



## PART B2C GROUP CENTRES LAND USE POLICIES <sup>[V158]</sup> COMMERCIAL 'C'

*Group Centres are intended to provide a wide range of retail, business, community and recreation services. Primarily, the dominant role is focussed on the provision of major food retailing serving the group of nearby suburbs. Some Group Centres, such as Dickson, Kingston and Manuka, also include specialty shops, entertainment or other facilities that cater to a wider ACT market. Importantly, Group Centres retain a relatively relaxed, low-key character with mainly low-rise development; offer convenient access by car and public transport; and are directly linked to closely-surrounding residential areas by pedestrian and cycle paths.*

*Within this broad framework there is scope for a flexible approach to development, which will enable Group Centres to promote competition and investment, and support improved facilities for customers and the wider community. Policy settings will facilitate necessary adjustment to market changes, refurbishment and expansion within Group Centres, whilst ensuring high standards of environmental amenity and urban design. Centres will be able to build on their distinctive qualities and commercial potential. At the same time, maintenance of a sustainable network of commercial centres across the ACT as a whole will remain fundamentally important.*

*Group Centres also offer opportunities for residential development. In general, residential use is limited to upper floor levels to ensure that a balance is maintained between commercial and residential use and that commercial use remains predominant at street level. In Precinct 'b' residential uses at ground floor level may be permitted where development is specifically designed to meet adaptable housing standards and does not unreasonably diminish the potential for commercial activity. Such development could meet the needs of various groups within the community, including those seeking a more 'urban' lifestyle and people with limited mobility requiring ready access to facilities.*

*Specific design and performance controls will be applied to achieve desired standards of development and protect local character and amenity. Some development proposals will be subject to mandatory preliminary assessment under Part IV of the Land Act.*

*Each centre is divided into specific 'precincts' with different primary land use purposes. Maps showing precinct boundaries for each Group Centre are included in this section.*

*Precincts are as follows:*

- **Precinct 'a' - Retail Core:** includes the main retail anchor for the centre along with other shops and related services
- **Precinct 'b' - Business Area:** principally offices, business services, community and entertainment facilities
- **Precinct 'c' - Mixed Services:** principally non-food retailing and services including car repairs and maintenance, light industry, lower rent commercial space; and
- **Precinct 'd' - Car Parking.**

NB The text in this box is for information purposes only and is not intended to form part of the policy content of the Plan.

<sup>1</sup> [V158: Part B2C Group Centres (Commercial 'C') Land Use Policies (Parts B2C-D, B2C-K, B2C-M & B2C-O) were replaced with a single Land Use Policy 24/06/2002 (Variation Number 158)]



## 1. OBJECTIVES

The objectives of Group Centres (Commercial 'C') Land Use Policies are to:

- a) make provisions for a wide range of shopping, community, recreation and business facilities serving predominantly the surrounding or nearby suburbs;
- b) provide opportunities for specialised small scale commercial activities and other facilities serving a wider ACT market, as well as medium and higher density residential development;
- c) support a competitive and sustainable retail sector within the ACT, which can respond effectively to changing circumstances;
- d) encourage investment and expand local employment opportunities;
- e) ensure convenient access to centres, quality development of an appropriate scale and character, and enhanced environmental amenity;
- f) capitalise on the distinctive qualities and potential of individual centres; and
- g) promote an efficient urban structure.



## 2. LAND USE CONTROLS

Subject to the Land Act, the purposes for which Commercial C (Group Centres) land may be used (permissible uses) are listed in the left hand column of Schedule 1 below.

All permissible uses are subject to:

- any relevant **Objective**;
- any specified **Control** in the right hand column of **Schedule 1**;
- **General Controls** specified in **Section 3**;
- any relevant **Area Specific Policies** in **Section 4**; and
- **any other pertinent provision of the Plan.**

Uses listed in Schedule 1 may only be permitted in Precincts marked with the letter 'Y' in the right hand column. References to precincts in the Schedule relate to the precincts as defined in Section 4.

SCHEDULE 1 PERMISSIBLE					
Land Use	Controls				
	Precinct				Other
	a	b	c	d	
Ancillary use	Y	Y	Y	Y	
Car park	Y	Y	Y	Y	
Civic administration	Y	Y	Y		
Club	Y	Y	Y		
COMMERCIAL ACCOMMODATION USE	Y	Y	Y		
COMMUNITY USE	Y	Y	Y	Y	
Craft workshop	Y	Y	Y		
Communications facility	Y	Y	Y	Y	
Drink establishment	Y	Y	Y	Y	
Emergency services facility	Y	Y	Y	Y	
Freight transport facility			Y		
Funeral parlour		Y	Y		
Indoor entertainment facility	Y	Y	Y		
Indoor recreation facility	Y	Y	Y		
Industrial trades			Y	Y	
Light industry	Y	Y	Y		
Minor use	Y	Y	Y	Y	
Municipal depot			Y	Y	
NON RETAIL COMMERCIAL USE	Y	Y	Y	Y	Subject to clause 3.3
Outdoor recreation facility	Y	Y	Y		
Parkland	Y	Y	Y	Y	
Pedestrian plaza	Y	Y	Y	Y	
Place of assembly	Y	Y	Y		
Plant and equipment hire establishment			Y		
Produce Market			Y		
Public transport facility	Y	Y	Y	Y	
Recyclable materials collection	Y	Y	Y	Y	
RESIDENTIAL USE	Y	Y	Y		Subject to clause 3.3
Restaurant	Y	Y	Y	Y	



SCHEDULE 1 PERMISSIBLE					
Land Use	Controls				
	Precinct				Other
	a	b	c	d	
Service Station	Y	Y	Y	Y	
Shop	Y	Y	Y	Y	Subject to clause 3.3
Store			Y	Y	
Temporary use	Y	Y	Y	Y	
Tourist facility	Y	Y	Y		
Transport depot			Y		
Vehicle sales			Y		
Veterinary hospital		Y	Y		
Warehouse			Y		
Y Purposes for which land may be used					
NB All uses in Precinct 'd' are subject to clause 4.4					

### 3. GENERAL CONTROLS

#### 3.1 Mandatory Preliminary Assessments

The following proposals may be subject to mandatory preliminary assessment in accordance with Part IV of the Land Act (see Appendix II):

- a) proposals which would have the effect of depleting the range of community or recreational facilities available within the centre;
- b) proposals involving some land uses including: club, communications facility, drink establishment, indoor entertainment facility, service station; and
- c) proposals where the proposed building has a gross floor area which exceeds that of the building it replaces, if any, by more than 7000m<sup>2</sup>.

#### 3.2 Design

All buildings and other physical elements shall be designed to meet high quality and sustainable development principles, be well integrated architecturally with existing structures and contribute to the safety of the centre through lighting, active frontages and natural surveillance. Consistent with the requirements of relevant ACT discrimination legislation and Australian Standards for access and mobility, barrier free access to public places is to be provided for people with disabilities.



### 3.3 Land Use Restrictions NON RETAIL COMMERCIAL USE

The maximum gross floor area per lease (except Dickson) shall be 2000m<sup>2</sup>.

The maximum gross floor area per lease for Dickson shall be 4000m<sup>2</sup>.

#### RESIDENTIAL USE

Except where provided for in an Area Specific Policy (see Section 4) RESIDENTIAL USE shall not be permitted at ground floor in Precincts 'a' and 'c'.

In Precinct 'b', except where provided for in an Area Specific Policy (see Section 4), RESIDENTIAL USE may only be permitted at ground floor level where:

- a) the dwellings are designed to meet the relevant Australian Standard or other guidelines adopted by the Authority for Adaptable Housing; and
- b) where the development fronts a street with a commercial interface, the RESIDENTIAL USE is integrated with commercial uses along the ground floor level frontage.

#### Shop

In Precincts 'b' and/or 'd', the maximum gross floor area per shop is 100m<sup>2</sup> or 300m<sup>2</sup> where the shop or part of a shop is physically contiguous with development in precinct 'a'.

In Precinct 'c', the maximum gross floor area for any supermarket or shop selling food shall be 300m<sup>2</sup>.

### 3.4 Main Pedestrian Areas and Routes

- a) Main pedestrian areas and routes shall be retained unless it can be shown that as part of any change, the pedestrian access, circulation system, structure and legibility of the centre is adequately maintained; and
- b) Retail uses, display windows, shop fronts and business agencies, clubs, drink establishments, financial establishments, indoor recreation facilities, indoor entertainment facilities, public agencies, restaurants, shops, community activity centres shall be encouraged along building frontages to main pedestrian areas and main pedestrian routes.

### 3.5 Rooftop Plant

Rooftop plant installations shall be an integrated part of the building design, shall generally be set back from the building facade and shall be screened as much as possible from public view.

### 3.6 Undergrounding of Electricity Lines

All new permanent and long-term electricity supply lines shall be underground.



### 3.7 RESIDENTIAL USE - Noise Attenuation

New buildings for RESIDENTIAL USE shall be constructed to meet the criteria set out in Australian Standards AS 2107 - "Recommended Design Sound Levels and Reverberation Times for Building Interiors" [AS 2107 - 2000] and AS 3671 - "Acoustics - Road Traffic Noise - Building Siting and Construction" [AS 3671 - 1989] as amended from time to time, to achieve an acceptable noise environment for people living in commercial centres.

### 3.8 Performance Controls

<b>SCHEDULE 2 GROUP CENTRES PERFORMANCE CONTROLS</b>	
<b>Performance Criteria</b>	<b>Acceptable Standard</b>
Development in group centres is of an appropriate scale compatible with surrounding development	Maximum height of building: 2 storeys or the existing height whichever is the greater except where otherwise specified in an Area Specific Policy (see Section 4).  Maximum plot ratio: 1:1 or the existing plot ratio, whichever is the greater, except where alternative provisions specified in an Area Specific Policy apply (see Section 4).

## 4. AREA SPECIFIC POLICIES

The Area Specific Policies identify the primary purpose and any specific controls relating to sub-areas within the overall Group Centres Land Use Policy Area. These sub-areas, described as "precincts", are identified on figures 1-17.

### Belconnen District Group Centres Precincts (Figs 1-3)

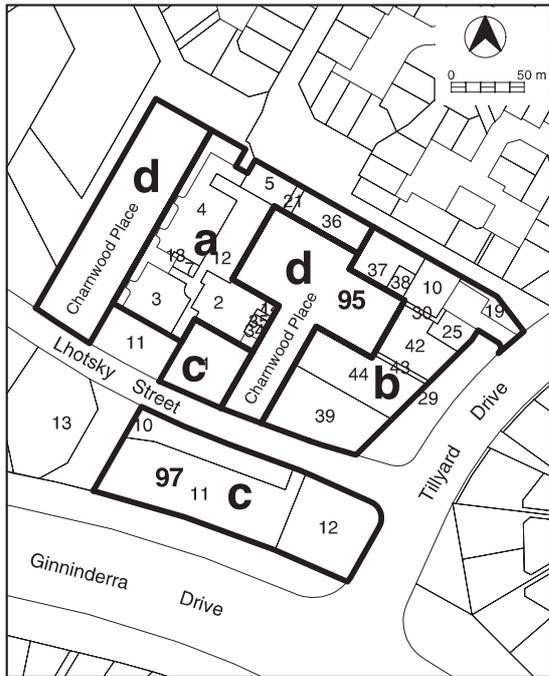


Fig 1: Charnwood Group Centre [V165]<sup>2</sup>

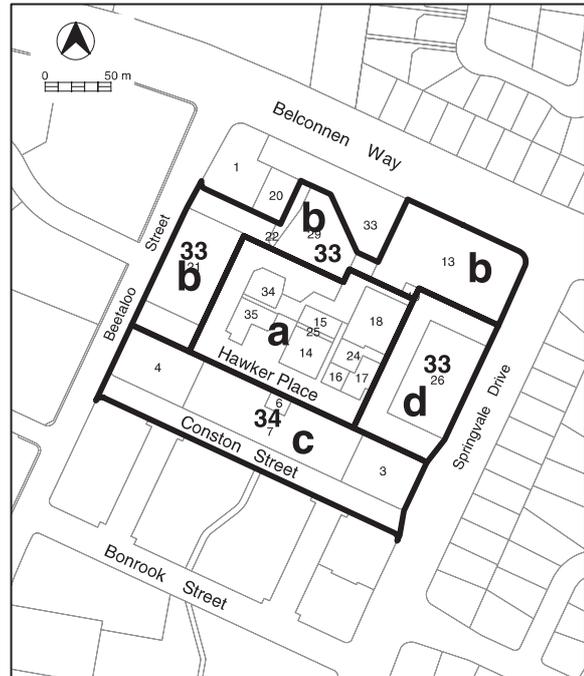


Fig 2: Hawker Group Centre [V165]<sup>3</sup>

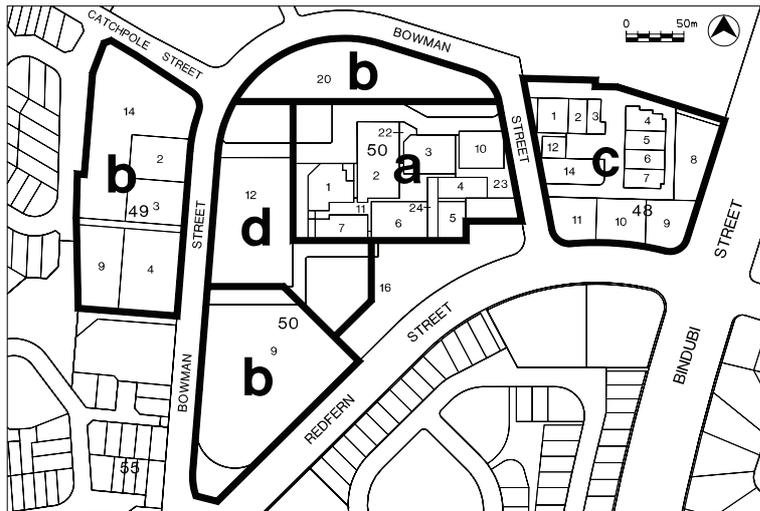


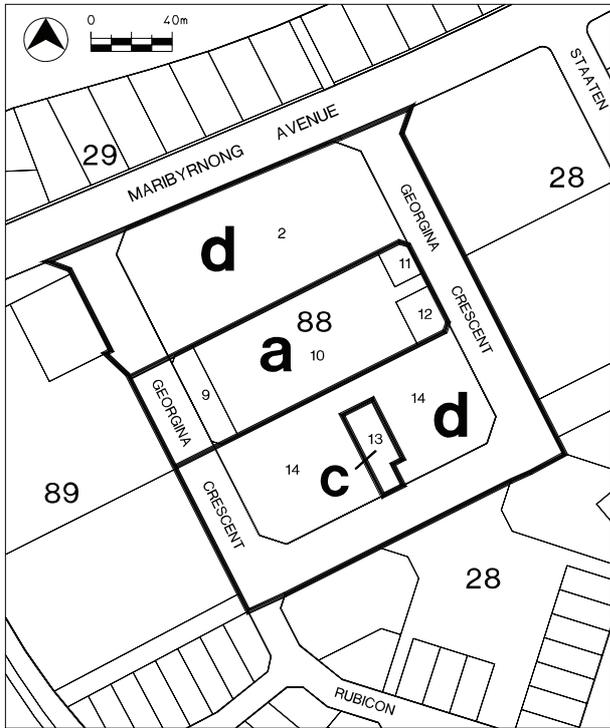
Fig 3: Jamison Group Centre, Macquarie [V202]<sup>4</sup>

<sup>2</sup> [V165: Figure 1 was amended on 18 May 2006 (Variation Number 165)]

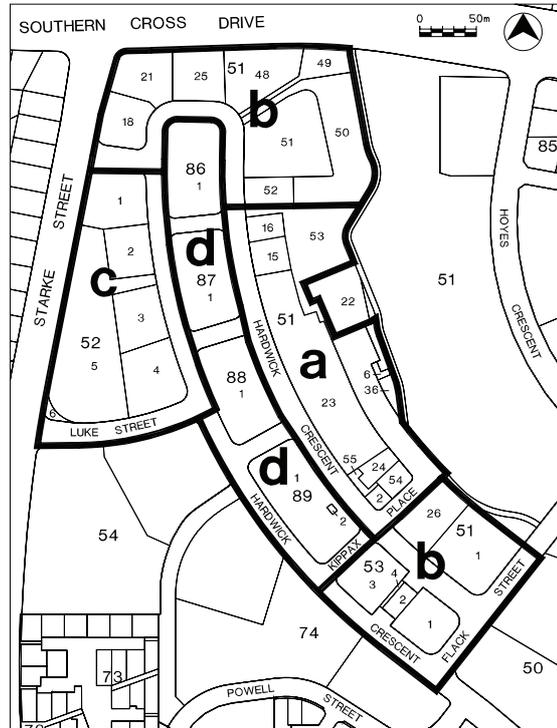
<sup>3</sup> [V165: Figure 2 was amended on 18 May 2006 (Variation Number 165)]

<sup>4</sup> [V202: Figure 3 Amended on 29 September 2003 (Variation Number 202)]

**Belconnen District Group Centres Precincts (Figs 4 and 5)**



**Fig 4: Kaleen Group Centre**



**Fig 5: Kippax Group Centre, Holt**

Canberra Central District Group Centres Precincts (Figs 6-8)

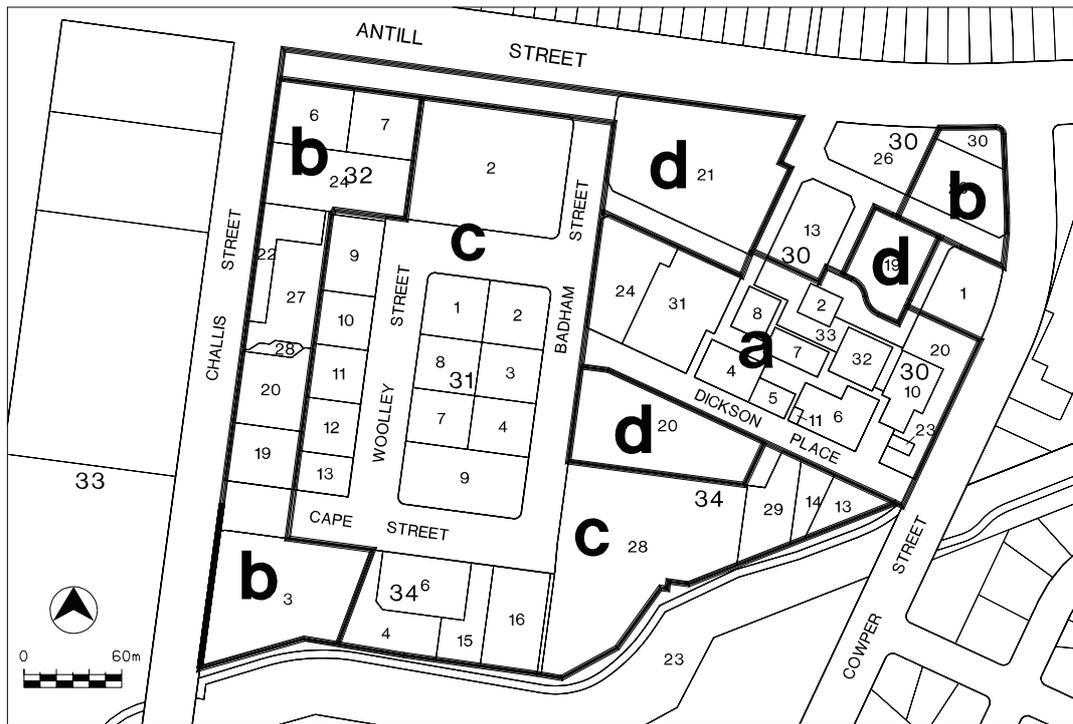


Fig 6: Dickson Group Centre

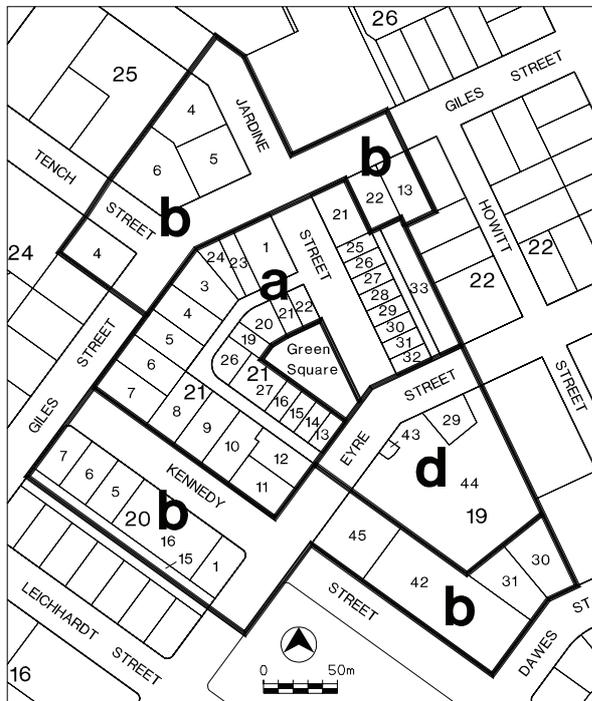


Fig 7: Kingston Group Centre

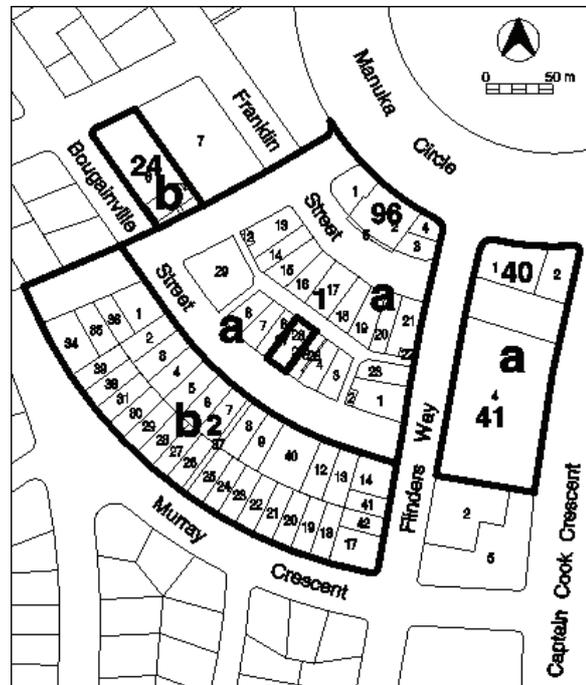


Fig 8: Manuka Group Centre, Griffith and Forrest [V165]<sup>5</sup>

<sup>5</sup> [V165: Figure 8 was amended on 18 May 2006 (Variation Number 165)]

Tuggeranong District Group Centres Precincts (Figs 9-12)

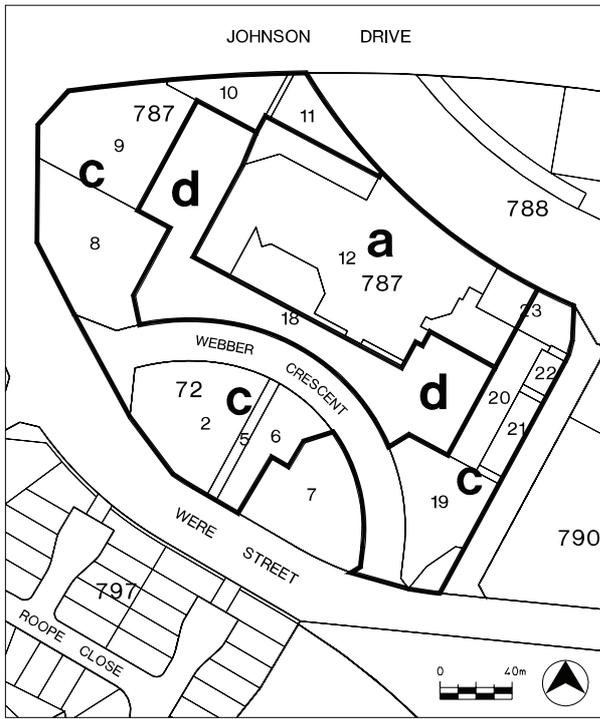


Fig 9: Calwell Group Centre

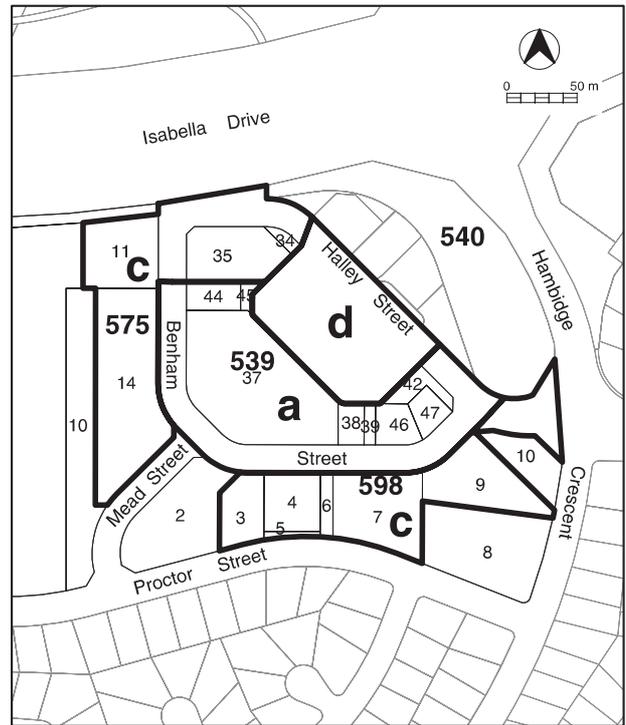


Fig 10: Chisholm Group Centre [V165]<sup>6</sup>

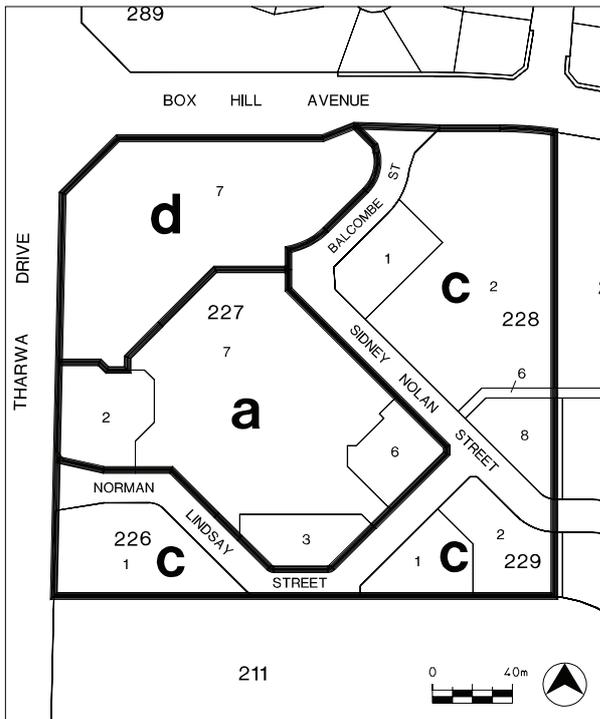


Fig 11: Conder Group Centre

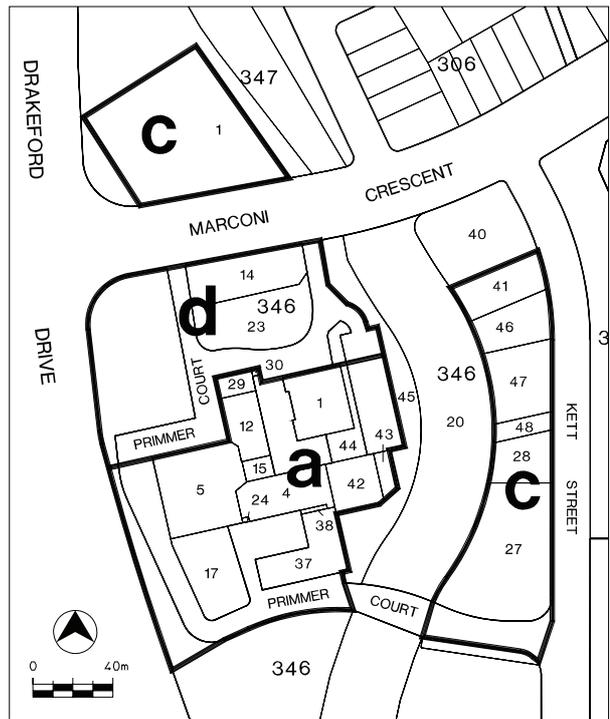


Fig 12: Kambah Group Centre

<sup>6</sup> [V165: Figure 10 was amended on 18 May 2006 (Variation Number 165)]

Tuggeranong District Group Centres Precincts (Figs 13-14)

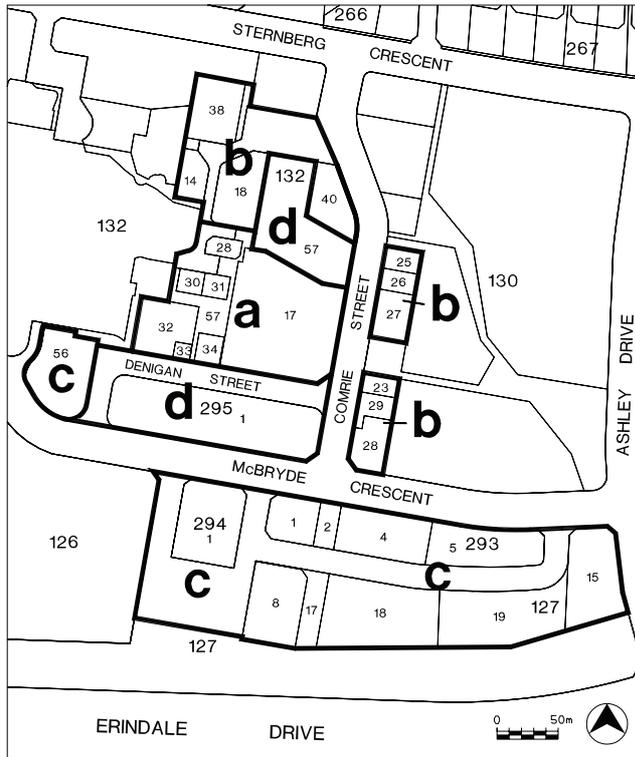


Fig 13: Erindale Group Centre, Wanniasa

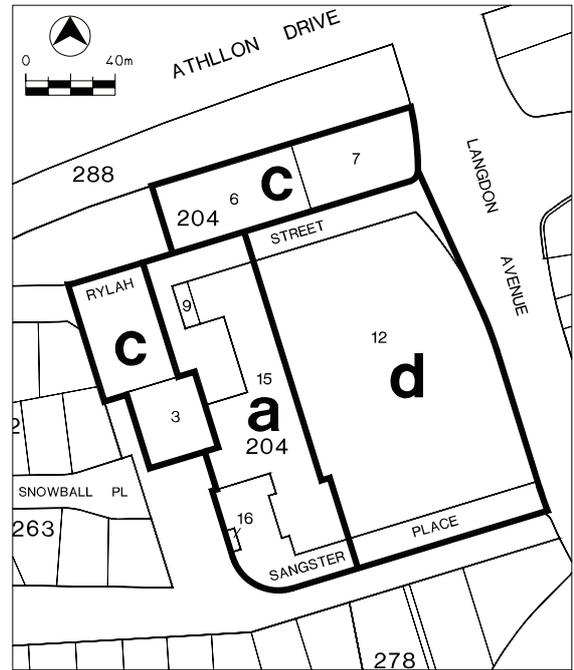


Fig 14: Wanniasa Group Centre

Woden and Weston Creek Districts Group Centres Precincts (Figs 15-17)

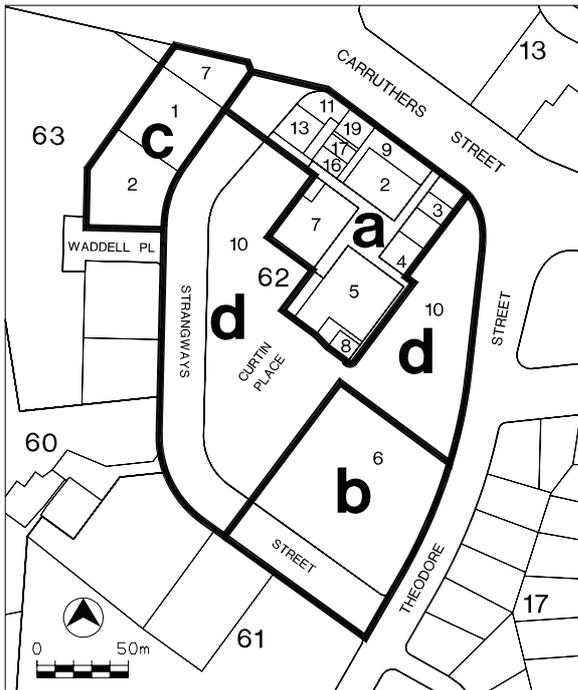


Fig 15: Curtin Group Centre

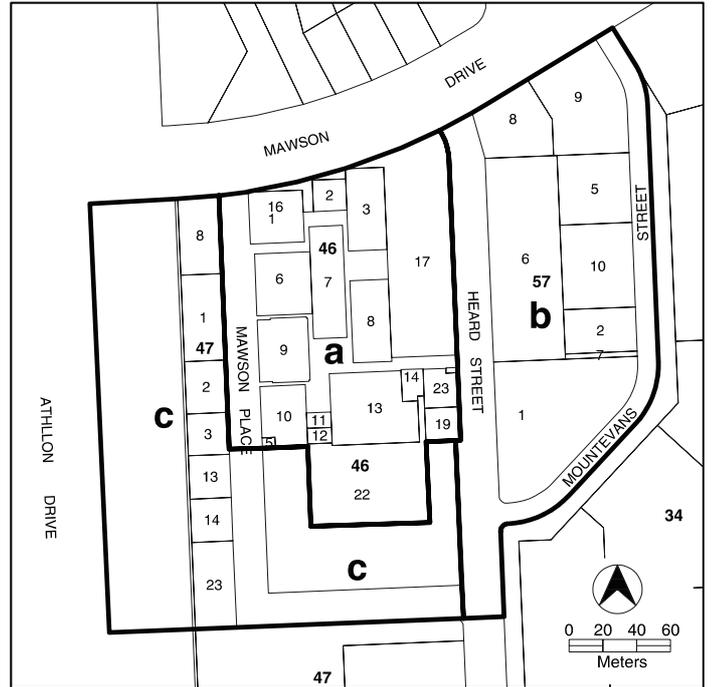


Fig 16: Mawson Group Centre [V255]<sup>7</sup>

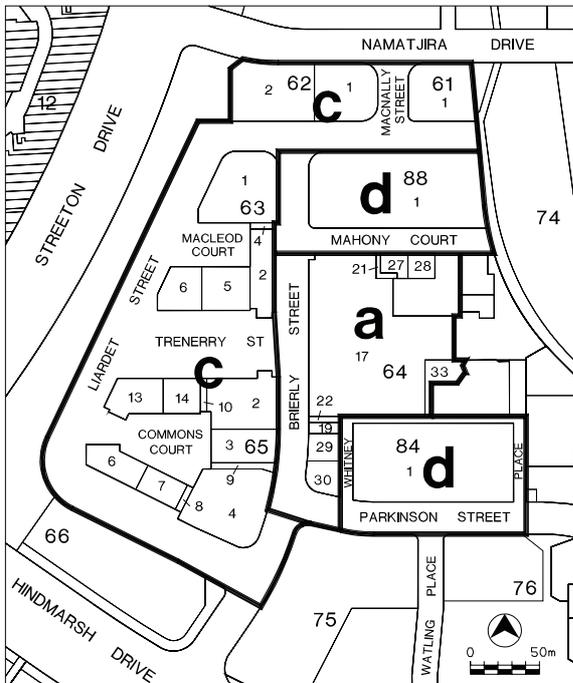


Fig 17: Weston Group Centre

<sup>7</sup> [V255: Figure 16 Mawson Group Centre replaced 31 August 2005 (Variation No.255)]



## 4.1 Precinct 'a' - Retail Core

### Primary Purpose

To consolidate the major retail and service facilities of the centre within a convenient, safe and attractive pedestrian area.

### Controls

#### a) Plot Ratio

##### Dickson

In Dickson Precinct 'a', the performance control on maximum plot ratio at clause 3.8 does not apply.

##### Macquarie Section 50 [V202]<sup>8</sup>

In Macquarie (Jamison) Section 50, the acceptable standard for maximum plot ratio is 2:1

#### b) Shop size

##### Kingston Section 22 Blocks 21, 25 – 33 [V213]<sup>9</sup>

The maximum shop size permitted is 300m<sup>2</sup>.

#### c) Building Height [V202]<sup>10</sup>

##### Macquarie Section 50

The maximum height of any building on Macquarie (Jamison) Section 50 shall be 4 storeys or 15m above ground level, whichever is greater.

#### d) Existing Car Parks Mawson [V255]<sup>11</sup>

Development on existing public car parks shall only be permitted where it can be demonstrated that:

- (i) overall provision for car parking meets the needs of the group centre as a whole in accordance with the ACT Vehicle Parking and Access Guidelines
- (ii) it does not adversely affect the overall function of the group centre in terms of economic, social, traffic and parking, and urban design impacts.

## 4.2 Precinct 'b' - Business Area

### Primary Purpose

To provide opportunities for predominantly non-retail commercial, recreation and community facilities and other small businesses that serve the district and/or support the retail core. In addition provision is made for specific residential uses which can be designed to integrate with commercial uses.

### Controls

#### a) Land Use Restrictions

##### Griffith (Manuka) Section 2

##### Kingston Sections 19 and 20

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<sup>8</sup> [V202: Paragraph 'Macquarie Section 50' added 29 September 2003 (Variation Number 202)]

<sup>9</sup> [V213: 'Correction of Formal Error' amended 20 March 2003 (Variation Number 213)]

<sup>10</sup> [V202: 'c) Building Height' added 29 September 2003 (Variation Number 202)]

<sup>11</sup> [V255: Clause 4.1 sub clause d) added 31 August 2005 (Variation No.255)]



Notwithstanding Clause 3.3, RESIDENTIAL USE may be permitted at ground floor level and above in Griffith (Manuka) Section 2 and Kingston Sections 19 and 20:

Notwithstanding Schedule 1, the following uses are not permitted in Griffith (Manuka) Section 2 and Kingston Sections 19 and 20:

club, drink establishment, indoor entertainment facility, indoor recreation facility, restaurant, service station, shop (except for and arts, crafts and sculpture dealers and personal services), tourist facility.

#### **Wanniassa (Erindale) Section 132**

##### **Mawson Section 57**

A shop may only be permitted where it is restricted to arts, crafts and sculpture goods or personal services.

#### **Macquarie Section 49 and 50 [V202]<sup>12</sup>**

Notwithstanding Clause 3.3, RESIDENTIAL USE may be permitted at ground floor level and above in Macquarie (Jamison) Sections 49 and 50 provided that at ground floor level it is designed to meet the relevant Australian Standards for Adaptable Housing.

#### **b) Plot Ratio**

##### **Kingston Sections 19 and 20,**

##### **Griffith (Manuka) Section 2**

The maximum plot ratio shall be:

- 0.5:1 on Kingston Sections 19 and 20; and
- 0.4:1 on Griffith (Manuka) Section 2.

#### **Macquarie Sections 49 and 50 [V202]<sup>13</sup>**

For the purpose of clause 3.8, the acceptable standard for maximum plot ratio is:

2:1 on Macquarie (Jamison) Section 50; and

1.5:1 on Macquarie (Jamison) Section 49.

#### **c) Building Height**

##### **Dickson Section 32**

In Dickson Section 32, the maximum height of buildings shall be 4 storeys.

#### **Macquarie Sections 49 and 50 [V202]<sup>14</sup>**

The maximum height of any building in Macquarie (Jamison) Sections 49 and 50 shall be 4 storeys or 15m above ground level, whichever is greater.

#### **d) Existing Car Parks Mawson [V255]<sup>15</sup>**

Development on existing public car parks shall only be permitted where it can be demonstrated that:

- (i) overall provision for car parking meets the needs of the group centre as a whole in accordance with the ACT Vehicle Parking and Access Guidelines
- (ii) it does not adversely affect the overall function of the group centre in terms of economic, social, traffic and parking, and urban design impacts.

<sup>12</sup> [V202: under a) Controls paragraph 'Macquarie Section 49 and 50' added 29 September 2003 (Variation Number 202)]

<sup>13</sup> [V202: under b) Plot Ratio paragraph 'Macquarie Section 49 and 50' added 29 September 2003 (Variation Number 202)]

<sup>14</sup> [V202: under c) Building Height paragraph 'Macquarie Section 49 and 50' added 29 September 2003 (Variation Number 202)]

<sup>15</sup> [V255: Clause 4.2 sub clause d) added 31 August 2005 (Variation No.255)]



## 4.3 Precinct 'c' - Mixed Services Area

### Primary Purpose

To support the retail core by making provision for retail-related uses requiring large sites and a range of other commercial activities and services seeking lower cost space and associated physical environment.

### Controls

#### a) Land Use Restrictions

##### **Curtin Section 63 Blocks 1, 2 & 7**

RESIDENTIAL USE may be permitted at Ground Floor Level.

##### **Calwell Section 72 Block 2, 5 & 6 [V206]<sup>16</sup>**

RESIDENTIAL USE designed to meet the relevant Australian Standard or other Guidelines adopted by the Territory for Adaptable Housing may be permitted at Ground Floor Level, and

where the development fronts Webber Crescent, the dwellings along the ground floor level frontage are designed to be adaptable for commercial uses.

##### **Chisholm Section 598 Block 7 [V206]<sup>17</sup>**

RESIDENTIAL USE designed to meet the relevant Australian Standard or other Guidelines adopted by the Territory for Adaptable Housing may be permitted at Ground Floor Level, and

where the development fronts Benham Street, the dwellings along the ground floor level frontage are designed to be adaptable for commercial uses.

##### **Conder Section 228 Block 2 [V235]<sup>18</sup>**

Notwithstanding clause 3.3, the maximum gross floor area for a supermarket on Block 2 Section 228 Conder is 1500m<sup>2</sup>.

#### b) Plot Ratio [V202]<sup>19</sup>

##### **Macquarie Section 48**

For the purpose of clause 3.8, the acceptable standard for maximum plot ratio is 2:1 on Macquarie (Jamison) Section 48.

#### c) Building Height [V202]<sup>20</sup>

##### **Macquarie Section 48**

The maximum height of any building on Macquarie (Jamison) Section 48 shall be 4 storeys or 15m above ground level, whichever is greater.

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<sup>16</sup> [V206: paragraph added on 1 July 2003 (Variation Number 206)]

<sup>17</sup> [V206: paragraph added on 1 July 2003 (Variation Number 206)]

<sup>18</sup> [V235: paragraph added 10 September 2004 (Variation Number 235)]

<sup>19</sup> [V202: ' b) Plot Ratio' added 29 September 2003 (Variation Number 202)]

<sup>20</sup> [V202: ' c) Building Height' added 29 September 2003 (Variation Number 202)]



**d) Existing Car Parks Mawson [V255]<sup>21</sup>**

Development on existing public car parks shall only be permitted where it can be demonstrated that:

- (i) overall provision for car parking meets the needs of the group centre as a whole in accordance with the ACT Vehicle Parking and Access Guidelines
- (ii) it does not adversely affect the overall function of the group centre in terms of economic, social, traffic and parking, and urban design impacts.

#### 4.4 Precinct 'd' - Car Parking Area

##### Primary Purpose

To set aside sufficient land for the centre's car parking needs, and to provide common car parking areas where it is not possible to require sufficient parking within individual leases.

##### Controls

**a) Existing Car Parks**

Where sites are identified in Parking Plans included in the ACT Parking and Access Guidelines for retention or development as public car parks, the development of these sites for other purposes shall only be permitted in association with a car parking structure as defined in the Parking Plan.

Where Parking Plans do not exist, development on existing public car parks shall only be permitted where it can be demonstrated that overall provision for car parking meets the needs of the group centre as a whole in accordance with the Parking and Access Guidelines.

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<sup>21</sup> [V255: Clause 4.1 sub clause d) added 31 August 2005 (Variation No.255)]