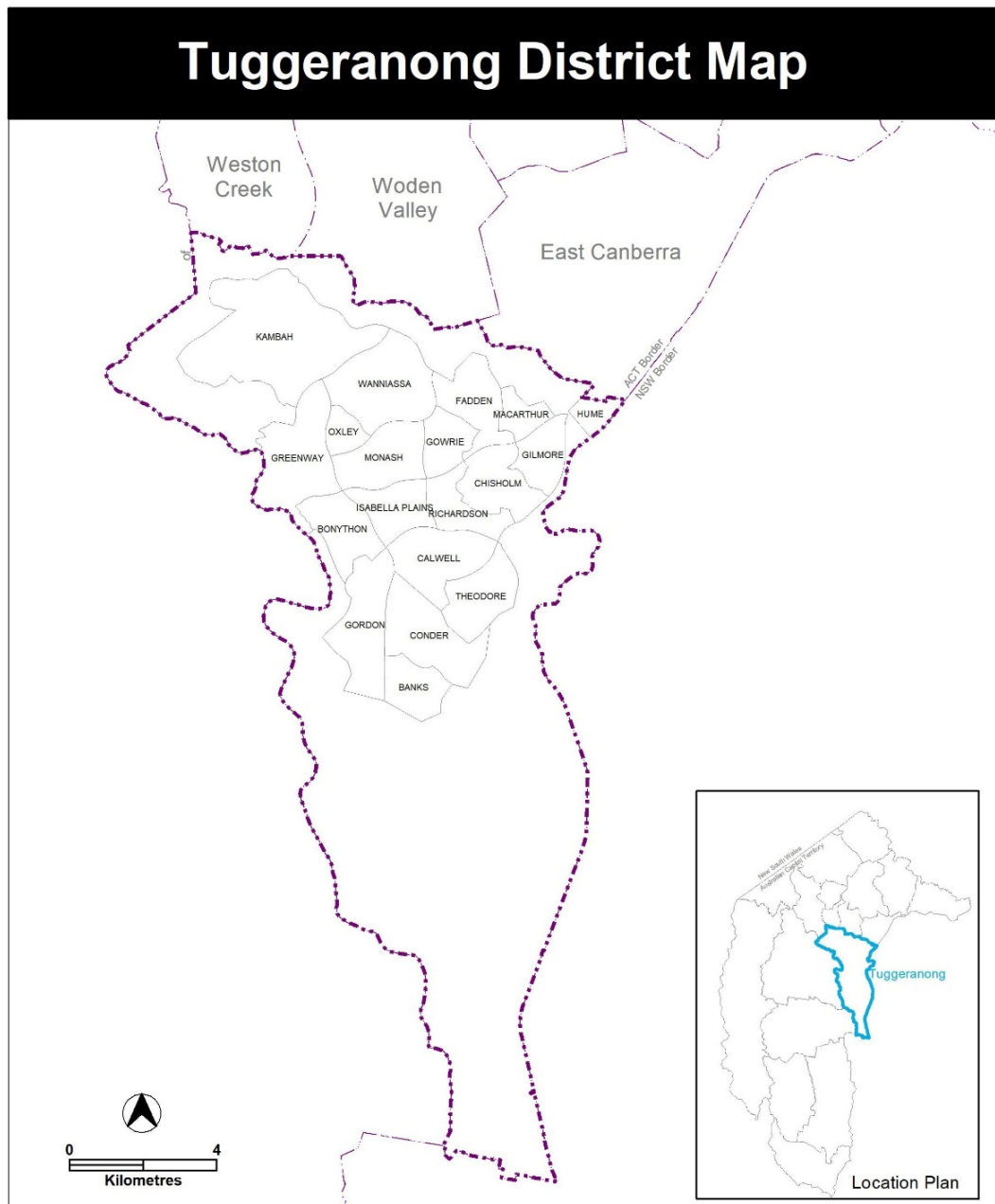
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## 1.1 District map

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

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



## 1.2 Land and 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' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

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
Booth	NUZ5	Nil	agriculture	Figure 16
Cotter River	NUZ5	Nil	agriculture	Figure 17
Mount Clear	NUZ5	Nil	agriculture	Rural Blocks 39-40
Paddys River	NUZ2	plantation forestry, scientific research establishment, tourist facility	stock/sale yard	Figure 18
	NUZ3	overnight camping, plantation forestry, tourist facility		Figure 18
	NUZ5	educational establishment outdoor recreation facility, plantation forestry	agriculture	Figure 18
Tennent	NUZ5	outdoor recreation facility, plantation forestry		Figure 19
Tuggeranong	CZ6	service station		Figure 20
	NUZ3	overnight camping, plantation forestry, tourist facility		Figure 20
Rendezvous Creek	NUZ5		agriculture	Figure 21
Bonython	CFZ		retirement village, supportive housing	Block 4 Section 21
Calwell	TSZ1	emergency services facility		Blocks 1-2 Section 91

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
	CFZ		retirement village, supportive housing	Block 21 Section 751 Block 11 Section 795
Chisholm	CZ1	industrial trades, municipal depot, store		AD1 Figure 22
	CFZ		retirement village, supportive housing	Block 1 Section 550 Block 2 Section 567
Conder	CZ1	industrial trades, municipal depot, store		AD1 Figure 23
	TSZ1	emergency services facility		AD2 Figure 23
	CFZ		retirement village, supportive housing	Block 13 Section 228 Block 13 Section 229 Block 10 Section 212 Block 2 Section 286 Block 6 Section 281
Gilmore	CZ6	service station		Blocks 2-4 Section 79 Part Block 23 Section 65
	CFZ		retirement village, supportive housing	Block 7 Section 58
Gordon	CFZ		retirement village, supportive housing	Block 15 Section 410
Gowrie	CFZ		retirement village, supportive housing	Block 1 Section 228 Block 3 Section 229 Blocks 4,7 Section 282 Block 4 Section 291
Greenway	NUZ4	group or organised camp, overnight camping area, tourist facility		Figure 24
	CZ1	produce market		Figure 24
	CZ3	corrections facility		Figure 24
Isabella Plains	CFZ		retirement village, supportive housing	Block 41 Section 856
Kambah	CZ1	industrial trades, municipal depot, store		Figure 25
	CZ2	service station, store, scientific research	drink establishment, indoor entertainment	Figure 25

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		establishment, warehouse, funeral parlour	facility, tourist facility, tourist resort	
	CFZ		retirement village, supportive housing	Figure 25
Macarthur	CFZ		retirement village, supportive housing	Blocks 9-10 Section 398
Monash	CFZ		retirement village, supportive housing	Block 24 Section 161
	RZ2	community activity centre, community theatre, cultural facility, early childhood education and care, educational establishment, health facility		Blocks 2,4,5 Section 47
Richardson	CFZ		retirement village, supportive housing	Block 2 Section 452 Blocks 5,6 Section 477
	CFZ	agriculture		Block 1 Section 450
Tharwa	NUZ4	group or organised camp overnight camping area tourist facility		Figure 26
Theodore	CFZ		retirement village, supportive housing	Block 3 Section 668 Block 7 Section 659
Wanniassa	CZ1	industrial trades, municipal depot, store		Figure 27
	CZ2	funeral parlour, light industry, service station, veterinary hospital		Figure 27
	PRZ2, CZ6	business agency, financial establishment, office, public agency		Figure 27
	CFZ	business agency, office, public agency	retirement village, supportive housing	Figure 27

### 1.3 Policy outcomes

Development proposals in 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

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outcomes to be achieved for Tuggeranong District are derived from the Tuggeranong District Strategy. The Tuggeranong District Strategy sets the vision, priorities and values of the district.

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

1. Focus new residential development mixed with employment opportunities in the Tuggeranong town centre and in future light rail and rapid transit corridors.
2. Enhance the employment role of Tuggeranong town centre linked to nodes of economic activity along the Athllon Drive corridor (at Wanniasa and Drakeford Drive).
3. Enhance the economic role of existing group centres including Conder, Calwell and Chisholm to strengthen access to employment opportunities across the district.
4. Deliver new strategic transport connections including light rail to the Tuggeranong town centre via Athllon Drive.
5. Enhance the open space network to improve connections and amenity for residents.
6. Improve biodiversity and water quality outcomes across the district including Lake Tuggeranong and the Murrumbidgee River.
7. Support the role and function of existing group and local centres and undertake targeted revitalisation initiatives in these centres to support community development.
8. Retain and enhance the existing rural village character of Tharwa and respect the historic features of Tharwa's older houses, heritage places and community buildings.

## 1.4 Assessment requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within 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 Tuggeranong District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Calwell	<ol style="list-style-type: none"> <li>1. Caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing is permitted on the ground floor in Area A in Figure 1 where not on a primary active frontage and complies with the Australian Standard AS4299 – Adaptable housing (class C) and the relevant technical specification.</li> <li>2. Development in the hatched area in Figure 2 incorporates an extension to the existing public pedestrian path onto block 41 section 787, by providing a pedestrian path along the entire length of the southern boundary that complies with all of the following: <ol style="list-style-type: none"> <li>a) has a total minimum width of 6m when combined with the existing public pathway</li> <li>b) is finished at the level of the pedestrian path and with matching materials and</li> <li>c) remains unobstructed and publicly accessible at all times.</li> </ol> </li> <li>3. The maximum height of buildings achieved in area A in Figure 3 may be up to 4 storeys where: <ol style="list-style-type: none"> <li>a) development maintains reasonable solar access on the surrounding publicly accessible areas.</li> <li>b) is contained within block 41 section 787 Calwell</li> <li>c) is measured from the north-western most boundary of block 41</li> <li>d) is a maximum of 26 metres wide</li> </ol> </li> <li>4. The maximum height of building in area B in Figure 3 may be to 4 storeys where: <ol style="list-style-type: none"> <li>a) is contained within block 12 section 787 Calwell</li> <li>b) is measured 10.5metres from the western boundary of area A</li> <li>c) is a maximum of 22 metres wide</li> <li>d) is a maximum of 60 metres long</li> </ol> </li> </ol>	Figure 1 - 3
Chisholm	<ol style="list-style-type: none"> <li>5. For development on block 7 section 598: <ol style="list-style-type: none"> <li>a) The maximum gross floor area for supermarket, take away food shop or shop selling food is 1500 m2</li> <li>b) Caretaker's residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing on the ground floor complies with Australian Standard AS4299 – Adaptable housing (class C) and is adaptable for commercial use on front boundary to Benham Street</li> </ol> </li> </ol>	
Greenway	<ol style="list-style-type: none"> <li>6. The maximum height of buildings in the areas shown on Figure 4 are as follows: <ol style="list-style-type: none"> <li>a) area 'a' – 9.5 metres</li> </ol> </li> </ol>	Figure 4

## CONSULTATION DRAFT FOR COMMENT

Locality	Assessment requirement	Reference
	<ul style="list-style-type: none"> <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’ – 24metres.</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 Ankertell 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.</li> </ul> <ol style="list-style-type: none"> <li>7. The maximum height of buildings in area ‘a’ in Figure 5 is 9.5m</li> <li>8. The maximum height of buildings in area ‘b3’ in Figure 5 is 13m</li> <li>9. The minimum setback of dwellings from the northern boundary of block 6 section 10 in Figure 5 is 10m.</li> </ol>	Figure 5
Kambah	<p><b>Kambah Group Centre:</b></p> <ol style="list-style-type: none"> <li>10. Commercial accommodation use, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing is not permitted on ground floor level except on block 27 section 346 Kambah.</li> <li>11. The maximum gross floor area for shops on any lease in the CZ2 zone is 100m².</li> <li>12. The design of the proposed road in Figure 6 must:           <ul style="list-style-type: none"> <li>a) be in a location consistent with Figure 6</li> <li>b) retain the existing number of car parking spaces and which are made available for public use at all times</li> <li>c) provide on-street parking</li> <li>d) be to the satisfaction of TCCS with respect to road design and on-street parking.</li> </ul> </li> <li>13. Direct vehicular access is not permitted from the proposed road shown in Figure 6 to adjoining blocks.</li> <li>14. The maximum height of building is shown on Figure 7 as follows:           <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> </ul> </li> <li>15. Development of all or a portion of the hatched area identified in Figure 7 maintains Primmer Court vehicular access around the western side of the centre.</li> </ol>	<div style="position: absolute; top: 610px; left: 880px;">Figure 6</div>  <div style="position: absolute; bottom: 10px; right: 10px;">Figure 7</div>
Tharwa	<ol style="list-style-type: none"> <li>16. Maximum plot ratio for residential buildings is 25%.</li> <li>17. Buildings are a maximum of one storey.</li> <li>18. Maximum floor to roof apex height of buildings is 6m.</li> <li>19. Minimum floor to ceiling height for residential buildings is 2.7m at the front of the building.</li> <li>20. Roofs are of a steep pitched gable and/or hip roof design (between 30° and 45°).</li> </ol>	

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Locality	Assessment requirement	Reference
	<p>21. 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.</p> <p>22. 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><u>Note:</u> 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>23. For development in 'Area 1' on Figure 8 the maximum number of detached dwellings on each block within the residential zone is 1.</p> <p>24. For development in 'Area 1' on Figure 8 subdivision or consolidation of blocks is not permitted.</p>	Figure 8
Wanniassa	<p><u>Erindale Group Centre:</u></p> <p>25. Caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing is only permitted in Area A in Figure 9.</p> <p>26. The maximum height of building is 10m, except for the following areas shown in Figure 10:</p> <p>a) area 'a' is the lesser of 12m or 3 storeys</p> <p>b) area 'b' is the lesser of 16m or 4 storeys</p> <p>c) area 'c' is the lesser of 20m or 5 storeys</p> <p><u>Erindale community and recreation facilities:</u></p> <p>27. The maximum gross floor area of public agency, office and business agency in area A on Figure 11 does not exceed 2000m<sup>2</sup> per block.</p> <p>28. 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 11.</p> <p>29. The maximum height of building for the following areas is shown in Figure 12:</p> <p>a) area 'a' is the lesser of 12m or 3 storeys</p> <p>b) area 'b' is the lesser of 16m or 4 storeys</p> <p>c) area 'c' is the lesser of 20m or 5 storeys</p>	<p>Figure 9</p> <p>Figure 10</p> <p>Figure 11</p> <p>Figure 12</p>

### 1.5 Assessment outcomes

Development proposals in the Tuggeranong District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. development does not adversely affect the overall function of the commercial centres in terms of economic, social, traffic and parking and urban design impacts
7. buildings with frontages to main pedestrian areas and routes within commercial areas incorporate uses on the ground floor that generate activity in the public space

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8. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
9. accessibility and adaptability
10. water sensitive urban design (WSUD)
11. minimisation of cut and fill
12. serviceability in terms of infrastructure and utility services
13. suitability of any advertising or signs
14. consistency with the Crown Lease
15. the assessment outcomes in the following table.

Locality	Assessment outcome	Reference
Paddys River	<p>30. Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate.</p> <p>31. Tourist facilities (where permitted) include buildings that are low rise with an emphasis on integration of the development into the landscape and compatible with related environmentally sensitive areas. Buildings should comprise lodge style and self-contained cabins.</p>	
Tennent	<p>32. Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate.</p> <p>33. Tourist facilities (where permitted) include buildings that are low rise with an emphasis on integration of the development into the landscape and compatible with related environmentally sensitive areas. Buildings should comprise lodge style and self-contained cabins.</p>	
Tuggeranong (non-urban)	<p>34. Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate.</p> <p>35. Tourist facilities (where permitted) include buildings that are low rise with an emphasis on integration of the development into the landscape and compatible with related environmentally sensitive areas. Buildings should comprise lodge style and self-contained cabins.</p>	
Calwell	<p>36. Building elements above the first floor are setback from the southern block boundary of block 12 section 787 to retain reasonable solar access to public spaces and pedestrian access paths.</p> <p>37. Public spaces are provided and are located generally in accordance with Figure 2. Public spaces are of a scale and dimensions that provide usable open spaces, are publicly accessible and are paved and landscaped.</p> <p>38. Pedestrian connections are provided and are located generally in accordance with Figure 8. Pedestrian connections provide reasonable public access, provide views into and out of adjoining commercial premises and provide clearly identifiable entrances.</p> <p>39. Any development of public carparking areas in Calwell group centre is to retain the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.</p> <p>40. Parking structures are concealed from public spaces by uses such as hotel rooms, apartments or office with windows or balconies overlooking the public space to provide passive surveillance.</p>	Figure 2

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Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> <li>41. Note: Screening only is not a sufficient outcome.</li> <li>42. The ground floor level of buildings along active frontages are adaptable for commercial uses.</li> <li>43. Buildings achieve direct access from main pedestrian areas and avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</li> <li>44. Awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings.</li> </ul>	
Chisholm	<ul style="list-style-type: none"> <li>45. Any development of public carparking areas in Chisholm group centre is to retain the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.</li> <li>46. Parking structures must be concealed from public space by uses such as hotel rooms, apartments or offices with windows or balconies overlooking the public space to provide passive surveillance. Screening is not sufficient.</li> <li>47. Buildings achieve direct access from main pedestrian areas and avoid extensive lengths of blank walls unrelieved by doors, display windows or the like</li> </ul>	
Greenway	<ul style="list-style-type: none"> <li>48. Campsites and tourist facilities in the Murrumbidgee River Corridor are of low intensity on large blocks permitting point source retention of stormwater run-off and opportunities for large scale landscaping.</li> <li>49. Development in the CZ6 leisure and accommodation zone demonstrate visual and functional compatibility with the Tuggeranong Town Centre, Murrumbidgee River and Lake Tuggeranong environments and achieve minimal servicing and structural demands.</li> <li>50. Shops in the CZ2 business zone are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</li> <li>51. Buildings are of a scale appropriate to the function of the use and have minimal detrimental impacts including overshadowing and excessive scale.</li> <li>52. Buildings maintain a continuous building line along main streets and pedestrian areas and routes.</li> <li>53. The ground floor level of buildings is adaptable for commercial uses.</li> <li>54. Buildings achieve direct access from main pedestrian areas and avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</li> <li>55. Gateway buildings on the corners of Anketell Street and Soward Way address the intersection of Anketell Street and Soward Way.</li> <li>56. Built form in the town centre has roofs that are articulated to reduce the bulk and scale of the building form, responds to the street hierarchy, minimises blank walls and creates attractive / engaging interfaces with the public domain.</li> <li>57. Buildings with frontages to Lake Tuggeranong have an attractive / engaging frontage to the waterfront and generate pedestrian activity along the waterfront.</li> </ul>	
Kambah	<ul style="list-style-type: none"> <li>58. Development within the Kambah Group Centre is consistent with:</li> </ul>	

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Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> <li>a) distinctive pitched roofs, awnings with posts where within the block boundaries or cantilevered awnings where over unleased land</li> <li>b) overhangs and awnings provide space for pedestrian activity and shelter from environmental elements</li> <li>c) buildings of a scale and character which complement their surroundings</li> <li>d) existing large trees retained with development protecting the form and habit of existing trees</li> <li>e) pedestrian environment and permeability maintained or improved throughout the centre</li> <li>f) 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>g) development and active uses focussed on to the central courtyard and open spaces, promoting community and outdoor activity</li> <li>h) the ground floor level of buildings being adaptable for commercial uses</li> <li>i) awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings.</li> </ul> <p>59. Any development of public carparking areas in Kambah group centre is to retain the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.</p> <p>60. Parking structures are concealed from public space by uses such as hotel rooms, apartments or office with windows or balconies overlooking the public space to provide passive surveillance. Screening is not sufficient.</p> <p>61. 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 that are ancillary to other permitted uses and services the local workforce only</li> <li>b) buildings are of a bulk and scale that provides reasonable solar access to dwellings on adjoining residential blocks and their associated private open space</li> <li>c) buildings have a consistent building line and provide a landscaped setting to Drakeford Drive</li> <li>d) buildings are predominantly earthy toned</li> <li>e) minor elements in the building facade may be accented</li> <li>f) accent colours are subsidiary to the main off-white to light buff/grey materials</li> </ul>	
Tharwa	<p>62. Development in Area 2 on Figure 13 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> <p>63. Development Area 2 on Figure 13, including existing uses, incorporates measures to minimise impacts on the ecology and improve the visual character of the locality.</p> <p>64. Development meets the required Bushfire Attack Level (BAL) ratings as shown on Figure 14.</p> <p>65. Roofs are a prominent feature of dwellings and recognisable as a separate element to the verandahs.</p>	<p>Figure 13</p> <p>Figure 14</p>

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Locality	Assessment outcome	Reference
	<p>66. Buildings in Area 1 on Figure 8 respect the predominant front setback and orientation of Tharwa's traditional buildings, with the front façade facing the front boundary and oriented to the street.</p> <p>67. Buildings in Area 1 on Figure 8 respect the predominant side setbacks and orientation of Tharwa's traditional buildings.</p> <p>68. Roofs are constructed using corrugated metal, or similar, in a neutral and non-reflective colour or traditional galvanised finish.</p> <p>69. Attached garages are located behind the front façade of the primary building and screened from the street.</p> <p>70. Basement garages are accessed from the rear of the primary building and screened from the street.</p> <p>71. Detached sheds are in the rear zone, single storey, and secondary in scale to the primary building.</p> <p>72. Materials and finishes used in the construction of garages, carports and sheds are consistent with those used in the primary building.</p> <p>73. 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.</p> <p>74. Courtyard walls are used as a landscape feature and are in the rear zone or integrated with the primary building.</p> <p>75. Tanks are constructed using corrugated metal, or similar, in a neutral and non-reflective colour or traditional galvanised finish.</p> <p>76. Tanks are placed behind the primary building, or underground, or screened using landscape planting.</p> <p>77. The natural ground level of the site is retained to respect the natural topography and overland stormwater run-off.</p> <p>78. Where earthworks are required, battered soil slopes in conjunction with ground-cover plantings are used to accommodate level changes in preference to engineered retaining walls.</p> <p>79. Development in the river corridor area is of low intensity on large blocks permitting point source retention of storm water run-off and opportunities for large scale landscaping. Stormwater run-off should be containable on site. Development, including existing uses, incorporates measures to minimise impacts on the ecology and improve the visual character of the locality.</p> <p>80. Onsite wastewater treatment systems located within 300m of a waterway are endorsed by the ACT EPA.</p> <p><u>Note:</u> Any new development or re-development of onsite wastewater treatment systems located within 300m of a waterway will be required to be referred to the ACT EPA for assessment.</p>	Figure 8
Wanniassa	<p><u>Erindale Group Centre:</u></p> <p>81. Community uses are provided in the areas shaded grey, shown in Figure 9 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.</p> <p>82. Development in the area shaded grey in Figure 9 does not preclude the future provision of an access road connecting Wynne Street to the intersection of Sternberg Crescent and Langdon Avenue.</p> <p>83. Any development of public carparking areas in Erindale group centre is to retain the existing number of publicly available car</p>	<p>Figure 9</p> <p>Figure 9</p>

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Locality	Assessment outcome	Reference
	<p>parking spaces in addition to providing on site car parking that is generated by the development.</p> <p>84. Parking structures must be concealed from public space by uses such as hotel rooms, apartments or office with windows or balconies overlooking the public space to provide passive surveillance. Screening is not sufficient.</p> <p>85. The ground floor level of buildings is adaptable for commercial uses</p> <p><u>Erindale community and recreation facilities:</u></p> <p>86. Development on the ground floor fronting the playing fields is compatible with the primary function of the outdoor recreation facility.</p>	
Hume (part)	87. Development meets the required Bushfire Attack Level (BAL) ratings as shown on Figure 15.	Figure 15

\* Localities not listed do not have assessment requirements.

## **1.6 Development compliance provisions**

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

Figure 1 Calwell – ground floor uses

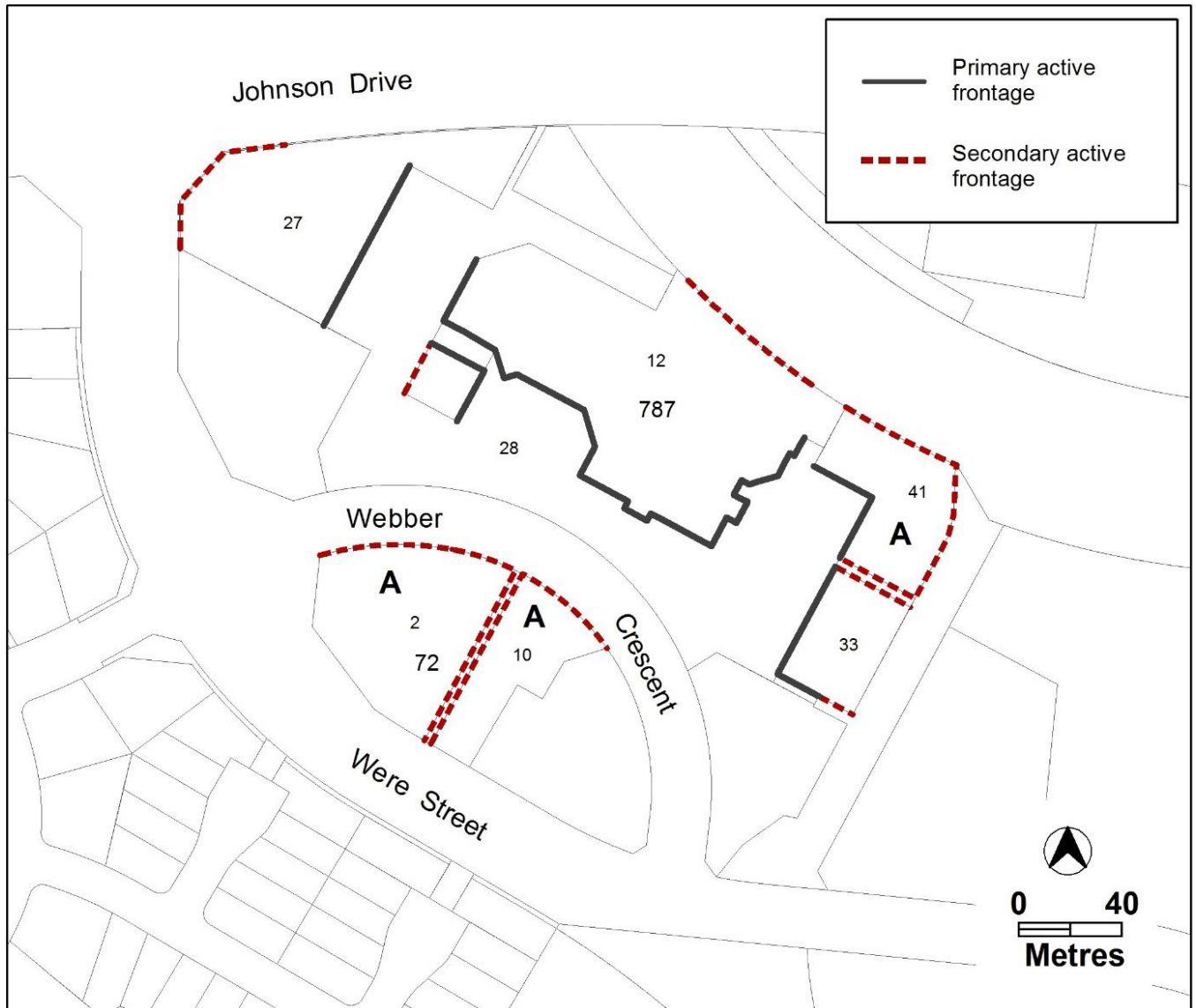


Figure 2 (Calwell – public spaces and pedestrian paths):

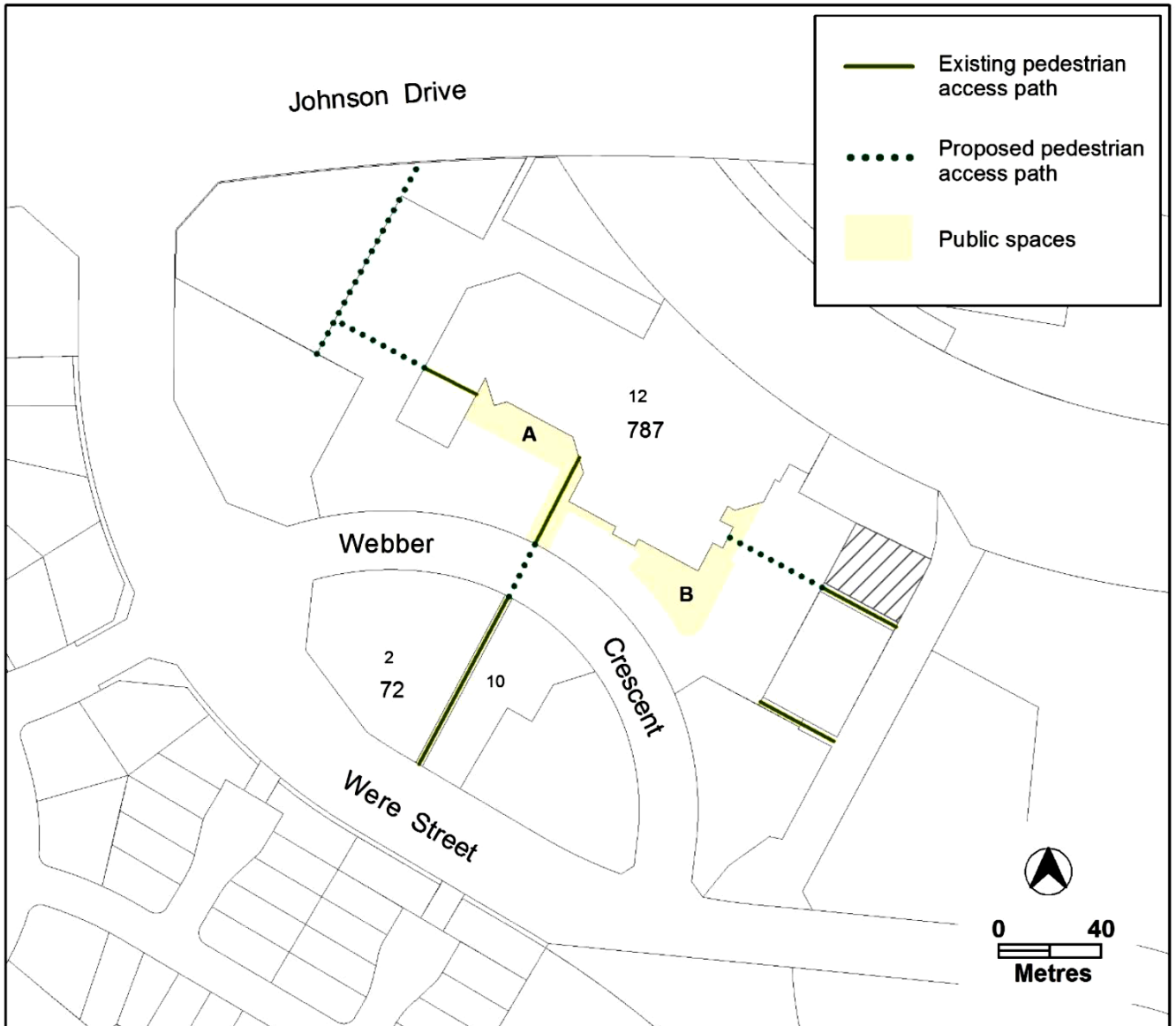


Figure 3 (Calwell – building heights):

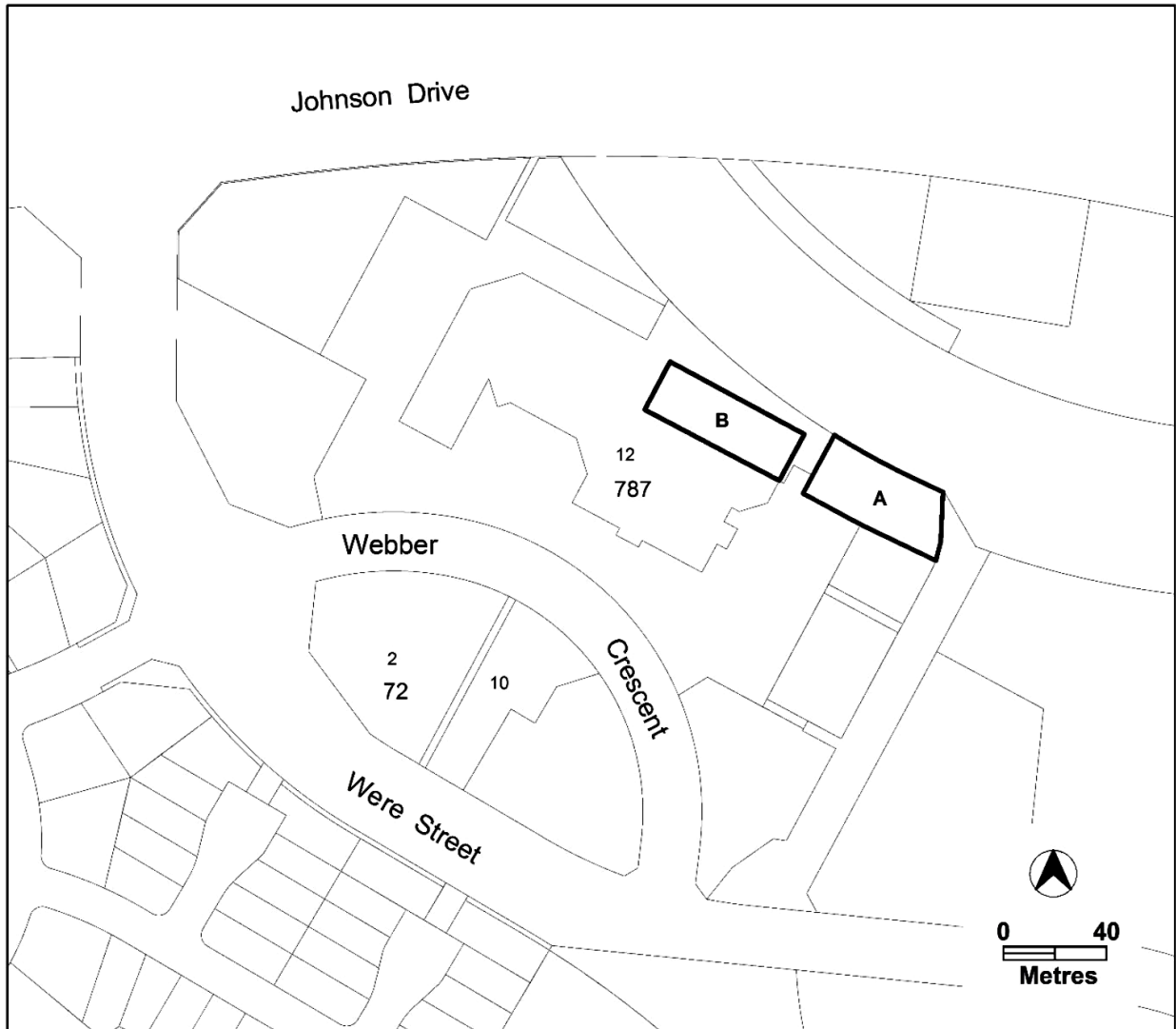


Figure 4 (Greenway – building heights):

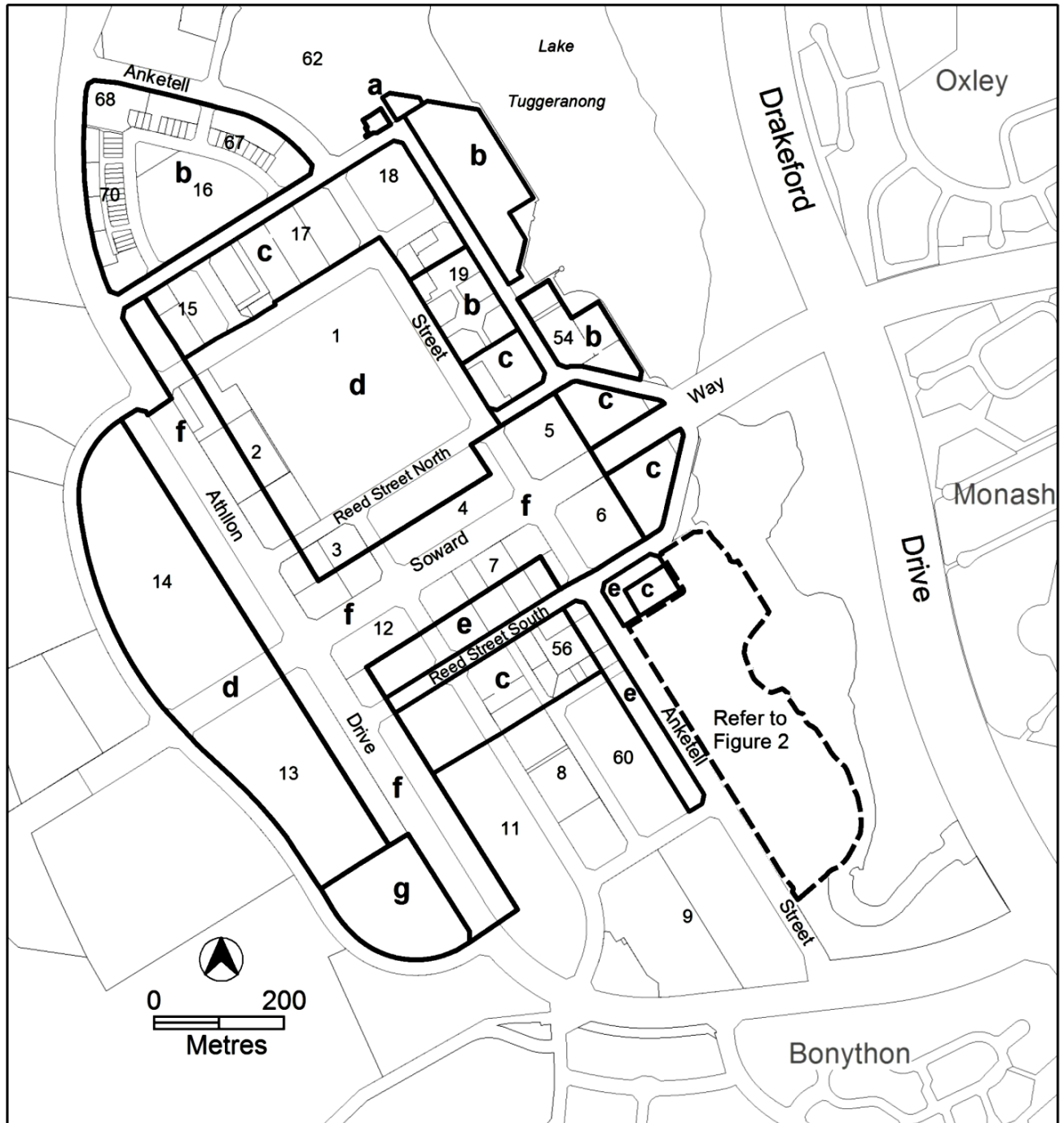


Figure 5 (Greenway – lakeside residential):

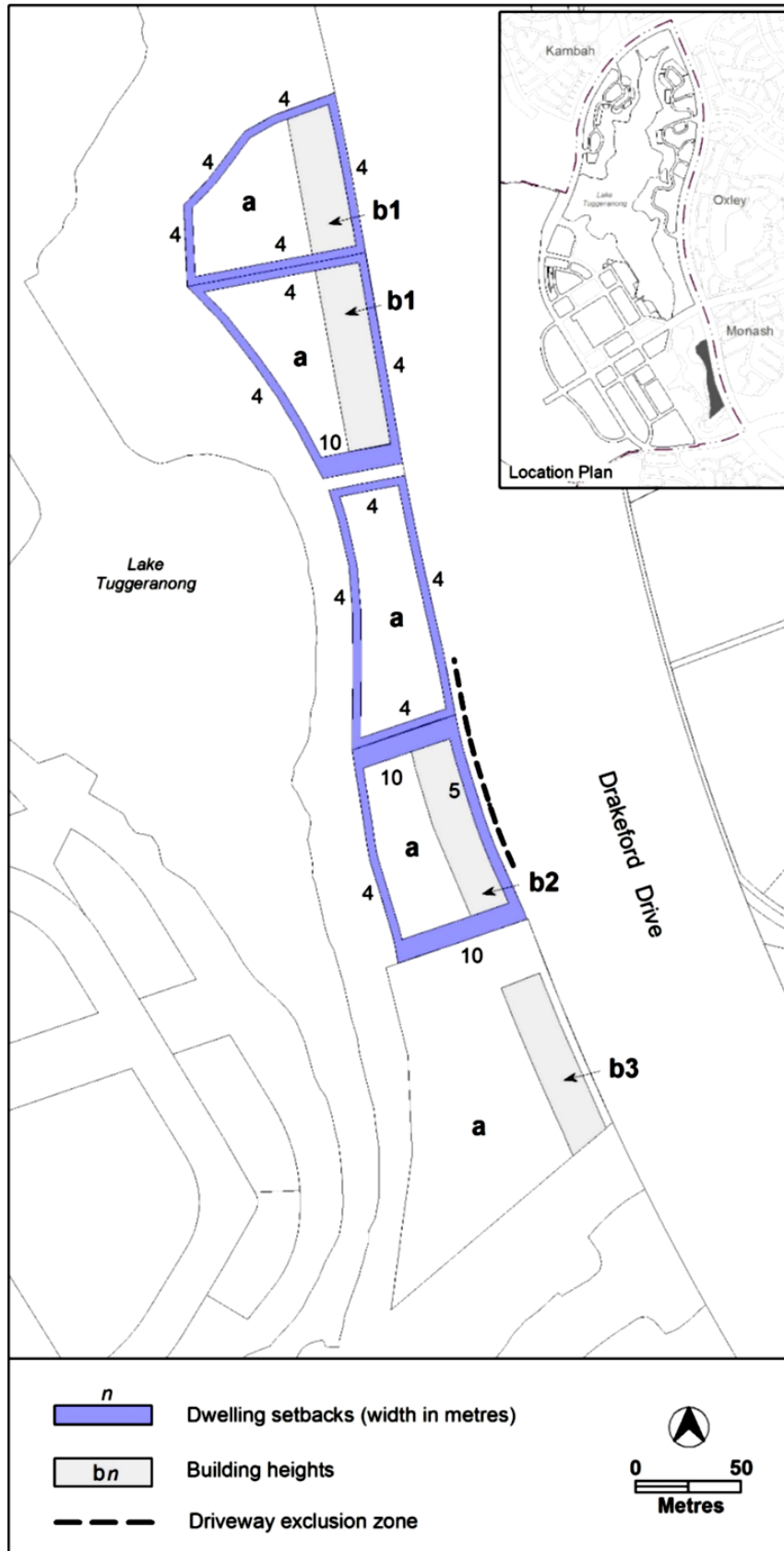


Figure 6 (Kambah – parking and permitted uses):

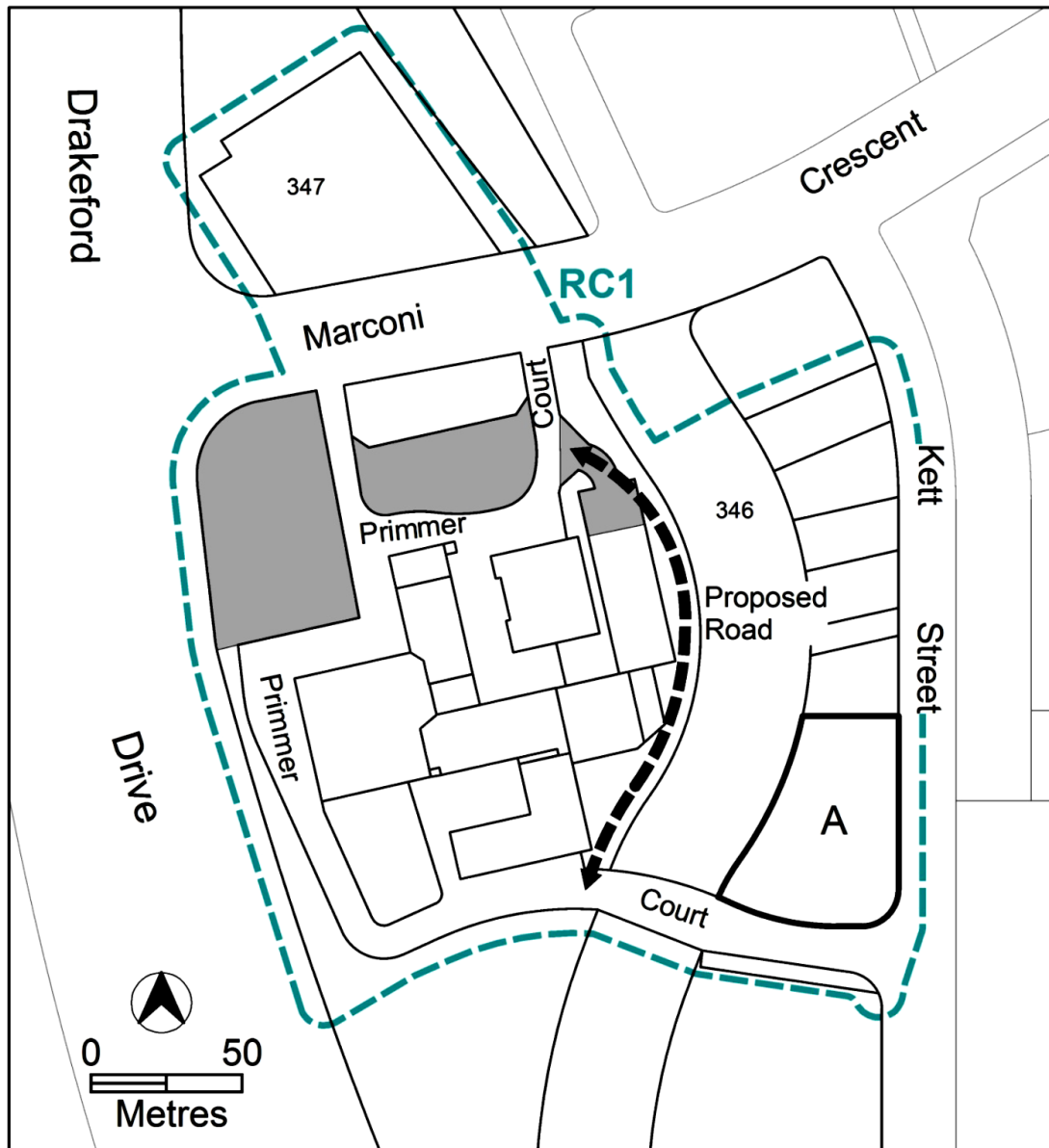


Figure 7 (Kambah – heights and vehicular circulation):

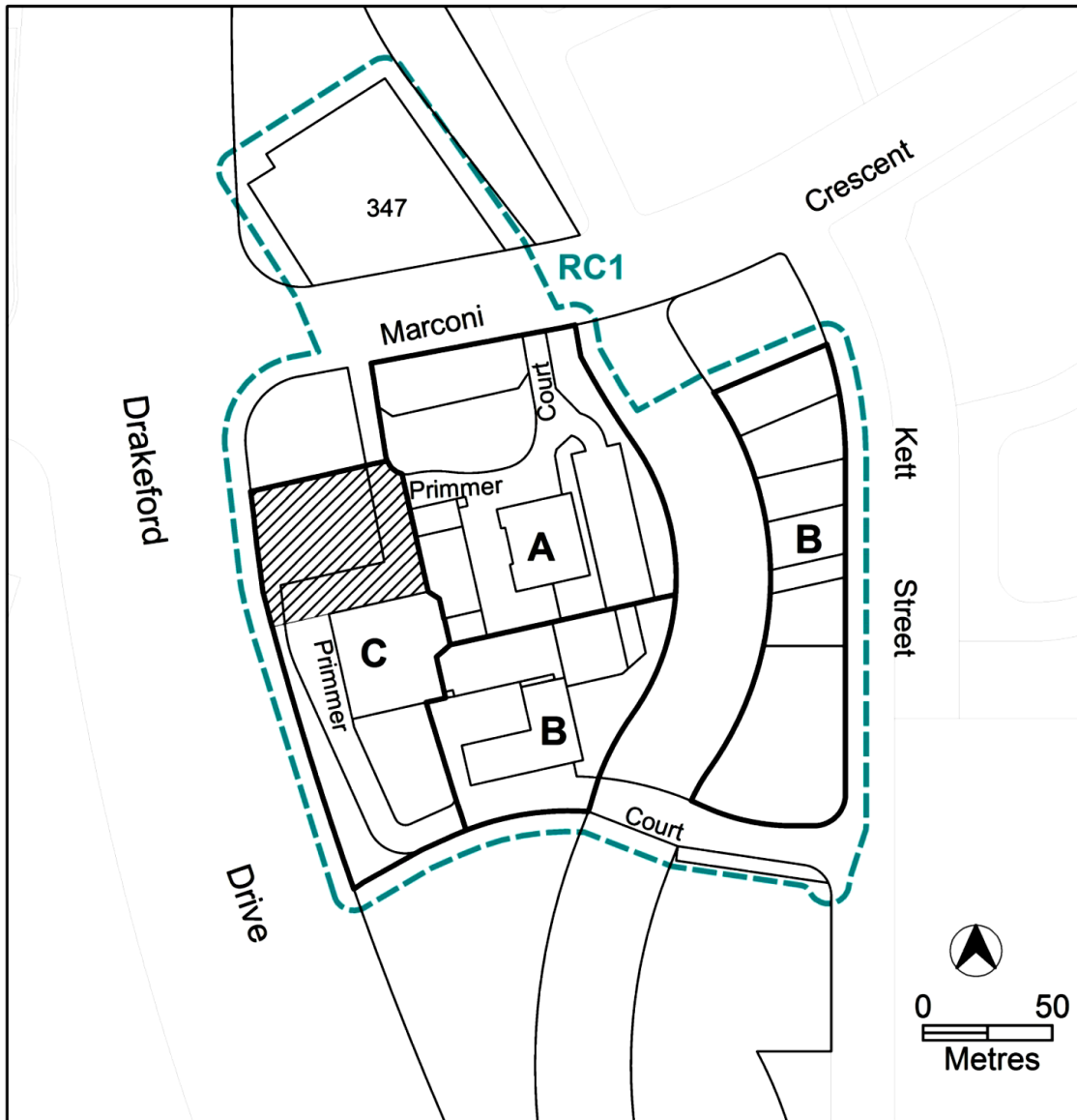


Figure 8 (Tharwa – Area 1):

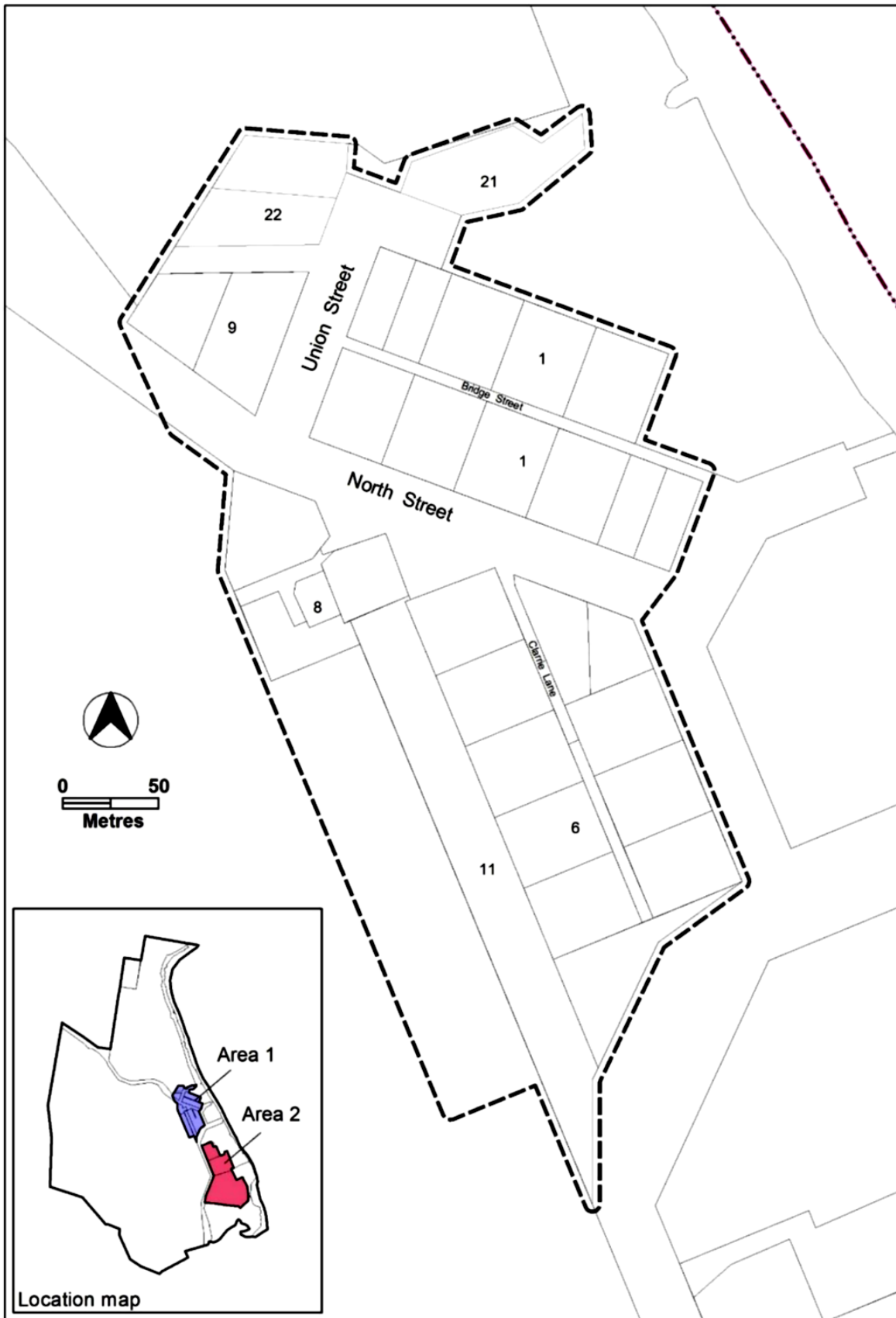


Figure 9 (Wanniassa – Erindale Group Centre):

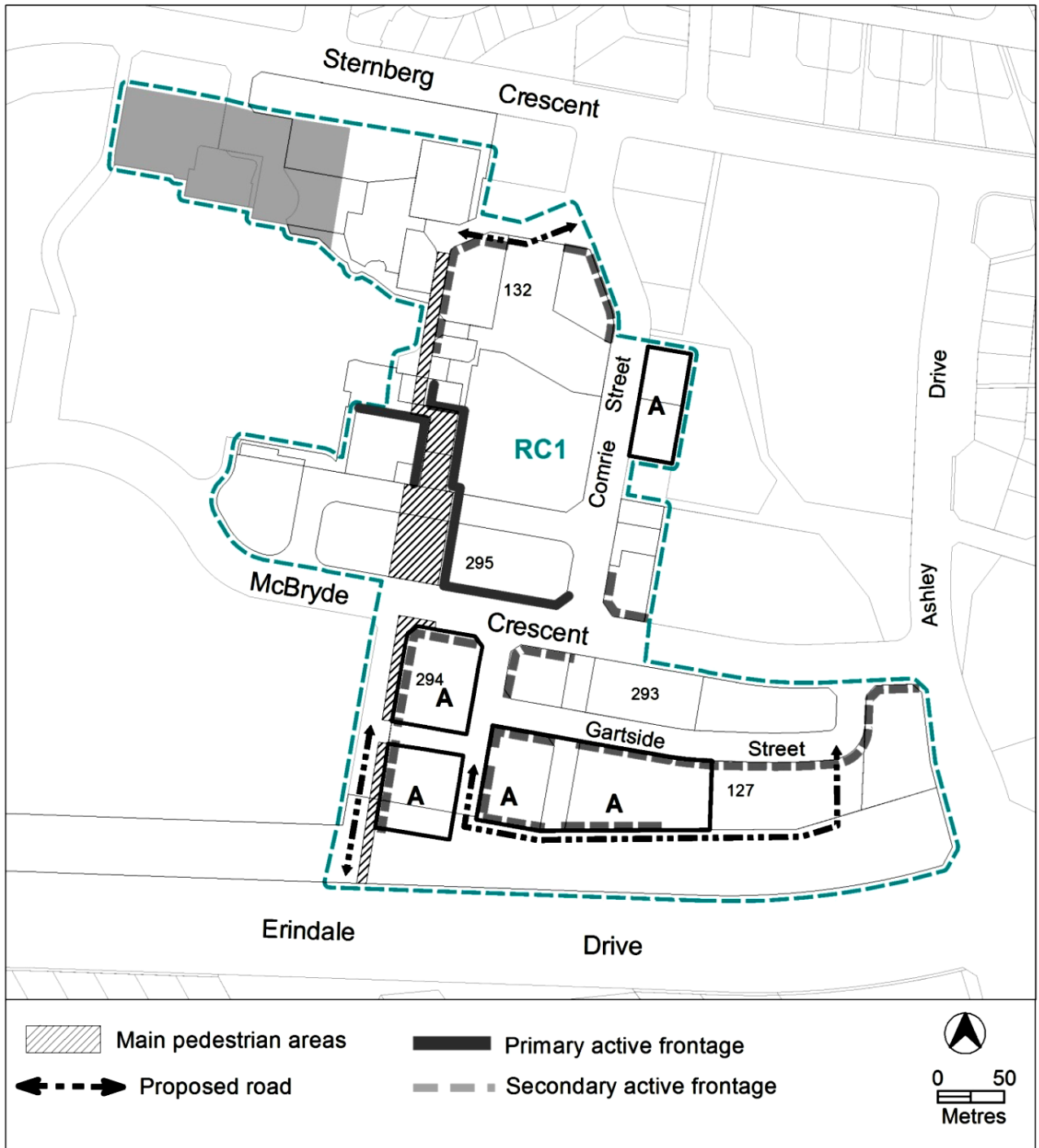


Figure 10 (Wanniassa – Erindale Group Centre building heights):

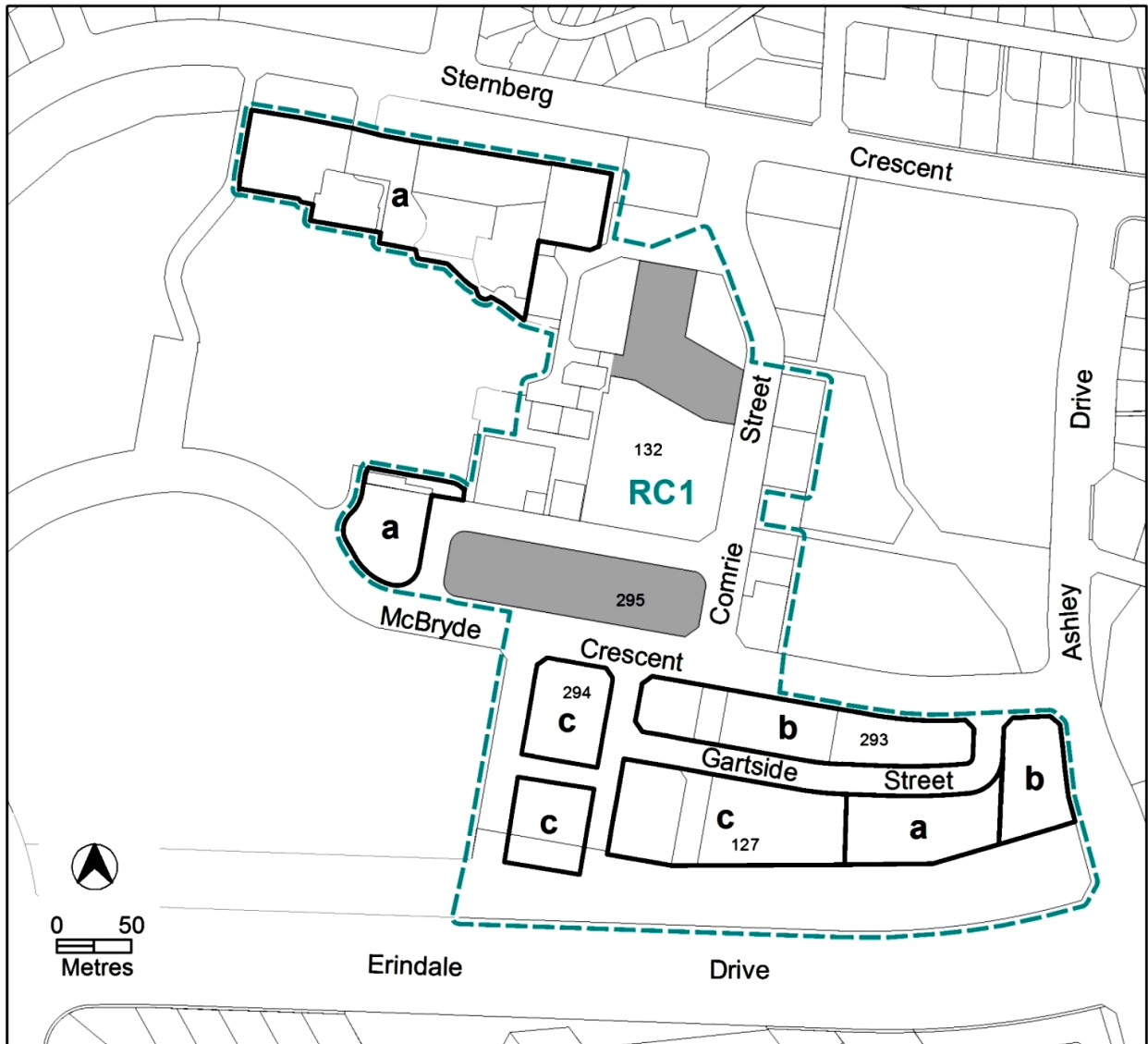


Figure 11 (Wanniassa – Erindale Group Centre – maximum GFA for non-retail commercial uses):

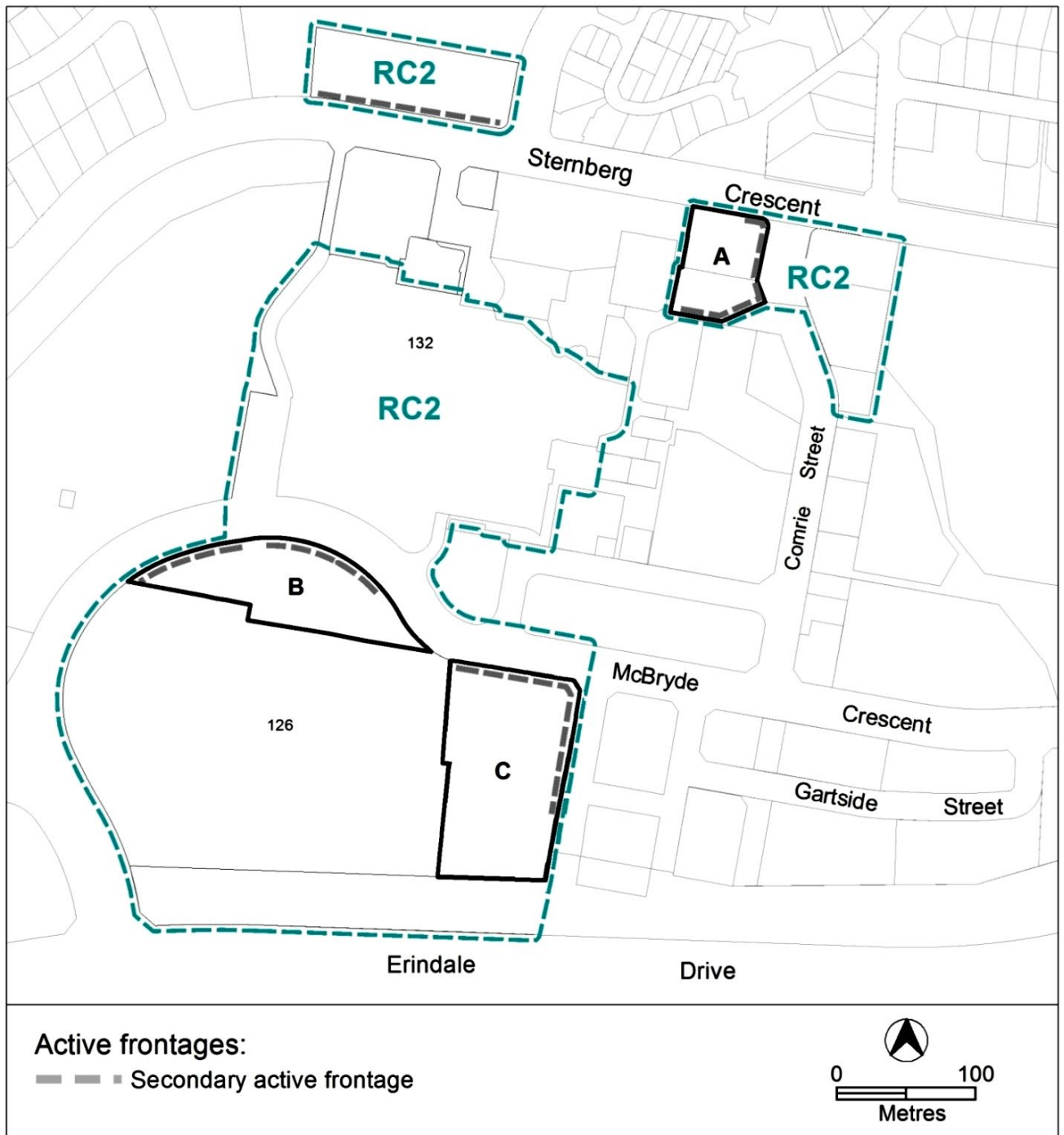


Figure 12 (Wanniassa – Erindale Group Centre – community and recreation facilities building heights):

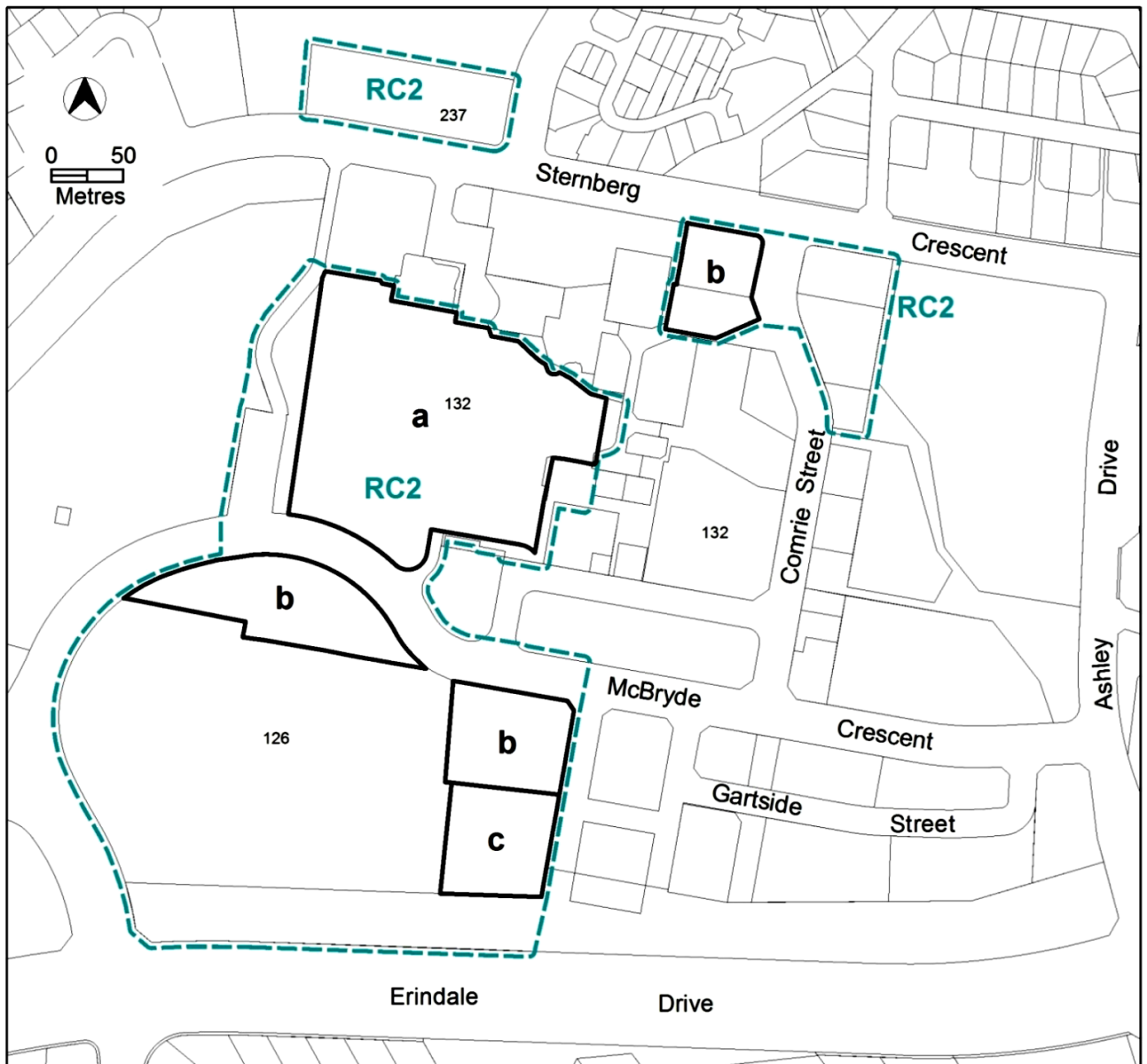


Figure 13 (Tharwa – Area 2):

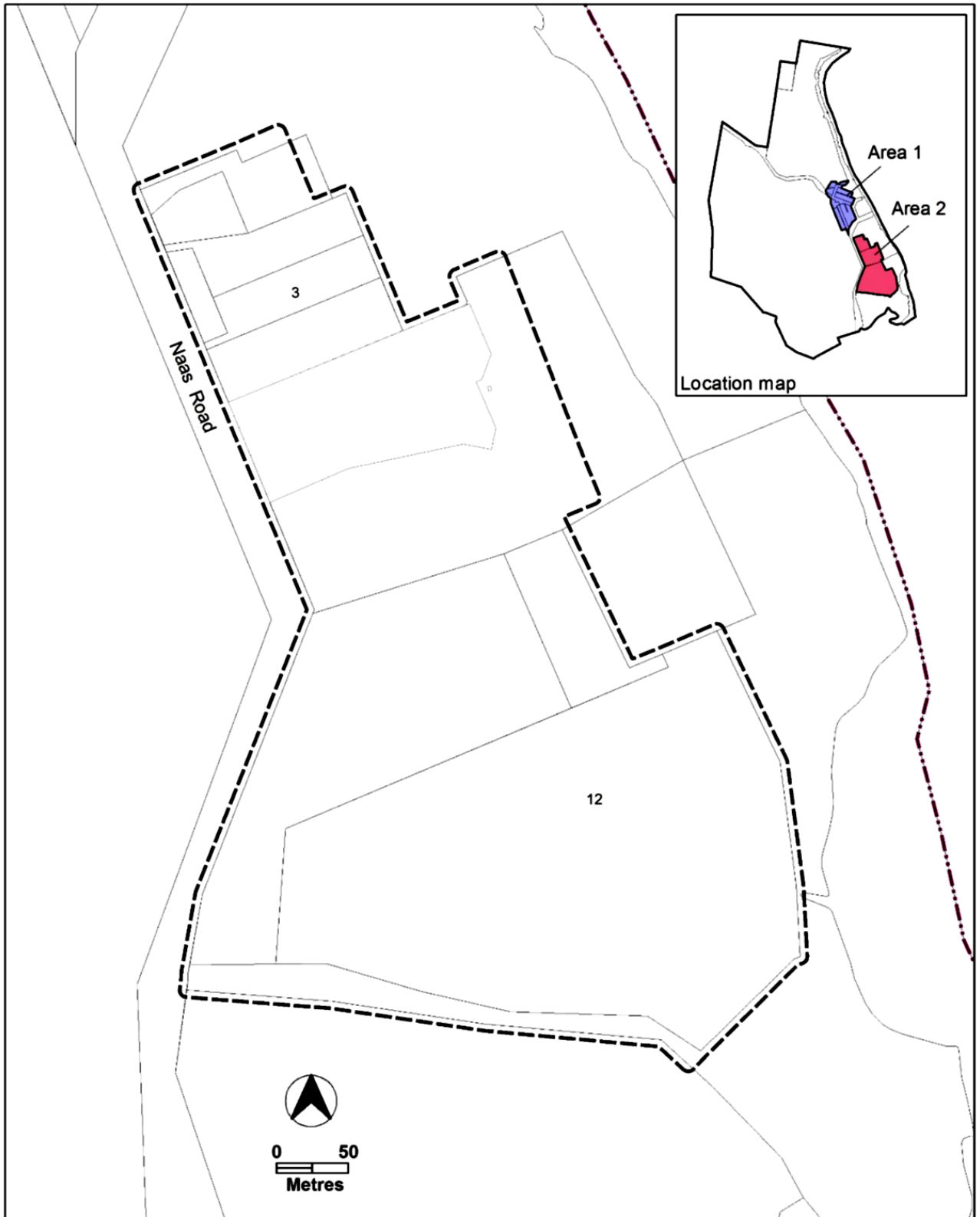
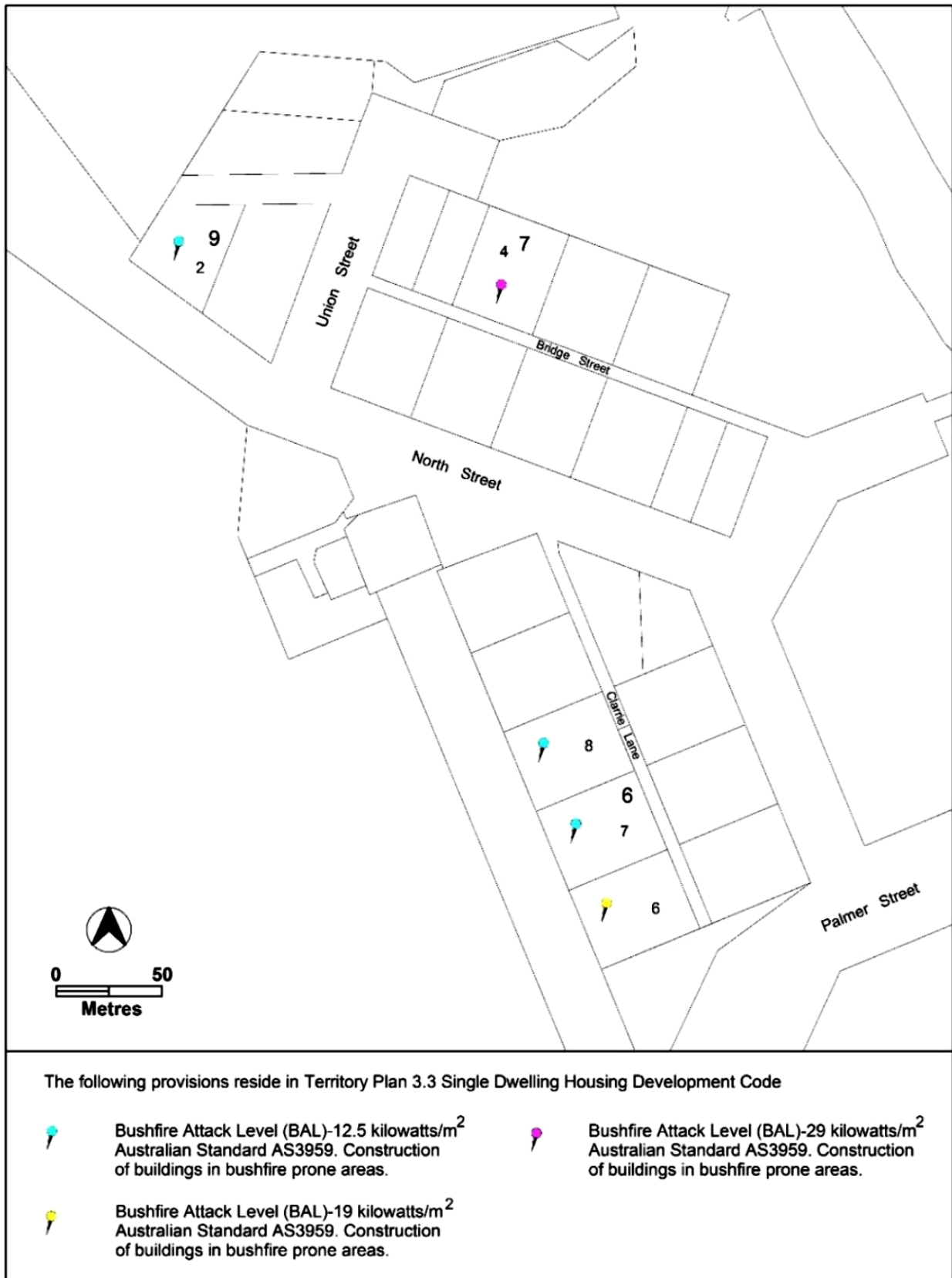
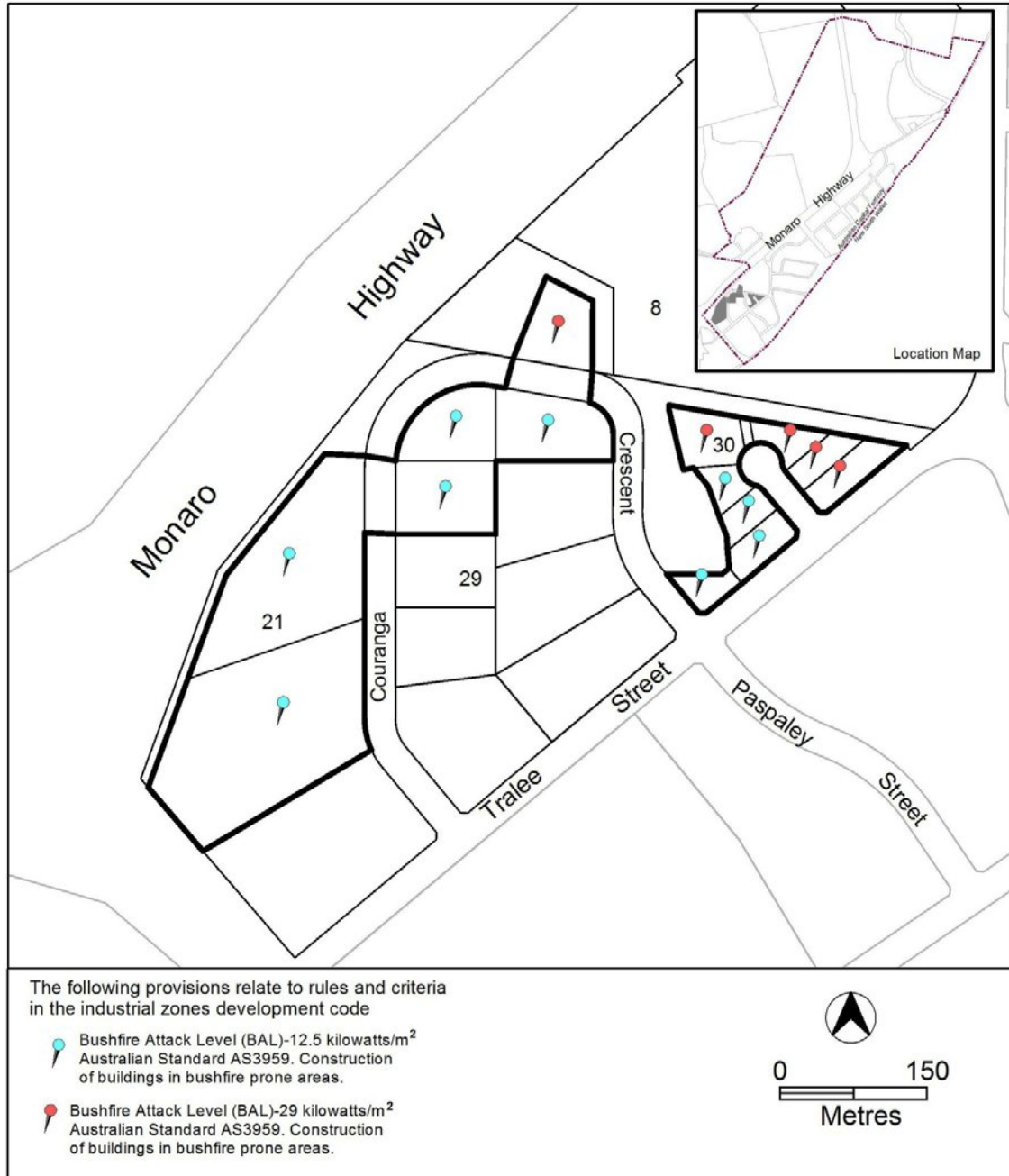


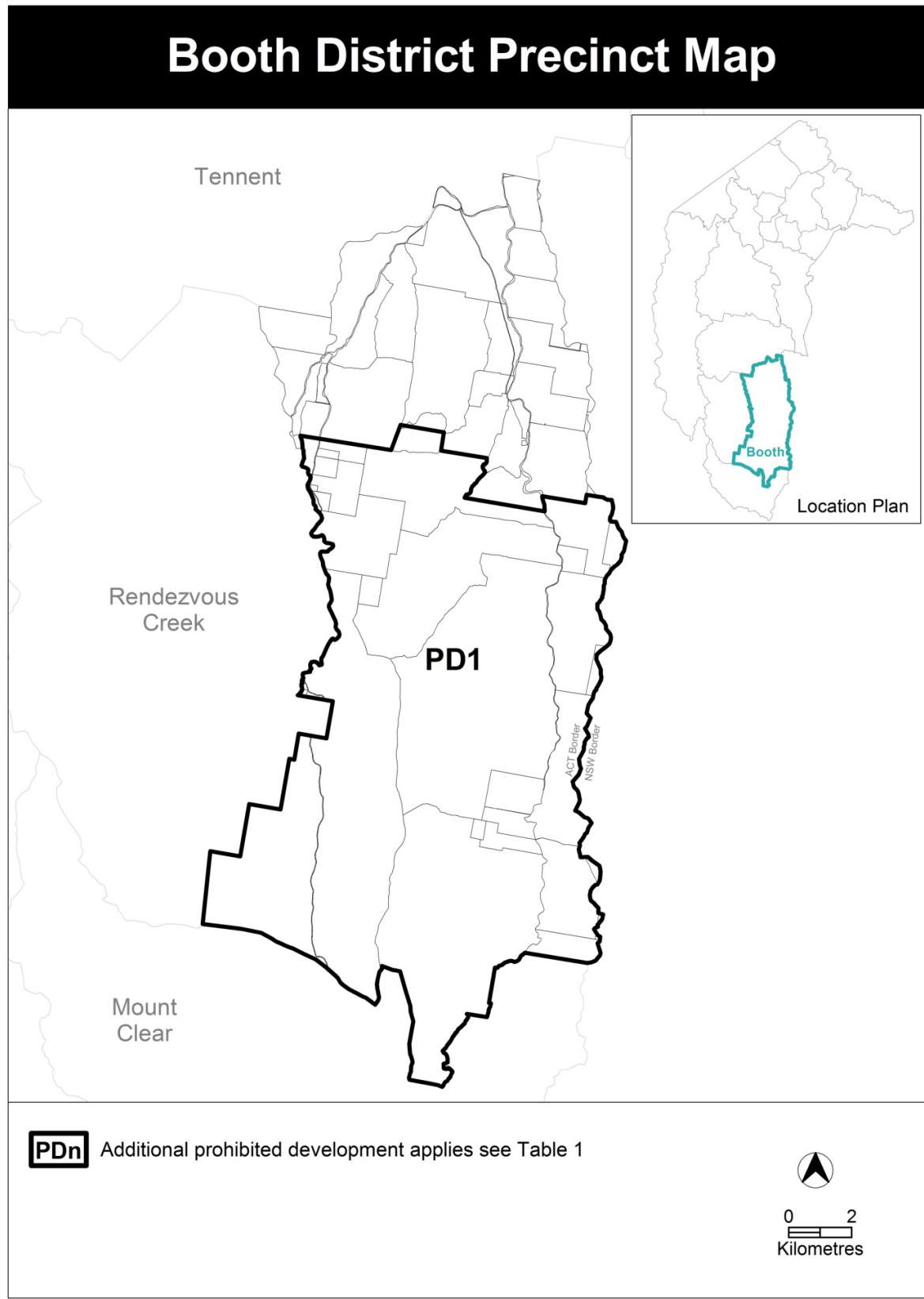
Figure 14 (Tharwa – residential bushfire protection):



**Figure 15 (Hume – bushfire protection):**

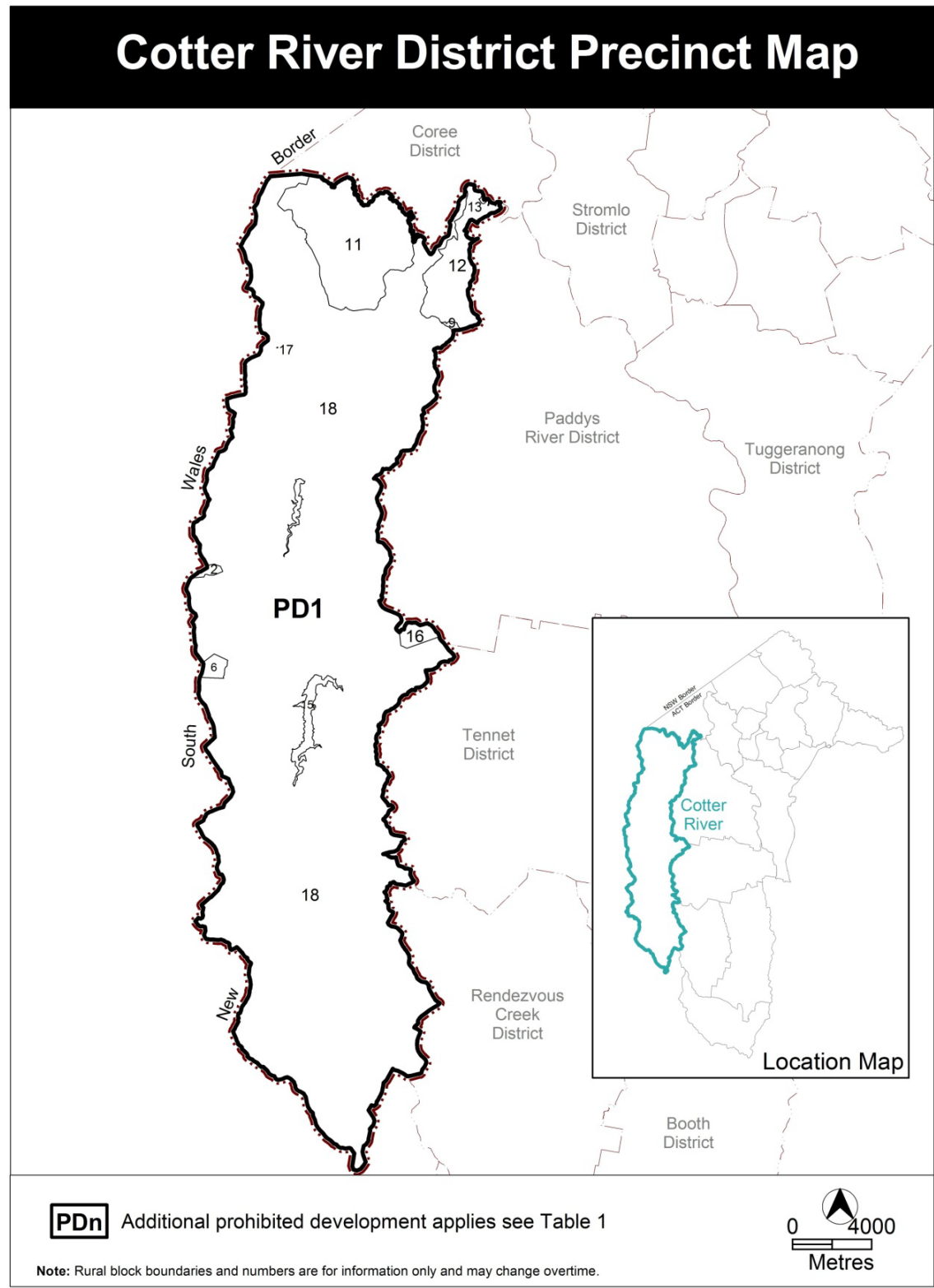


**Figure 16 (Booth – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

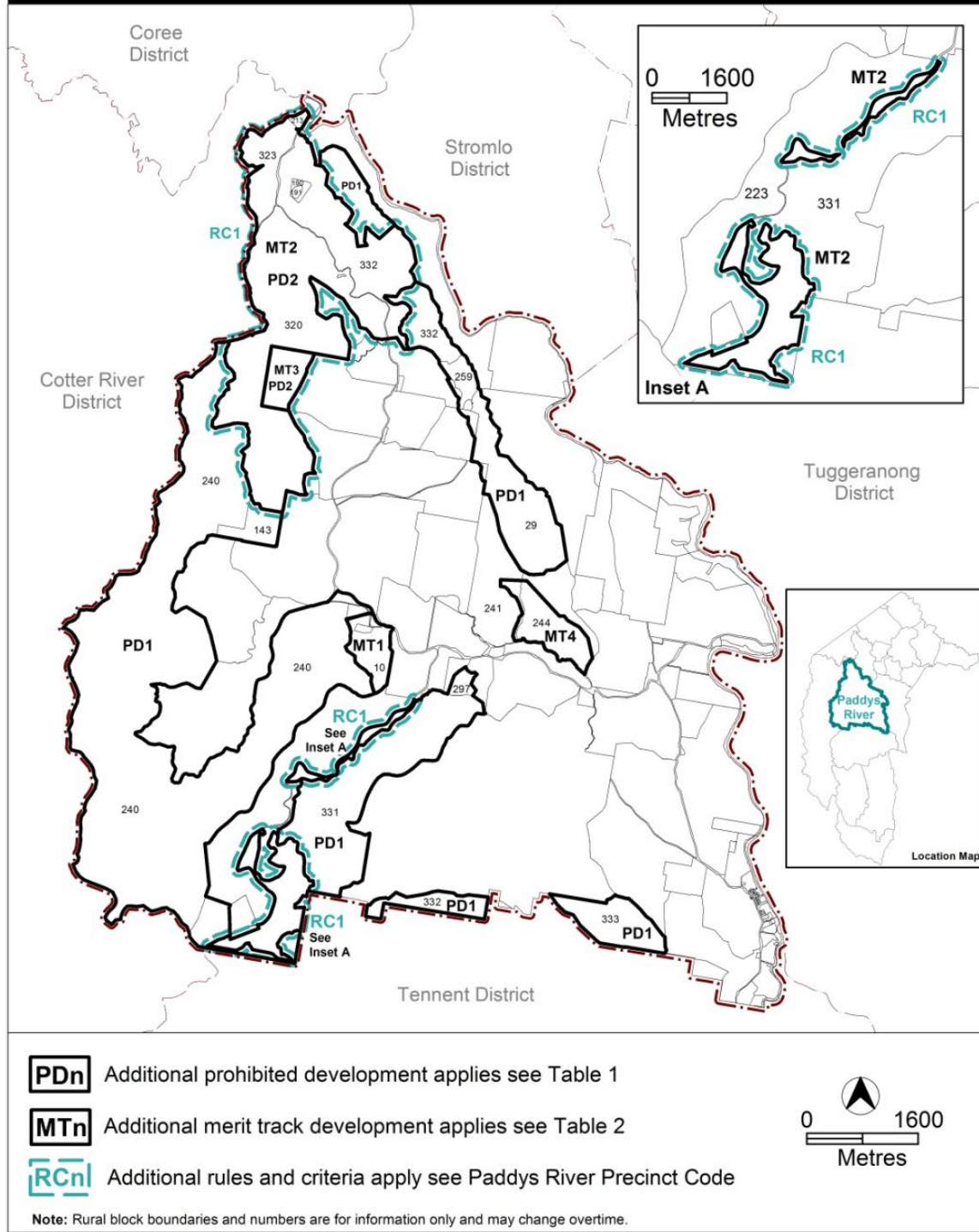
**Figure 17 (Cotter River – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

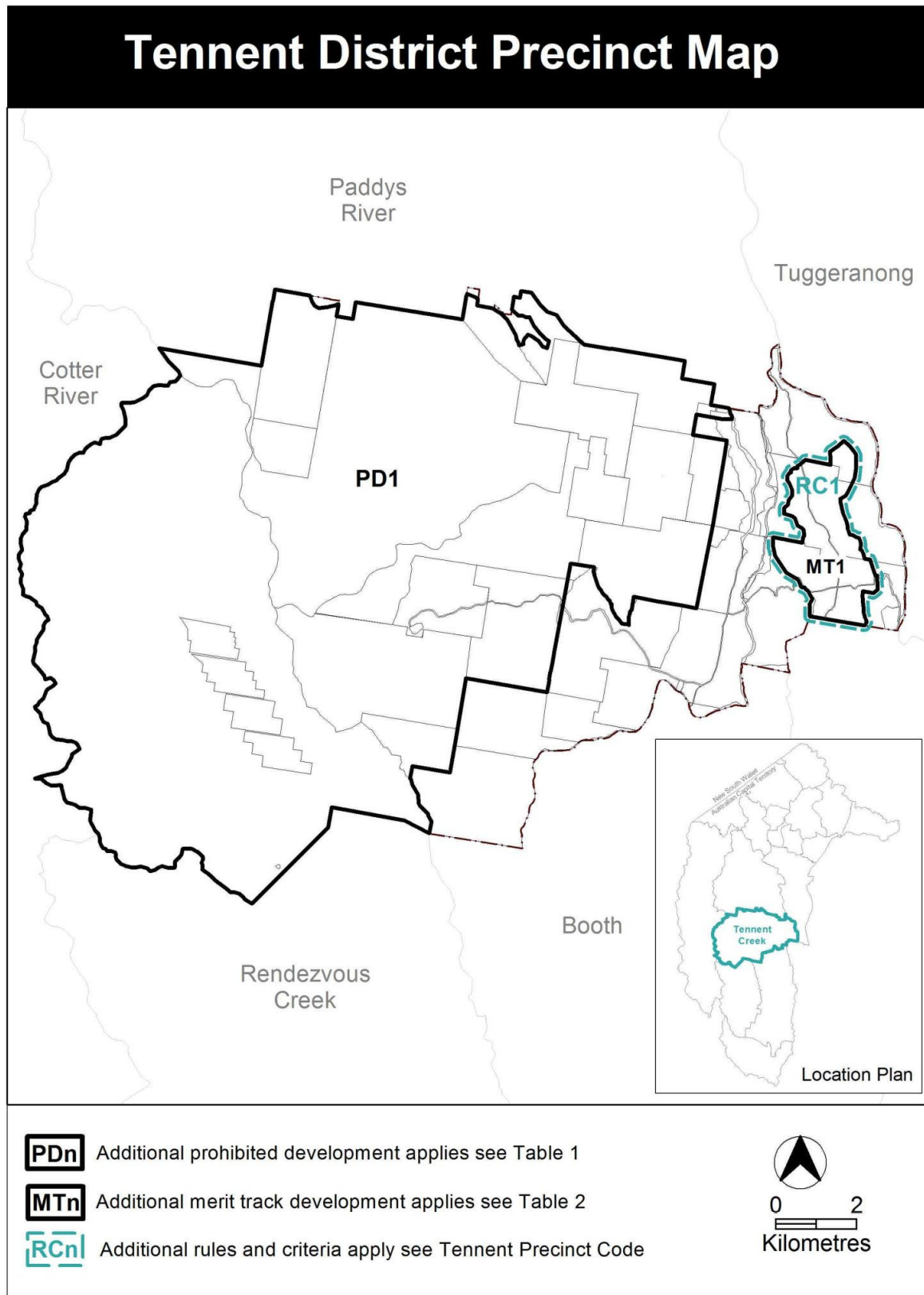
**Figure 18 (Paddys River – additional assessable and prohibited development)**

# Paddys River District Precinct Map



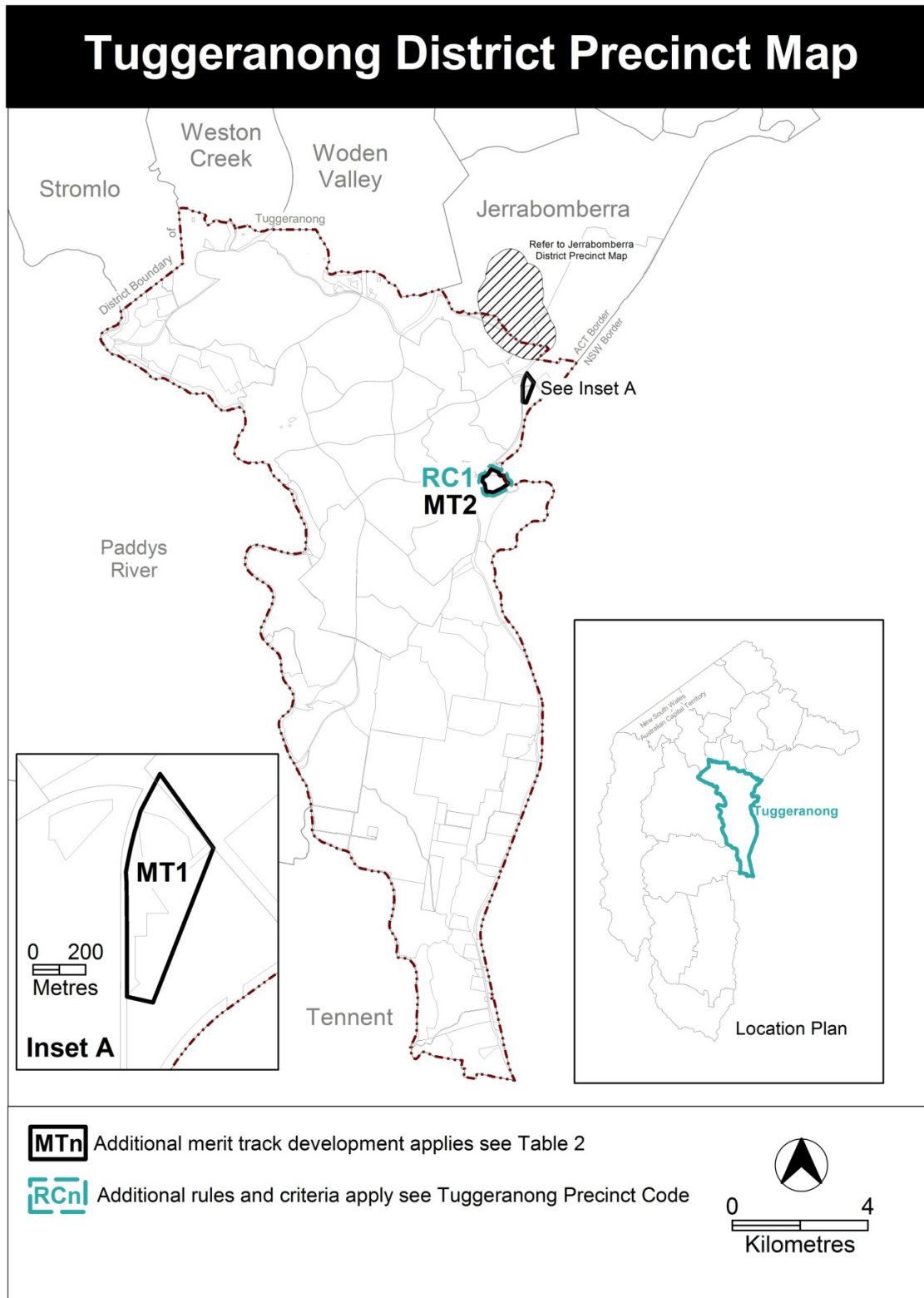
**Note: Figure to be updated to reflect new terminology**

Figure 19 (Tennent – additional assessable and prohibited development)



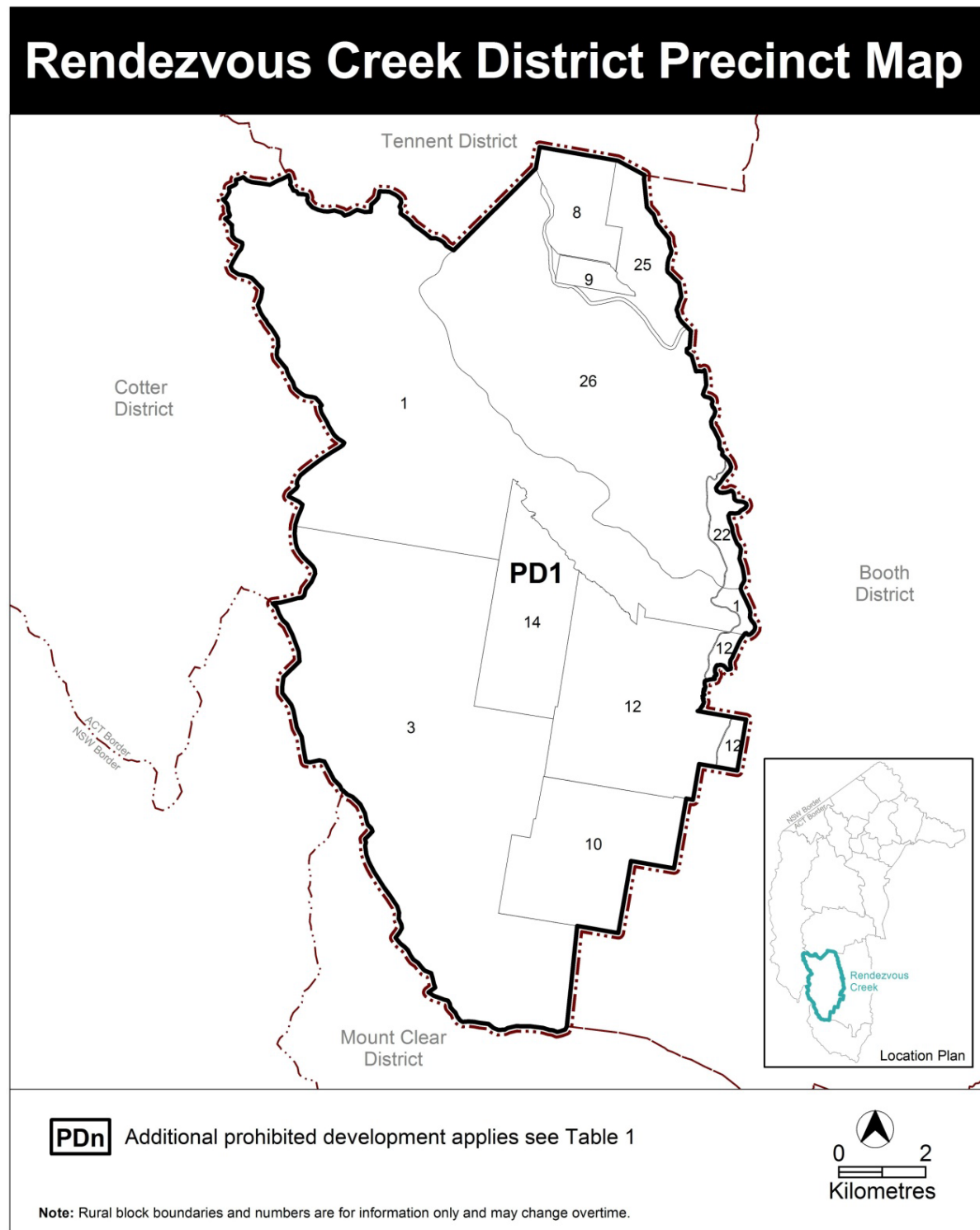
**Note:** Figure to be updated to reflect new terminology

Figure 20 (Tuggeranong – additional assessable and prohibited development)



Note: Figure to be updated to reflect new terminology

**Figure 21 (Rendezvous Creek – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

**Figure 22 (Chisholm – additional assessable and prohibited development)**



Figure 23 (Conder – additional assessable and prohibited development)

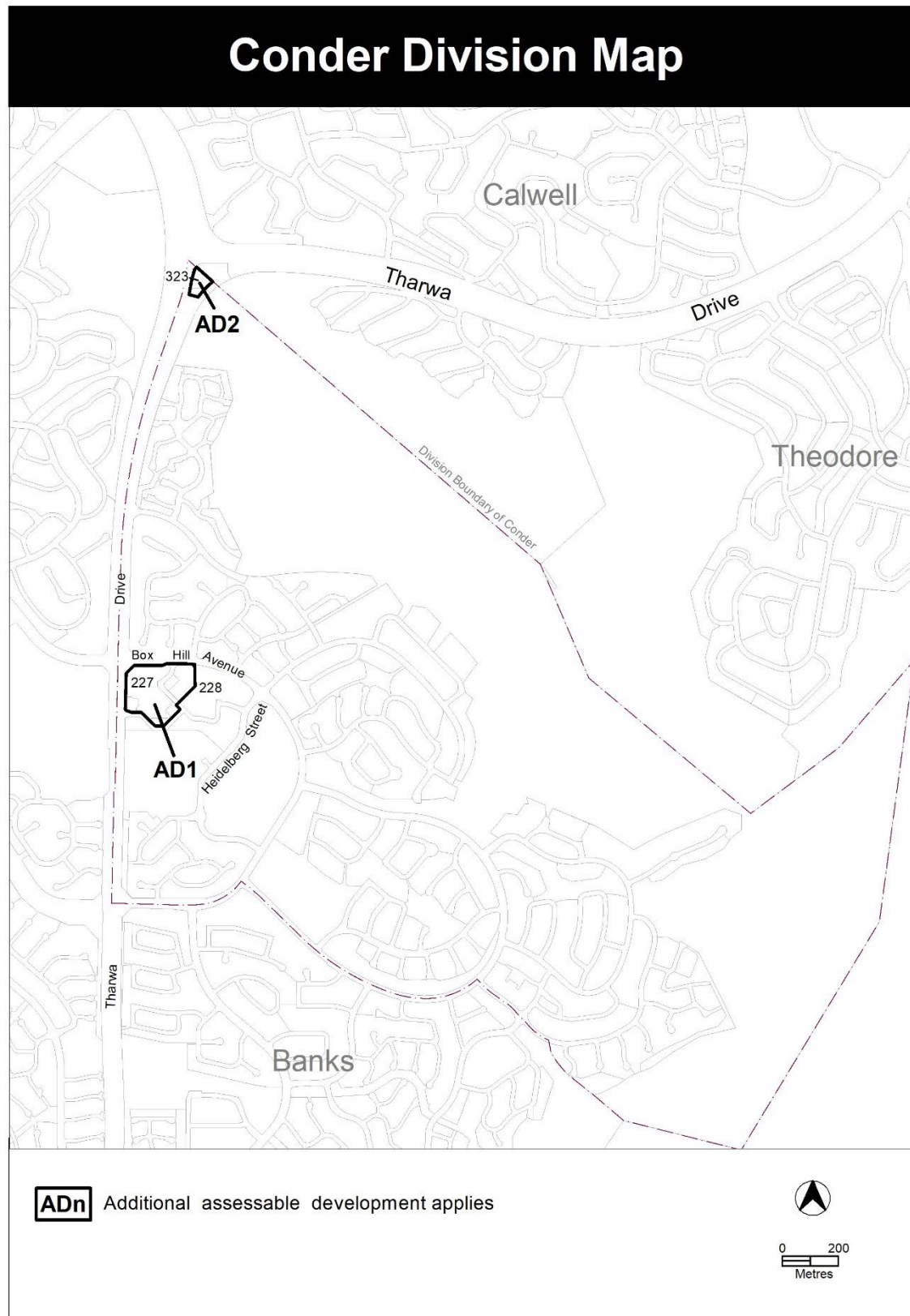
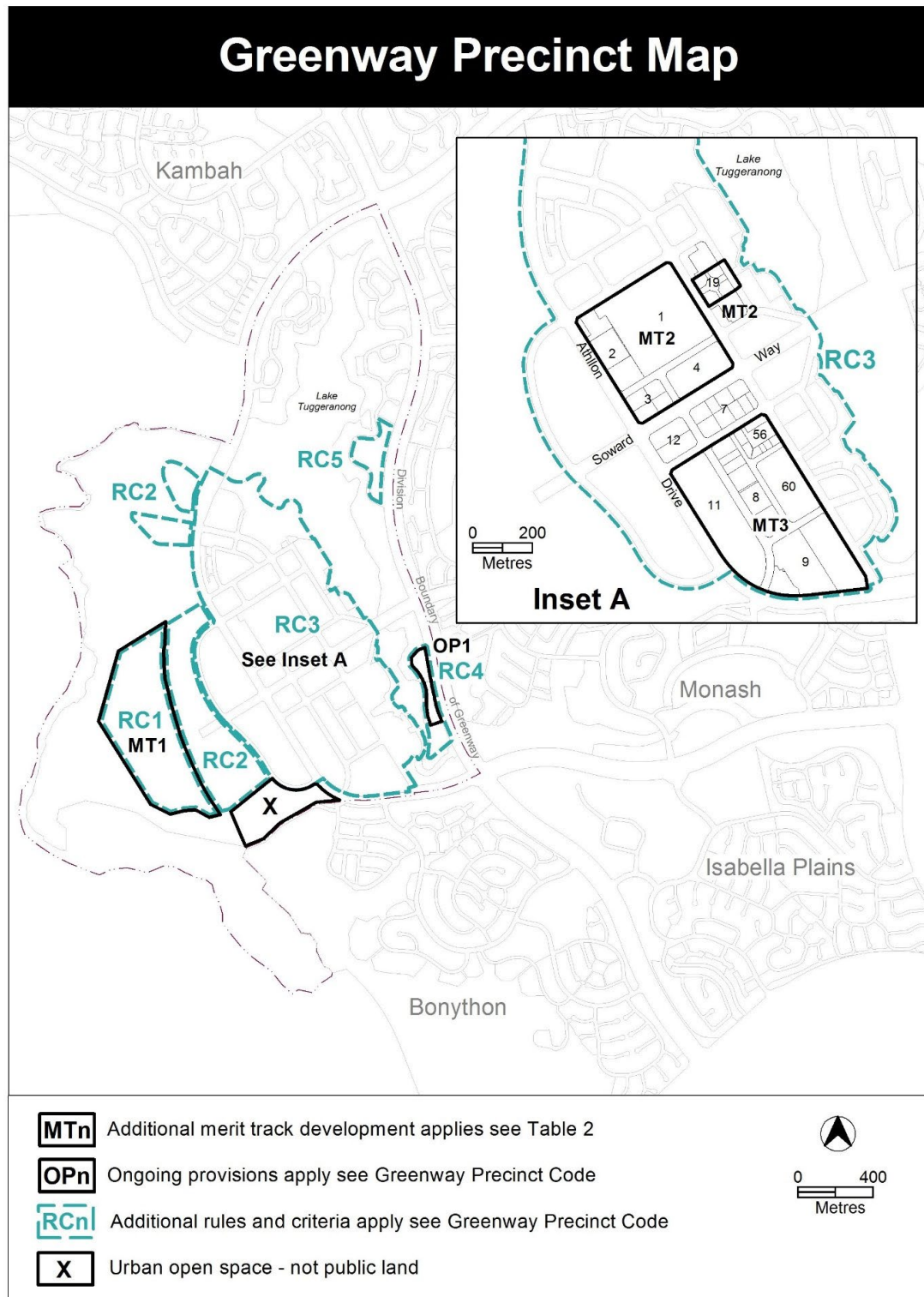
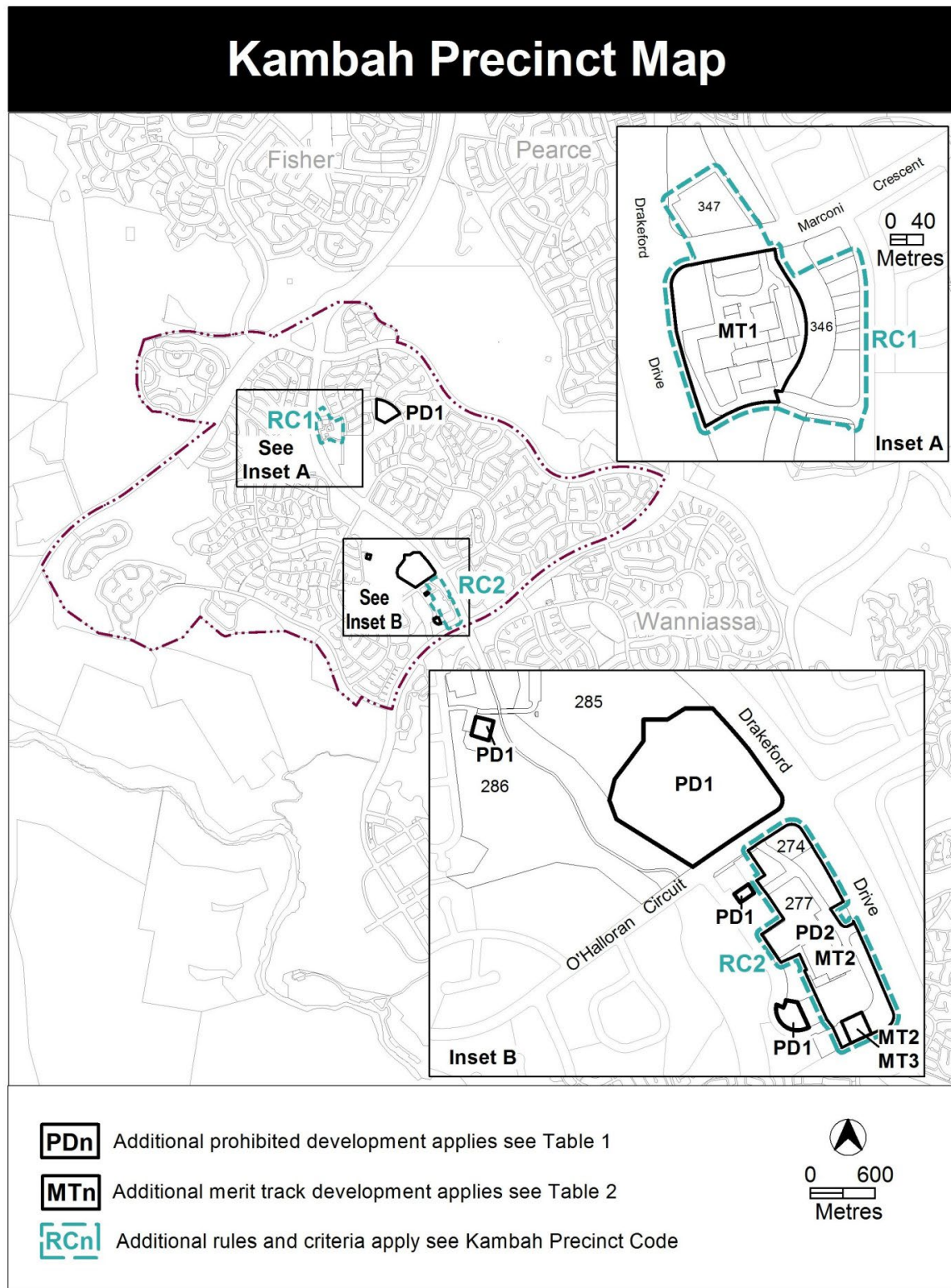


Figure 24 (Greenway– additional assessable and prohibited development)



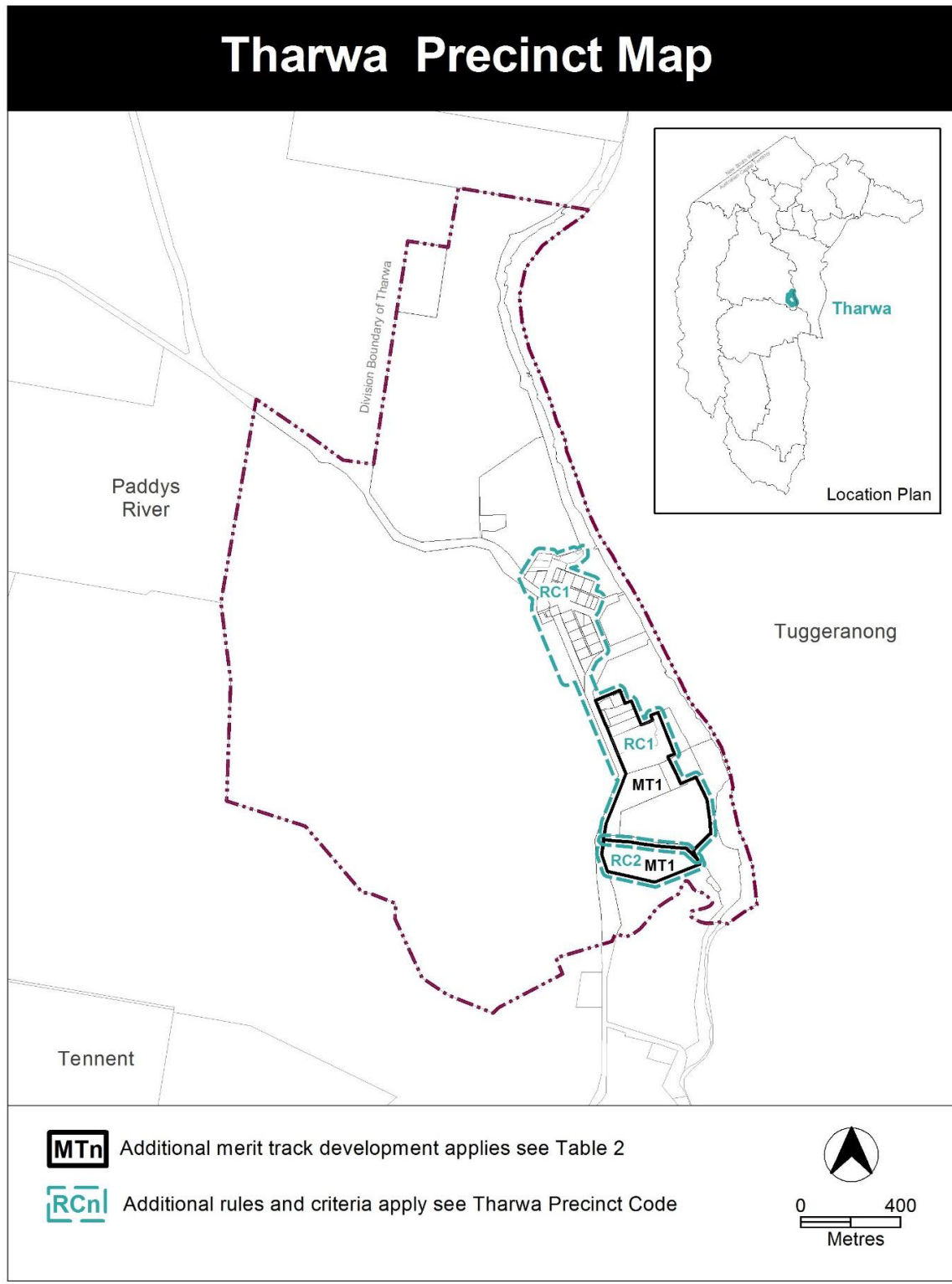
**Note:** Figure to be updated to reflect new terminology

Figure 25 (Kambah – additional assessable and prohibited development)



**Note: Figure to be updated to reflect new terminology**

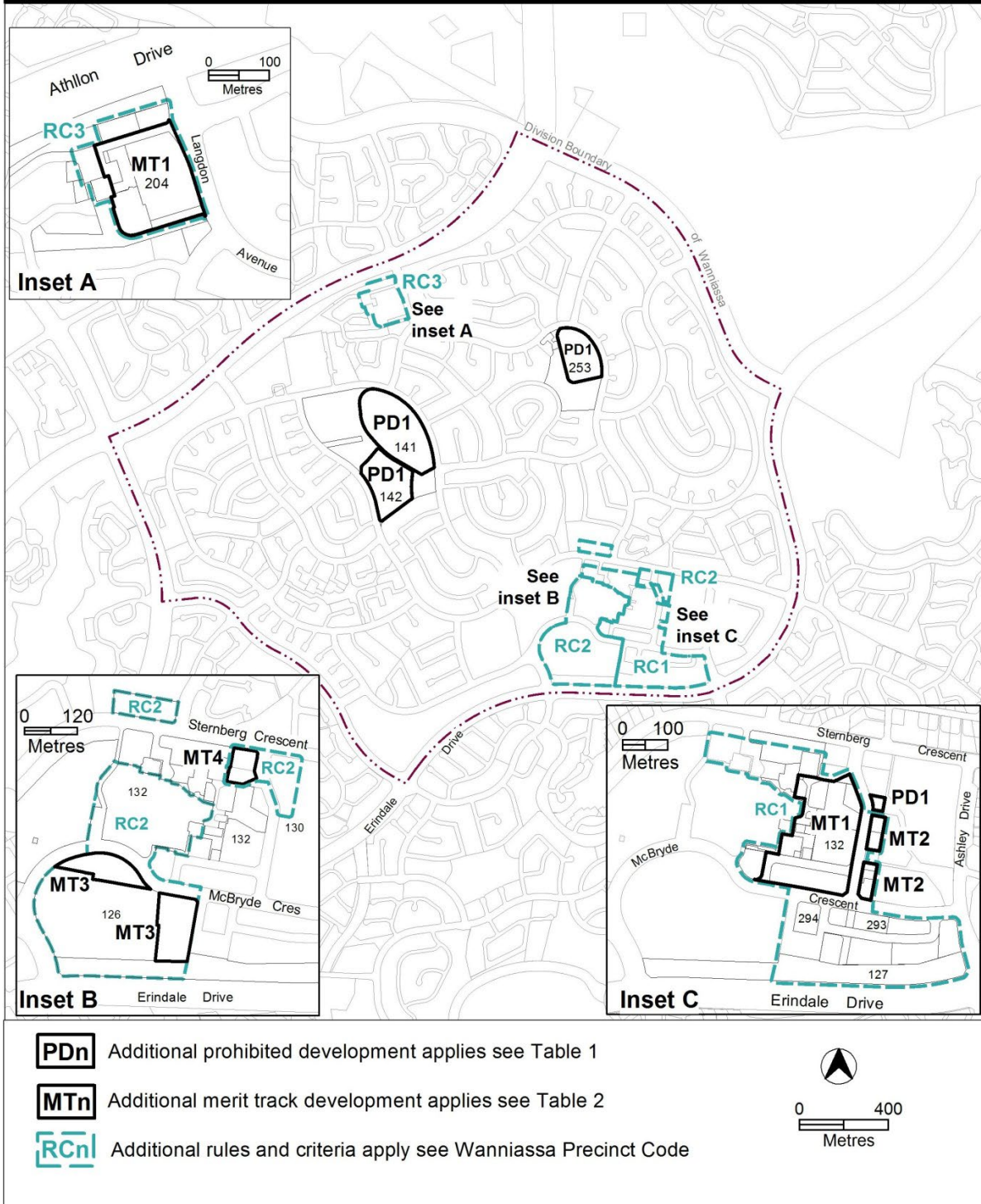
**Figure 26 (Tharwa – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

**Figure 27 (Wanniassa – additional assessable and prohibited development)**

# Wanniassa Precinct Map



**Note: Figure to be updated to reflect new terminology**