



PLANIT

Strategic + Transport
Town Planning



Amaroo Tennis Centre Section 109, Block 3.

Development Application Report
& Statement Against Criteria

November 2023

Document Control

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1 Description of Project

1.1 Introduction

This Planning Report provides:

- A description of the development proposal
- An assessment of the planning context
- A Statement Against the relevant Rules and Criteria of the Territory Plan.

1.2 Development Proposal

This development application is for the construction of a Tennis Centre on the recently created block contained within block 4 section 109 in Amaroo.

The block was created via the recently approved EDP DA 202241161 that created and serviced this block for the specific purpose of creating a tennis centre.

Sport and Recreation ACT, in conjunction with Tennis ACT propose to build the Tennis centre to service demand in the district of Gungahlin.

The Proposal includes 10 tennis courts, 2 Junior tennis courts plus a pavilion and ancillary facilities, with 33 car parking spaces at a conveniently accessible location on the northern corner of Amaroo.

1.3 Location Details

The proposed site for a tennis centre is in the northern corner of Amaroo, just north of the district playing fields.

The area is bounded by Horse Park Drive to the east, Bernard Heinze Avenue to the north, Jorgensen Street to the west and the district playing fields to the south.

The area includes existing stormwater management infrastructure, equestrian and shared use trails.

The works are contained within Block 4, Section 109 in Amaroo.

1.4 Land Tenure

Block 4 Section 109 is unleased territory land.

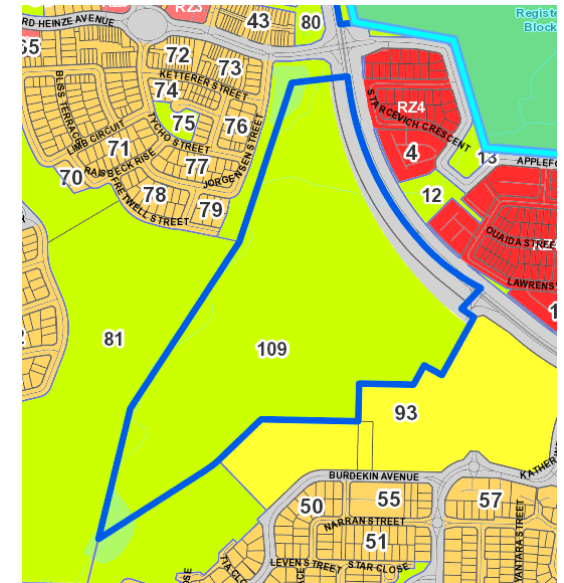


Figure 1 – Section 109 Amaroo.

2 Planning Context

2.1 National Capital Plan

The subject land is not identified as Designated Land or National Land, so the ACT Planning Authority is the relevant planning authority and development is to be assessed against the requirements of the Planning and Development Act 2007.

The National Capital Authority has not identified Special Conditions for this land.

The National Capital Plan is not considered further.

2.2 Territory Plan

2.2.1 Zones

Block 4, Section 109 is subject to the PRZ2 – Restricted Access Recreation zone.

(pending uplift of the FUA)

2.2.2 Overlays

No overlays (pending uplift of the FUA)

2.2.3 Proposed Use

The proposed use of the land is identified as an Outdoor Recreation Facility. This use is a merit track assessable use in the PRZ2 zone.

2.3 Assessment Track

A development application can be lodged in the Merit Track unless the impact track applies.

The impact track applies under the following circumstances (s123):

- a) the relevant zone development table identifies impact track. **(not applicable)**.
- b) the proposal is of a kind in Schedule 4. **Refer to discussion below.**
- c) the Planning Minister makes a declaration under s124 (that impact track applies) **(no declaration made)**
- d) s125 (Health Minister makes a declaration) or s132 (innominate use) apply **(not applicable)**
- e) the Commonwealth Minister requires bilateral assessment for the EPBC Act. **(not applicable, no matters of NES)**

Schedule 4 of the Act identifies types of development that are in impact track.

Part 4.2 identifies certain activities that are in impact track such as building airports or waste management facilities. **(No applicable activities)**

Part 4.3 identifies areas and processes including:

1. proposal likely to have a significant adverse impact on listed species or ecological communities **(Not Applicable, ecological advice supported the EDP)**
2. clearing more than 0.5 ha of native vegetation **(not applicable – the site is not native vegetation)**
3. development in a reserve that is not minor public works **(not applicable – the works are not in a reserve)**
4. impacts on water supply catchment or water use values **(not applicable)**
5. significant water extraction **(not applicable)**
6. significant impact on heritage place or objects **(not applicable – refer to heritage assessment report)**
7. work on sites that are on the register of contaminated sites **(not applicable – the site is not on the register)**
8. work on research sites **(not applicable)**
9. proposal with annual greenhouse gas emissions of more than 1000 Tonnes **(not applicable – the annual emissions will be relatively low)**

These impact track circumstances are not applicable allowing the application to be lodged in the Merit Track.

2.4 Consultation

Pre DA consultation is required for the following development proposals:

- building for residential use with 3 or more storeys and 15 or more dwellings
- a building with a gross floor area of more than 5,000m²
- if the development proposal is for more than 1 building—the buildings have a total gross floor area of more than 7,000m²
- a building or structure more than 25m above finished ground level
- a variation of a lease to remove its concessional status.
- the development of an estate (an estate development plan)
- a proposal required to be reviewed by the National Capital Design Review Panel

Consultation activities were undertaken to support the Estate Development Plan, generally consistent with the guidelines and the outcomes are summarised in the consultation report provided with the Development Application.

Additional consultation to support this DA is not specifically required.

2.5 Design Review

A development proposal for a building with 5 or more storeys or more than 2000 m² of shop, is required to be presented to the National Capital Design Review Panel.

The project has not been presented.

3 Applicable Codes

Type	Code	Applicability
Zone Objectives	PRZ2 Restricted Access Recreation Zone	Applicable, refer to Section 5
District Precinct Code	Gungahlin District Precinct Map and Code	No Applicable Controls
Suburb Precinct Maps and Codes	Amaroo Precinct Map and Code	No Applicable Controls
Zone Development Codes	PRZ Parks and Recreation Zone Development Code	Applicable, refer to Section 6
Overlays	No overlays (pending uplift of the FUA)	
General Codes	Parking and Vehicular Access	Applicable, refer to Section 8
	End of Trip Facilities	Applicable, refer to Section 9
	Access and Mobility	Applicable, refer to Section 10
	Crime Prevention through Environmental Design	Applicable, refer to Section 11
	Community and Recreation Facilities Location Guidelines	Applicable, refer to Section 12
	Signs	Not Applicable – no signage that would not otherwise be exempt.
	Water Use and Catchment	Not Applicable – project is in the urban area.
	Home Business	Not Applicable
	Waterways: Water Sensitive Urban Design	Applicable, refer to WSUD report provided.
	Planning for Bushfire Risk Mitigation	Applicable, refer to Bushfire Risk Assessment Report by ABPP provided with this application.
Residential Boundary Fences	Not Relevant	
Lease Variation	Not Applicable – lease variation is not proposed.	

4 Document List

The following table has been prepared with reference to EPSDD's [document list published November 2022](#).

Document	Reference
Application Form	Provided via eDevelopment
Letter of Authorisation	Refer to Form 4 provided.
Statement against relevant criteria	This document
Survey certificate	Refer to <ul style="list-style-type: none"> - Survey Certificate - Sheet 1 - Survey Certificate - Sheet 2 - Survey Certificate - Sheet 3
Site plan	Refer to Proposed DA-012 Site Plan
Floor plan	Refer to DA-110 Proposed Floor Plan & Roof Plan
Public register floor plan	Refer to Public Notification Plan DA-111
Area plan	Refer to details in the Site Plan
Sections	Refer to DA-200 Building Elevations & Sections
Elevations	Refer to DA-200 Building Elevations & Sections
Shadow diagram	Refer to DA-020 Shadow Diagram
Composite streetscape elevation	Refer to. <ul style="list-style-type: none"> - DA-202 Elevations & Sections Streetscape Perspective. - DA-201 Elevations & Sections Building Perspective.
Perspectives	As Above.
Colour sample schedule	Refer to <ul style="list-style-type: none"> - DA-200 Building Elevations & Sections - DA-201 Elevations & Sections Building Perspective.
Water sensitive urban design	Refer to WSUD report

Pre DA community consultation form & report	Consultation activities were undertaken to support the Estate Development Plan. Additional consultation to support this DA is not specifically required.
Unapproved existing development plan	Not Relevant
Access and mobility report	Refer to Site Access report
Access and mobility plan	As above
Bill of quantities / summary of costs	Provided in the DA application form
Landscape plan	Refer to. <ul style="list-style-type: none"> - Landscape Concept Plan LS-01 - Landscape Concept Plan LS-02 - Indicative Planting and Material palette LS-03
Parking plan	Refer to DA-012-P0_PROPOSED SITE PLAN
Turning templates	Not required.
Traffic report	Refer to Site access report.
Tree management plan	Not required. No trees to be removed.
Tree survey	Refer to Tree Assessment - Survey Certificate
Erosion and sediment control plan	Refer to Erosion Management Concept plan EMCP-1035
Contamination assessment/statement	Refer to Detailed site investigation
Noise management plan	Refer to Noice Impact Assessment provided.

Lighting Plans	Refer to <ul style="list-style-type: none"> - Lighting Plan- MOD Courts Results - Lighting Plan -PPA Results - Lighting Plan-Carpark Results - Lighting Plan-Glare Rating Results - Lighting Plan-Lighting Schedule - Lighting Plan-Obstructive Lighting - Lighting Plan-Render - Lighting Plan-TPA Results
Waste and recycling management plan	Refer to WRMP
Demolition plan	Demolition Plan DP-1010
Hazardous materials survey	Not Required – no demolition of old buildings.
Assessment of environmental effects	Refer to Chapter 7
Environmental significance opinion	Not Required – no impact track triggers.
Environmental Impact Statement	Not Relevant – application is in Merit Track
Driveway plan	Not required, driveway approved as part of EDP
Landscape Management and Protection Plan	Refer to <ul style="list-style-type: none"> - Landscape Concept Plan LS-01 - Landscape Concept Plan LS-02
National Capital Design Review Panel response	Not Relevant

5 PRZ2 – Restricted Access Recreation Zone Objectives

The following zone objectives are applicable.

Zone Objectives	Commentary
a) Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility	The Proposed tennis facility in Amaroo will serve the community’s recreational needs and demands. The location of the tennis facility will be an easily accessible facility with active travel and public transport.
b) Make provision for a range of sport and recreation facilities and users, whether in public or private ownership that may be commercial in nature	The Proposed tennis facility will serve as a sport and recreation facility for the Gunghalin community.
c) Ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night.	The proposed development is not a type that significantly affects the amenity of adjoining development. Vehicular access is via the main road and existing access to the playing fields. Noise modelling suggests that the facility will not adversely affect the neighbours, lighting will meet the standards for unobtrusive outdoor lighting.
d) Design and landscaping of development is to be compatible with the surrounding landscape	The design and landscaping is complementary to the adjoining urban open space areas.
e) Provide safe pedestrian and cycling access to recreation facilities to promote active living.	The location is close to the urban area and therefore provides convenient access for residents. It is readily accessible by public transport and active travel, making it an ideal site for increased utilisation.

Overall, it is considered that the proposal is consistent with the objectives of the zone.

6 Parks and Recreation Zone Development Code

The following Rules and Criteria are from the Parks and Recreation Zones Development code, Effective 30 November 2022.

Only relevant parts have been reproduced.

6.1 Part A (2) – PRZ2 – Restricted Access Recreation Zone

Rules	Criteria	Response
Element 1: Restriction on Use		
Intent:		
a) To provide for high quality recreation facilities without adverse effects on the amenity of the locality		
1.1 Club, Educational Establishment, Guest House, Hotel, Motel		
R7 Development for these purposes meets one of the following: a) Is ancillary to the use of the land for recreation purposes b) The proportion of the land area of any discrete PRZ2 restricted access recreation zone (i.e., not separated by another zone) used for these purposes and associated car parking and other site facilities is a maximum of 15%.	C7 Development for these purposes in the PRZ2 restricted access recreation zone meets all of the following: a) Does not unreasonably restrict the availability of land in the zone for recreation purposes b) Is of an appropriate scale and compatible with the recreational purposes of the zone.	Not Relevant – the proposal is for a Tennis Facility.
Element 2: Building and site controls		
Intent:		
a) To ensure development in the PRZ2 – Restricted Access Recreation Zone is compatible with, and does not adversely impact on, the urban environment		
2.1 Height		
R8 Maximum height of buildings in blocks adjacent to Residential Zones: two storeys or 10 m	C8 The building height minimises the impact of developments on adjoining residential zones.	Not applicable to the block Block is not adjacent to any Residential Zones.

2.2 Setbacks		
R9 Minimum setback of building from boundaries to Residential Zones: 6m	C9 The building setback minimises the impact of developments on adjoining residential zones.	Not applicable to the block Block is not adjacent to any Residential Zones.
2.3 Scale of Development		
There is no applicable rule.	C10 The development is of an appropriate scale and form and is compatible with surrounding development and the anticipated use.	Criteria Met The development is a sport and recreation facility. The facility will be compatible with the surrounding developments which is Gungahlin Little Athletics Centre, Gungahlin Jets Australian Football Club. The pavilion is a modest single storey construction.

6.2 Part B – General Development Controls

Rule	Criteria	Response
Element 1: Restrictions on Use		
Intent: a) To provide for high quality recreation facilities without adverse effects on the amenity of the locality b) To ensure development is consistent with the approved Plan of Management		
1.1 Location Requirements		
There is no applicable rule.	C11 The development meets the requirements of the Community and Recreation Facilities Location General Code.	Criteria Met The proposed use is permissible within the zone. The appropriateness of this use is addressed in response to the Community and Recreation Facilities Location Code. Refer to Section 12.
1.2 Plans of Management		
There is no applicable rule.	C12 Where relevant, the proposed development is consistent with the approved Plan of Management.	Not applicable There is no approved plan of management for this public land

1.3 Major Utility Installation

There is no applicable rule	C12A The development of land for a MAJOR UTILITY INSTALLATION can be integrated with the recreational use of the land and does not result in the exclusion of the land from its use for recreational enjoyment purposes.	Not Applicable Major Utility Installation is not proposed.
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Element 2: Building and Site Controls

Intent:

a) To ensure development is compatible with, and does not adversely impact on, the urban environment

2.1 Subdivision

R13 Subdivision is only permitted where: a) it 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 section of this Code.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable Subdivision not proposed
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2.2 Demolition

R10

In accordance with section 148 of the Planning and Development Act 2007, the application is accompanied by a Statement of Endorsement from utility provider (including water, sewerage, stormwater, electricity and gas) stating that:

- a) All network infrastructure on or immediately adjacent 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.

C14

If a Statement of Endorsement is not provided the application will be referred to relevant utility provider in accordance with the requirements of the Planning and Development Act 2007.

Not Applicable

No Demolition Works Proposed.

2.3 National Capital Plan

There is no applicable rule

C15

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 is not 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.

Not Applicable

The site is not subject to special requirements.

Element 3: Built Form

Intent:

- a) To provide for buildings that promote a safe and attractive urban environment

Note: Under the Building Act 2004 buildings need to meet the requirements of the Building Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

3.1 Materials and Finish		
There is no applicable rule.	C16 Where the development exposes a blank façade of an adjoining building, a visually interesting architectural treatment is applied to that wall such as through the use of colour, articulation, materials and shadows.	Not Relevant. No adjoining building
There is no applicable rule.	C17 The development uses high quality materials that are not incompatible with the character of existing adjacent development and the desired architectural character of the area.	Criteria Met The materials are appropriate for the facility. Refer to <ul style="list-style-type: none"> - DA-200 Building Elevations & Sections - DA-201 Elevations & Sections Building Perspective
3.2 Interface		
There is no applicable rule	C18 Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and between buildings and public spaces.	Not Applicable. No existing buildings are present on the site.
There is no applicable rule	C19 Elements of the development that present to, or are visible from, the street, promote an attractive and appropriate streetscape.	Criteria Met The proposal includes landscaping to provide an attractive streetscape from the adjoining roads. Refer to Landscape Plans
3.3 Crime Prevention Through Environmental Design		
There is no applicable rule	C20 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.	Criteria Met Refer to Section 11 of this report.
3.4 Access and Mobility		
There is no applicable rule	C21 The development meets the requirements of the Access and Mobility General Code.	Criteria Met Refer to Section 10 of this report.

3.5 Location Requirements for Community and Recreation Facilities		
There is no applicable rule	C21A The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.	Criteria Met Refer to Section 12 of this report.
Element 4: Access		
Intent: a) To provide for safe, convenient access to meet the needs of all users and visitors b) To encourage design of access and parking as part of the overall design of the development		
4.1 Pedestrian Movement		
There is no applicable rule	C22 Safe and convenient movement of public transport passengers, pedestrians and cyclists is provided.	Criteria met. Existing Public Transport is available on Bernard Heinze Ave and Horse Park Drive. Pedestrians and active travel paths are well connected around the site and provide safe and convenient access.
4.2 Bicycle Parking		
There is no applicable rule.	C23 Bicycle Parking complies with the requirements of the End-of-Trip Facilities General Code.	Criteria Met Refer to End of Trip facilities Section 9.
4.3 Vehicle Access and Parking		
There is no applicable rule.	C24 Vehicle access and parking complies with the requirements of the Parking and Vehicular Access General Code.	Criteria Met Refer to parking and vehicular access General code Section 8.
4.4 Traffic generation		
There is no applicable rule.	C25 The existing road network can accommodate the amount of traffic likely to be generated by the development.	Criteria Met Refer to Site access report.

Element 5: Amenity		
5.2 Lighting		
R27 External lighting is provided to building frontages, all pathways, roads, laneways and car parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.	C27 External lighting is provided in accordance with the Crime Prevention Through Environmental Design General Code	Rule met. Refer to <ul style="list-style-type: none"> - Lighting Plan- MOD Courts Results - Lighting Plan -PPA Results - Lighting Plan-Carpark Results - Lighting Plan-Glare Rating Results - Lighting Plan-Lighting Schedule - Lighting Plan-Obstructive Lighting - Lighting Plan-Render - Lighting Plan-TPA Results
R28 All external lighting provided is in accordance with AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.	C28 All outdoor lighting, including security and car park lighting, is designed, and sited to minimise light spill.	Rule met. Refer to. <ul style="list-style-type: none"> - Lighting Plan- MOD Courts Results - Lighting Plan -PPA Results - Lighting Plan-Carpark Results - Lighting Plan-Glare Rating Results - Lighting Plan-Lighting Schedule - Lighting Plan-Obstructive Lighting - Lighting Plan-Render Lighting Plan-TPA Results
5.3 Signs		
There is no applicable rule.	C29 Signs must comply with the Signs General Code.	Not Applicable This application does not include signs.
5.4 Neighbourhood Plan		
There is no applicable rule.	C30 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.	Not Applicable A neighbourhood plan has not been prepared for Amaroo.

Element 6: Environment

Intent:

a) To provide for ecologically sustainable development that does not have adverse impacts on the surrounding environment

6.1 Assessment of Environment Effects

There is no applicable rule.	C31 The development application is accompanied by an Assessment of Environmental Effects....	Criteria Met Refer to responses below in Section 7.
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6.5 Heritage

R36 In accordance with section 148 of the Planning and Development Act 2007, applications for development on land or buildings subject to interim or full heritage registration are to be accompanied by advice from the Heritage Council stating that the development meets the requirements of the Heritage Act 2004.	C36 If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the Planning and Development Act 2007.	Rule Met Refer to ACT Heritage Council Advice provided with this application.
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6.6 Contamination

R37 A statement is provided that the potential for land contamination has been assessed in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000, and it is demonstrated that the land is suitable for the proposed development.	C43 If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Not Applicable The Site is not identified as being contaminated.
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6.7 Trees

R44

This rule applies to a development that has one or more of the following characteristics:

- a) requires groundwork within the tree protection zone of a protected tree
- b) is likely to cause damage to or removal of any protected trees

The authority shall refer the development application to the Conservator of Flora and Fauna.

Notes:

1. Under the Planning and Development Regulation 2008 a development application for a declared site under the Tree Protection Act 2005, must be referred to the Conservator of Flora and Fauna.
2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the Planning and Development Act 2007.
3. Protected tree and declared site are defined under the Tree Protection Act 2005.

This is a mandatory requirement. There is no applicable criterion.

Not Applicable

There are no protected trees on the site.
The proposed development is in an unleased land.

6.8 Erosion and Sediment Control

R39

For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007.

C39

If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

Not Applicable

The site is larger than 0.3 hectares.

R40

For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by the ACT Environment Protection Authority.

C40

If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

Rule met.

Refer to Erosion Management Concept plan EMCP-1035

6.9 Hazardous Material

R41

For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005, a Hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person and is endorsed by Environment Protection.

The Survey is provided and covers the disposal of hazardous materials, showing that:

- a) Hazardous material disposal (including asbestos) is to be at a licensed disposal facility in the ACT
- b) If hazardous materials are to be transported for disposal interstate, approval from the Environment Protection Authority is obtained prior to removal of material from the site
- c) An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.

* construction date means the date when the Certificate of Occupancy was issued

C41

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.

Not applicable.

No demolition works proposed.

6.10 Water Use

There is no applicable rule.

C42

Where relevant, development complies with the requirements of the Water Use and Catchment General Code.

Not applicable.

Element 7: Services

Intent:

- a) To provide for appropriately serviced developments that meet the needs of service providers and users of the proposed development

7.1 Waste Management

<p>R43</p> <p>In accordance with section 148 of the Planning and Development Act 2007, applications are to be accompanied by a statement of compliance from the Department of Territory and Municipal Services stating that 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.</p>	<p>C43</p> <p>If a statement of compliance is not provided the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>Criteria to be met.</p> <p>Application to be referred to relevant agency.</p> <p>Refer to WRMP</p>
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7.2 Waste Water

<p>R44</p> <p>Subject to ACTEWAGL approval, all under cover areas drain to the sewer.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule Met</p> <p>All undercover areas drain to sewer.</p> <p>Refer to Utilities plan UTIL-1025</p>
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7.3 Utilities

<p>R45</p> <p>A Statement of Compliance from each relevant utility provider is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p><small>Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other provisions of this Code.</small></p>	<p>C45</p> <p>If a statement of endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>Criteria to be met.</p> <p>Application to be referred to relevant agency.</p> <p>Refer to Utilities plan UTIL-1025</p>
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7.4 Storage

<p>R46</p> <p>Outdoor storage areas are located behind the building line and screened from view from any road or other public area.</p>	<p>C54</p> <p>Where the proposed use of the site requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site.</p>	<p>Not Applicable</p> <p>No outdoor storage areas are proposed.</p>
<p>R47</p> <p>Outdoor storage areas do not encroach on required car-parking spaces, driveways exclusively required for vehicular circulation or landscape areas.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not Applicable</p> <p>No outdoor storage areas are proposed.</p>

7.6 Servicing and Site Management

R56

In accordance with section 148 of the Planning and Development Act 2007, applications is accompanied by a statement of endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the Design Standards for Urban Infrastructure.

C56

If a statement of endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

Rule Met

Refer to Waste Collection plan
DA to be circulated to agencies for endorsement.

7 Assessment of Environmental Effects

Under Element 6: Environment, in the Parks and Recreation Zone Development Code, (Criteria C31) the development application is accompanied by an Assessment of Environmental Effects that addresses the following.

Criteria	Response
a) provision for tree planting and appropriate landscape treatment	Tree planting and appropriate landscape treatment proposed. Refer to Landscape plans provided.
b) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value	Not Applicable – the site does not contain buildings or other points of scientific, cultural or heritage value.
c) impacts on public health and safety, including crime prevention	The provision of sporting facilities is essential to the ongoing health of the public. Safety and crime prevention considerations are addressed in Section 11.
d) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system	The likely traffic impacts are assessed in the Traffic report provided with this application. The existing road network can cater for the anticipated demand..
e) whether public transport services are necessary and, if so, whether they are available and adequate	There are existing bus stops within a 5 minute walk from the site.
f) impacts on the likely accessibility to facilities and services for users and consumers	The proposal will not impact the accessibility of other facilities in the area. The site for the Tennis facility is currently unused.
g) any significant short or long-term effect that the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects	The development works will be managed in accordance with the relevant requirements including erosion and sediment control requirements and tree protection measures to mitigate impacts during the construction works.
h) impacts on the watercourses and drainage characteristics of the area, including water quality	During construction the works will be managed in accordance with the erosion and sediment control plans and approved by the EPA.
i) impacts on the amenity of surrounding land uses, including impacts on air quality, noise, overshadowing, privacy, and the level of wind turbulence generated.	The proposed works are not expected to impact on air quality, overshadowing, privacy or generate wind turbulence.

8 Parking and Vehicular Access

This code sets out the provisions for vehicular access and parking. Importantly, the code notes:

“In cases where the physical constraints of a site make on-site provision impracticable, or the Territory may consider it undesirable for efficiency, traffic operation, pedestrian amenity or other reasons for the specified parking to be provided totally on-site, special arrangements may be negotiated, or requirements may be waived at the discretion of the Territory. In such situations the ability to consolidate parking in publicly accessible off-site locations provides a superior outcome. Costs can be reduced by eliminating the need for costly on-site basement car parking, and greater efficiency can be achieved through the increased potential for shared and complementary use.” “...the performance approach adopted in these codes provides the flexibility to enable a proposal to be supported where the proponent can demonstrate to the satisfaction of the Territory that the objectives can be met either by provision of a lesser on-site rate or by utilising spare capacity in publicly available on-street or off-site parking.”

The table below illustrates a notional parking rate scenario. but this will be highly variable depending on the actual take up of uses.

Possible Development	Parking Rate	Possible Scenario	Parking Code / Estimate
Tennis court	2 spaces/court	12 Court x 2	Estimated min No.: 24 spaces. Proposed: 33 carparking spaces including 2 Disabled car parking.

9 End of Trip Facilities

9.1 Part A – Provision of end-of-trip facilities

Rules	Criteria	Response
Element 1: End-of-trip facilities provision		
1.1 Bicycle parking facilities for long-stay users		
<p>R1</p> <p>Development listed in table 2 provides on-site secure bicycle parking spaces for long-stay users in accordance with the relevant rates shown in table 4.</p> <p>Net lettable area is calculated in one of the following ways:</p> <p>a) in accordance with the NLA definition</p> <p>b) 85% of a building's gross floor area.</p> <p><small>Note: Wall-mounted bicycle parking devices located above the bonnet of car parking spaces must not be counted toward the provision of bicycle parking required to meet this rule.</small></p>	<p>C1</p> <p>The required amount of on-site bicycle parking spaces for long-stay users may be varied, to the satisfaction of the planning and land authority and the government entity responsible for bicycle parking facilities, after consideration of a proposal to construct secure off-site end-of-trip facilities at a nearby location.</p>	<p>Not Applicable</p> <p>Development Not identified in table 2</p> <p>Outdoor recreation facility identified in table 1 and Table 3.</p> <p>Outdoor recreation facility is a development subject to individual assessment.</p>
1.2 Bicycle parking facilities for short-stay users		
<p>R2</p> <p>Development listed in table 2 provides publicly accessible bicycle parking spaces for short-stay users in accordance with the relevant rates shown in table 4.</p> <p>Net lettable area is calculated in one of the following ways:</p> <p>a) in accordance with the NLA definition</p> <p>b) 85% of a building's gross floor area.</p> <p><small>Note: Wall-mounted bicycle parking devices located above the bonnet of car parking spaces must not be counted toward the provision of bicycle parking required to meet this rule.</small></p>	<p>C2</p> <p>For development listed in table 2, short-stay bicycle parking must be provided to meet the anticipated demand of users, to the satisfaction of the planning authority and the government entity responsible for bicycle parking facilities.</p>	<p>Not Applicable</p> <p>Development Not identified in table 2</p>

1.3 Bicycle parking facilities subject to individual assessment

There is no applicable rule	C3 For development listed in table 3, long-stay and short-stay bicycle parking must be provided to meet the anticipated demand of users, to the satisfaction of the planning authority and the government entity responsible for bicycle parking facilities..	Criteria to be Met. No Min Bike parking requirements for outdoor recreational facility. Subject to individual assessment.
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9.2 Part B – Design requirements of end-of-trip facilities

Rules	Criteria	Response
Element 2: Access and location		
2.1 Bicycle parking spaces		
R4 Bicycle parking facility security levels for long-stay users must be Security Level A or B, as set out in AS2890.3, and be: a) securely enclosed and separated from publicly accessible areas, including car parking areas b) protected from the weather c) provided on a hard floor surface such as concrete or paving.	C4 Bicycle parking for long-stay users must be: a) securely enclosed and separated from publicly accessible areas, including car parking areas b) protected from the weather c) provided on a hard floor surface such as concrete or paving.	Not Applicable. Proposal does not include long stay bike parking.
R5 Bicycle parking facilities security levels for short-stay users must be Security Level C, as set out in AS2890.3.	C5 Short-stay bicycle parking is located in a publicly accessible location that provides an appropriate level of security, surveillance, safety and shelter.	Rule to be Met. The security level of Bicycle parking facility for short stay users will be security level C designed as per AS2890
There is no applicable rule	C6 The bicycle parking location and its access route(s) must provide an appropriate level of security, surveillance, shelter and lighting, in accordance with the Crime Prevention through Environmental Design General Code and AS1158.3.1.	Criteria Met Refer electrical and lighting plans

<p>R7</p> <p>Off-site bicycle parking must be located so that there is a minimum clearance of 0.5m between a parked bicycle and the edge of a motor vehicle traffic lane, parking lane or roadway, except where exempt under AS2890.3.</p>	<p>C7</p> <p>The location of bicycle parking facilities is designed to reasonably prevent motor vehicles encroaching into bicycle parking areas.</p>	<p>Not applicable.</p>
<p>2.2 Access</p>		
<p>R8</p> <p>The access path to end-of-trip facilities provides a minimum unobstructed width of:</p> <p>a) 1.5m where the number of bicycle movements is less than 30 per hour in peak periods</p> <p>b) 2.5m where the number of bicycle movements is 30 or more per hour in peak periods.</p> <p>The access path to end-of-trip facilities must also be in accordance with AS2890.3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule Met.</p> <p>Refer to site access report</p>
<p>R9</p> <p>Ramp gradients must not exceed 1:12 where they are to be ridden by a bicycle rider accessing end-of-trip facilities, in accordance with AS2890.3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable</p>
<p>2.3 Location</p>		
<p>R10</p> <p>Bicycle parking facilities for all development listed in Table 1, except major alterations and/or extensions to existing buildings, must comply with the following:</p> <p>a) for long-stay users: located within one level of the building entrance and no more than 30m from this entrance</p> <p>b) for short-stay users: located at-grade and on the main access route to the entrance, is clearly visible and not more than 30m from a major entrance or destination.</p> <p>Bicycle parking facilities are located to allow a bicycle to be ridden within 30m of the end-of-trip facilities.</p> <p>The pedestrian and bicycle access paths associated with these bicycle parking facilities must feed into and provide connections to existing path networks.</p>	<p>C10</p> <p>The location of access points to the bicycle parking facility must facilitate a convenient, safe, legible and contiguous link between the site and the surrounding network.</p>	<p>Not applicable</p>

<p>R11</p> <p>Bicycle parking facilities for major alterations and/or extensions to existing buildings must comply with the following:</p> <p>a) for long-stay users -</p> <p>i) if located within the main building, it is easily accessible and able to be located from the building entrance, is well-lit, secure, safe and well ventilated</p> <p>ii) if located outside the main building, it is located no more than 30m from the main building, is well-lit, secure, safe and easy to access and find, and is located where there is an appropriate level of surveillance</p> <p>b) for short-stay users -</p> <p>i) if located within the main building, it should be near the entrance of the main building, be well-lit, secure, safe, easy to find, and well ventilated</p> <p>ii) if located near the main building, it is not more than 15m from the main building and is clearly visible and easily accessible with an appropriate level of surveillance, safety and is sheltered.</p> <p>The pedestrian and bicycle access paths associated with these bicycle parking facilities must feed into and provide connections to existing path networks.</p>	<p>C11</p> <p>The location of access points to the bicycle parking facility must facilitate a convenient, safe, legible and contiguous link between the site and the surrounding network.</p>	<p>Not Applicable</p>
<p>R12</p> <p>Bicycle parking facility users must not be required to walk up or down vehicular ramps to access bicycle parking</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule met. Refer to site access report</p>
<p>There is no applicable rule.</p>	<p>C13</p> <p>Stairs are only permitted as the primary access route from a building entrance to bicycle parking facilities in constrained circumstances, including:</p> <p>a) in a change of lease application for an existing building where a stair cannot be avoided</p> <p>b) for new developments or major alterations and/or extensions to existing buildings where the site area is exceptionally constrained such that level differences cannot be met by use of ramp(s).</p> <p>In such instances, a solution must be provided, such as a wheeling ramp and/or bicycle channel.</p>	<p>Not Applicable. The proposed does not involve any stairs.</p>

Element 3: Signage

3.1 Wayfinding signage

<p>R14 Bicycle parking wayfinding signage is provided in accordance with AS2890.3.</p>	<p>C14 Directional wayfinding signage must be clearly displayed adjacent to entrances to the parking area to promote awareness, visibility and maximum use of facilities by prospective users</p>	<p>Rule to be met. Wayfinding signage will be provided as required in accordance with AS2890</p>
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Element 4: Bicycle parking devices

4.1 Bicycle parking facilities design

<p>R15 Access aisles adjacent to bicycle parking devices must be a minimum width of: a)1.5m for side-by-side bicycle parking, and b)2.0m for multi-tier bicycle parking or bicycle lockers. Access aisles are designed in accordance with AS2890.3.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>Rule to be Met Any required Access aisles adjacent to bicycle parking devices will comply with the requirements of AS2890.3</p>
<p>R16 Not more than 80% of all bicycle parking spaces are to be multi-tier, in accordance with AS2890.3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule Met Proposed Bicycle parking is not multi-tier, in accordance with AS2890.3.</p>
<p>There is no applicable rule.</p>	<p>C17 Bicycle parking facilities must be well lit to meet the minimum requirements of the Crime Prevention through Environmental Design General Code to enhance user safety and mitigate risk of theft or vandalism.</p>	<p>Criteria Met The site is well lit to meet the minimum requirements of the Crime Prevention through Environmental Design General Code. Refer to lighting plans</p>
<p>R18 Bicycle parking devices must accommodate the bicycle space envelope nominated in AS2890.3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule to be met</p>

4.2 Bicycle parking devices

<p>There is no applicable rule.</p>	<p>C19</p> <p>General storage areas in residential development may be counted as bicycle parking subject to achieving all of the following:</p> <ul style="list-style-type: none">a) any provision is provided in addition to other planning requirements for storage areas, such as within development codesb) meet the minimum dimensions and access requirements of AS2890.3, including internal storage and access aisle dimensionsc) provide a minimum Security Level C bicycle parking facility, as set out in AS2890.3	<p>Not Applicable</p> <p>The proposal is not a residential development.</p>
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Element 5: Shower and change facilities

5.1 Shower and change facilities

<p>R20</p> <p>Shower and change facilities must be provided for long-stay users in non-residential development.</p> <p>A minimum of one shower is provided for the first 5 long-stay spaces or part thereof, plus an additional shower for each 10 bicycle parking spaces thereafter.</p>	<p>C20</p> <p>For development requiring multiple showers, up to 25% less than the total required number of showers may be considered where it can demonstrate to meet one or more of the following:</p> <ul style="list-style-type: none">a) for on-site shower facilities, shower facilities are safe, secure and are provided in one of the following locations:<ul style="list-style-type: none">i) next to main bicycle parking areaii) close to key entry pointsb) for off-site shower facilities, shower facilities are safe, secure, easy to find and are provided in one of the following locations:<ul style="list-style-type: none">i) reasonably close to main bicycle parking area of the developmentii) reasonably close to key entry points of the developmentc) shared or off-site facilities in developments where less than 5 long-stay bicycle parking spaces area requiredd) facilities that are specifically designed for use by a single-sex, such as women’s and men’s refuges.	<p>Rule Met</p> <p>Refer to DA-110 Proposed Floor Plan & Roof Plan for Details of Shower and change facilities</p>
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<p>R21</p> <p>Shower and change facilities must be rounded up such that an equal number of male and female facilities are provided.</p> <p>Separate male and female shower and change facilities must be provided.</p>	<p>C21</p> <p>Where only one shower and change facility is required under other parts of this code, the facility is to be designed as a unisex facility.</p>	<p>Rule Met</p> <p>Refer to DA-110 Proposed Floor Plan & Roof Plan for Details of Shower and change facilities.</p>
<p>R22</p> <p>A minimum of one toilet, wash basin and drying area is provided to shower and change facilities.</p>	<p>C22</p> <p>Where toilet, wash basin and drying area are conveniently located near shower and change facilities, no extra toilet, wash basin and drying area are required.</p>	<p>Rule Met</p> <p>Change room facilities have been provided in the pavilion</p> <p>Refer to DA-110 Proposed Floor Plan & Roof Plan for Details of Shower and change facilities.</p>
<p>R23</p> <p>A minimum of one change room is provided per shower as one of the following:</p> <p>a) a combined shower/change room</p> <p>b) direct access to a communal change room.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule Met</p> <p>Change room facilities have been provided in the pavilion</p> <p>Refer to DA-110 Proposed Floor Plan & Roof Plan for Details of Shower and change facilities.</p>
<p>There is no applicable rule.</p>	<p>C24</p> <p>For development requiring multiple change rooms, up to 25% less than the total required number of change rooms may be considered where it can demonstrate to meet one or more of the following:</p> <p>a) change rooms are safe, secure and are provided in one of the following locations:</p> <p>i) next to main bicycle parking area</p> <p>ii) close to key entry points</p> <p>b) more than one toilet, wash basin and drying area are provided with shower and change facilities</p> <p>Change rooms are provided with showers as one of the following:</p> <p>a) a combined shower/change room</p> <p>b) direct access to a communal change room</p>	<p>Not applicable</p>

<p>R25</p> <p>Where a communal change room is provided, direct access is provided via the shower facility, without passing through a publicly accessible area.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>Not applicable</p>
<p>There is no applicable rule.</p>	<p>C26</p> <p>Separate gender-neutral shower and change facilities are provided where possible.</p>	<p>Not applicable</p>
<p>5.2 Personal storage facilities</p>		
<p>R27</p> <p>Personal storage facilities must be provided for long-stay users in non-residential development.</p> <p>Personal storage facilities (lockers) must be:</p> <ul style="list-style-type: none"> a) provided at a rate of 2 for each bicycle parking space provided (lockers may be used by a variety of active travel, recreational and sport user groups) b) of suitable volume and dimensions to allow adequate storage of clothing, towels, helmets, footwear and other personal items c) well ventilated, secure and lockable, and d) located in one or both of the following locations: <ul style="list-style-type: none"> i) close to shower and change facilities to provide for the safety, privacy and convenience of the user ii) within communal change rooms 	<p>C27</p> <p>Personal storage facilities (lockers) must be provided to meet the reasonable needs of active travel, recreational and sport user groups within a place of work or study.</p> <p>Lockers must provide adequate, secure and lockable storage for clothes, footwear, towels and other personal items and where possible be located close to shower and change facilities.</p>	<p>Not applicable</p>

10 Access and Mobility General Code

Transport depot is identified development in Table 1 of the Access and Mobility General Code

The following Rules and Criteria are from the Effective 04 October 2013. Only relevant parts have been reproduced.

10.1 Part A - General Development Controls

Rule	Criteria	Response
Element 1: Parking		
1.1 Car Parking		
R1 j) Designated accessible car parking spaces meet the requirements of AS2890.1 and Parking and Vehicular Access General Code.	C1 Car parking is provided at designated locations to meet the needs of people with disabilities.	Rule Met The proposed designated accessible car parking spaces meet the requirements of AS2890 and parking and Vehicular Access General Code.
R2 Car parking spaces provided for people with disabilities must have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m described in Figure 2.7 of the AS2890.6.	C2 Adequate space is provided to allow a roof-mounted wheelchair to be unloaded either front – in or reverse-in position.	Not Applicable. Refer to response Above.

Element 2: External Access to Entrances		
2.1 Continuous Accessible Path of Travel and Walkways		
<p>R3</p> <p>A continuous accessible path of travel is provided that complies with:</p> <ul style="list-style-type: none"> i) AS 1428.1 - Design For Access and Mobility; ii) AS 1428.4 – Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction; iii) AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and iv) designed so that the placement of facilities does not intrude into the continuous accessible path of travel. v) Walkways and glass adjacent to walkways to comply with AS1428.1 and AS1428.2 	<p>C3</p> <p>Continuous accessible path of travel is provided for owners, occupants, employees and visitors:</p> <ul style="list-style-type: none"> a) to all areas and all required facilities of the building; b) from property boundary, designated accessible parking spaces, passenger drop off points and public spaces to entrances of buildings; c) to connect buildings, facilities and spaces that are on the same block or part of the same complex unless topographically impossible; and d) to minimise distances travelled between elements of buildings and facilities. e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, are identified by appropriate luminance contrast. 	<p>Rule Met</p> <p>Proposal includes continuous accessible path of travel complying with AS 1428 and AS 4586.</p> <p>Refer to Site access report.</p>
2.2 Lighting		
<p>R4</p> <p>Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0.</p>	<p>C4</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule Met.</p> <p>Refer to Lighting plans and Site access report</p>
<p>R5</p> <p>External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1 and the ACT Crime Prevention and Environmental Design General Code.</p>	<p>C5</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule met.</p> <p>Refer to response above</p>
2.3 Way finding		
<p>R6</p> <p>Where installed directional signage or other wayfinding methods, e.g. tactile indicators, to be in accordance with AS1428.1 and AS1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet AS1428.1 and AS1428.4.</p>	<p>C6</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable</p>

R7 There is no applicable rule.	C7 For illuminated signs, the luminance of the symbols to be at least 30% in contrast to the background.	Not Applicable No illuminated signs are proposed.
Element 3: Entry and doorways		
3.1 Doorways and Doors		
R8 Doorways and doors are designed to meet AS 1428.1- Design for Access and Mobility for: f) pedestrian entrances and exits; g) public circulation areas; and any common use areas.	C8 This is a mandatory requirement. There is no applicable criterion.	Rule Met Refer to proposed floor plan and roof plan.
R9 There is no applicable rule.	C9 Automatic doors for public entrances should be installed in high use commercial and public buildings.	Criteria Met. Refer to proposed floor plan and roof plan.
Element 4: Circulation		Not Relevant
Element 5: Toilets		Existing toilets at the facilities building retained
Element 6: Facilities		Existing Facilities Building for bus drivers is retained

11 Crime Prevention through Environmental Design

The following Rules and Criteria are from the code, effective 16 December 2011. Only relevant parts have been reproduced.

11.1 Part A – General Requirements

Rule	Criteria	Response
Element 1: Neighbourhood Design		
1.1 Neighbourhood Design		
There is no rule applicable.	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	Criteria Met Demonstration of compliance is through the responses to the rules and criteria below.
Element 2: Use		
2.1 General Code		
There is no applicable rule.	C2 The development described in Table 1 meet the Crime Prevention Through Environmental Design General Code.	Criteria Met Refer to responses below.
Element 3: Public Realm		
3.1 Open Space and Community (Shared) Areas		
There is no rule applicable.	C3 Natural surveillance of open space and community areas is provided by: a) locating to adjacent activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) designing out any entrapment spaces.	Criteria met. Proposed planting is either spaces out or lower impact to allow for visual surveillance of the entire site refer to landscape architect documentation for details. Tennis courts have chainlink fences that don't provide visual obstruction.

Rule	Criteria	Response
There is no rule applicable.	C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	Criteria Met Access/Egress points are easily identified with landmark buildings and footpaths that circulate around the entire extent of the site starting at the carpark.
There is no rule applicable.	C5 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	Criteria Met Planting will be limited to allocated landscape zones to avoid blocking important site lines. Refer to Landscape Concept Plan LS-01, Landscape Concept Plan LS-02 and Indicative Planting and Material palette LS-03
There is no rule applicable.	C6 Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.	Criteria Met. Refer to Indicative Planting and Material palette LS-03
There is no rule applicable.	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	Not Applicable
There is no rule applicable.	C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	Not Applicable
3.2 Children's Play Areas		
There is no rule applicable.	C9 Children's play areas are located and designed to comply with each of the following: a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits	Not Applicable.

Rule	Criteria	Response
3.3 Lighting		
There is no rule applicable.	<p>C10</p> <p>Provide a schedule of lighting showing that lighting complies with each of the following:</p> <p>a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements</p> <p>b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting</p> <p>c) Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting</p>	<p>Criteria Met</p> <p>Refer to</p> <ul style="list-style-type: none"> - Lighting Plan- MOD Courts Results - Lighting Plan -PPA Results - Lighting Plan-Carpark Results - Lighting Plan-Glare Rating Results - Lighting Plan-Lighting Schedule - Lighting Plan-Obstructive Lighting - Lighting Plan-Render - Lighting Plan-TPA Results
There is no rule applicable.	<p>C11</p> <p>Legitimate users and activities at night are encouraged by lighting:</p> <p>a) spaces evenly and consistently (except where accent/feature lighting is necessary)</p> <p>b) inset spaces, entries/exits and paths</p> <p>c) to reduce the casting of shadows that could hide intruders</p> <p>d) directional signage</p> <p>e) building entries</p> <p>f) exterior to interior spaces evenly to allow for surveillance</p>	<p>Criteria Met</p> <p>Refer to</p> <ul style="list-style-type: none"> - Lighting Plan- MOD Courts Results - Lighting Plan -PPA Results - Lighting Plan-Carpark Results - Lighting Plan-Glare Rating Results - Lighting Plan-Lighting Schedule - Lighting Plan-Obstructive Lighting - Lighting Plan-Render <p>Lighting Plan-TPA Results</p>
There is no rule applicable.	<p>C12</p> <p>Areas that are not intended for night time are not lit and are closed off to pedestrians.</p>	<p>Criteria Met</p> <p>Refer to Lighting plans.</p>
There is no rule applicable.	<p>C13</p> <p>Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.</p>	<p>Criteria Met</p> <p>The proposed lightings are high mounted and vandal resistant light fixtures.</p>

Rule	Criteria	Response
3.4 Signs		
R14 A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion.	Criteria Met Any required directional signage will comply with the requirements of AS1742.10 or equivalent.
There is no rule applicable.	C15 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	Not Applicable. The proposal does not include signs.
There is no rule applicable.	C16 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with nonreflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	Not Applicable. The proposal does not include signs.
Element 4: Built Form		
4.1 Interface between buildings and public realm		
There is no rule applicable.	C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	Criteria Met all primary footpaths link to access points. All-access door are glazed units and highly visible from the carpark and all areas of the site. No building articulation exists to obscure or create alcoves

Rule	Criteria	Response
There is no rule applicable.	C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	Criteria Met large sections of full-height glass window surround community area overlooking the public tennis courts, all primary access doors have glass vision panels or are full height glass doors.
There is no rule applicable.	C19 Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	Not applicable
There is no rule applicable.	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	Criteria Met. The building does not include horizontal elements close to the ground that would facilitate climbing.
There is no rule applicable.	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	Criteria Met No entrapment or hiding area building features a flat façade and is rectangular in shape.
4.2 Materials and Finish		
There is no rule applicable.	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	Criteria Met refer to DA-201 for perspectives.
Element 6: Travel and Access		
6.1 Pedestrian Routes, Bicycle Paths and Lanes		
Rule/Criteria 23 to 28		Not Applicable
6.2 Pedestrian Underpasses and Overpasses		
Criteria 29 & 30		Not Applicable

Rule	Criteria	Response
6.3 Bus Interchange, Bus Stops and Taxi Ranks		
Criteria 31 to 34		Not Applicable
Element 7: Services		
7.1 Automatic Teller Machines (ATMs)		
Criteria 35 to 38		Not Applicable
7.2 Local Waste Storage Facilities		
There is no rule applicable.	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	Not Applicable
7.3 Local Utility Facilities		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	Criteria Met All services are appropriately enclosed.
7.4 Delivery and Storage Facilities		
There is no rule applicable.	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	Not Applicable
7.5 Public Toilets		
There is no rule applicable.	C42 Ensure that: a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.	Not Applicable Public toilets are not provided. Toilets will be provided for use by the tenants and their customers.

Rule	Criteria	Response
7.6 Public Telephones		
There is no rule applicable.	C43 Public telephones are located in obvious locations, are well lit and well signposted, e.g. near bus stops or taxi ranks.	Not Applicable Public telephones are not proposed

12 Community and Recreation Facilities Location Guidelines

This Code is for use in making decisions about where to locate a community and recreational facilities. It documents sound town planning practice for agencies providing facilities, and includes detailed guidelines which reflect the key location objectives. They are not rigid standards, but a guide intended for ACT planning and facility providers in determining suitable sites and locations for facilities.

12.1 General Location Guidelines

Guidelines	Commentary
3.1 Public Transport Routes	
All community and recreation facilities which are directly used by the public should be located on or near public transport routes which provide services which are appropriate to the user group of the facility.	There are bus stops on Bernard Heinze Avenue to the north of the site and on Horse Park Drive to the south east.
3.4 Co-location/ Mixed Use opportunities	
Compatible facilities should be clustered at every opportunity, and facilities shared wherever possible to increase participation opportunities and a range of amenities to meet community needs. Flexible designs to meet changing needs are also encouraged.	The tennis facility is clustered with other sporting facilities.
3.8 Pedestrian Access	
Safe access is a key location criteria for all community and recreation facilities. Facilities which are used by pedestrians should avoid locations on arterial roads and other roads with high traffic volumes. Walking distances to bus stops, shops and associated facilities should not involve crossing such roads except where safe crossing are provided. Permeability should be maximised around community and recreation facilities by providing pedestrian access through or around buildings and connections to appropriate path networks. Pathways should be easily identifiable, follow logical desire lines and have clear and safe entry and exit points.	The site is well served by existing path networks including an underpass under Horse Park Drive.
3.9 Lighting/ Surveillance	
All facilities likely to be used at night should provide well-lit pedestrian and cycling routes to parking areas on and off the site, and good artificial lighting to parking areas and external access points to enhance the safety and security of users. Parking to be used at night should be visible, preferably by users of the facility, to ensure safety and security. Landscaping of areas likely to be used after dark should avoid plantings that screen areas and make them unsafe. After-hours uses should be located together to enhance safety through increased activity.	The facility will be lit when in use, however the lighting design will need to meet Australian standards to avoid light spill into adjoining areas.

12.2 Detailed Location Guidelines for Community and Recreation Facilities.

Tennis Centre	Commentary
Relationship to other uses – Close to...	
Near car parking if demand not met on site	Car parking requirement to be met on site. Additional parking provided nearby at playing fields.
Separated from	
Protect residential areas from court lighting for night time use	Lighting design to meet Australian standards for light spill.
Co-location Opportunity	
Schools; other outdoor courts	The site is adjacent to the Amaroo School and District Playing Fields
Other Issues	
Wind protection and North/South orientation needed	Wind protection to be addressed through fencing and landscaping. North South orientation provided.