Ngunnawal Precinct Map and Code
Assessment Tracks

No additional provisions apply
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Introduction

Name
The name of this code is **Ngunnawal Precinct Code**.

Application
The code applies to the Division of Ngunnawal.

Purpose
This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the Authority to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure
This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application.

Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy
Under the Planning and Development Act 2007, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

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

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.
<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTPLA</td>
<td>Planning and Land Authority within the ACT Environment and Sustainable Development Directorate</td>
</tr>
<tr>
<td>EPA</td>
<td>ACT Environment Protection Authority</td>
</tr>
<tr>
<td>ESA</td>
<td>ACT Emergency Services Agency</td>
</tr>
<tr>
<td>ESDD</td>
<td>ACT Environment and Sustainable Development Directorate</td>
</tr>
<tr>
<td>NCA</td>
<td>National Capital Authority</td>
</tr>
<tr>
<td>P&amp;D Act</td>
<td>Planning and Development Act 2007</td>
</tr>
<tr>
<td>TAMS</td>
<td>ACT Territory and Municipal Services Directorate</td>
</tr>
</tbody>
</table>
## RC1 – Residential

This part applies to blocks and parcels identified in area RC2 shown on the Ngunnawal Precinct Map.

### Element 1: Building and site controls

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.1 Number of storeys</strong></td>
<td></td>
</tr>
<tr>
<td>R1 Minimum side boundary setback is 1.5m as indicated in Figure 1 and Figure 2.</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R2 Maximum length of party wall is 13.5m as indicated in Figure 2.</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R3 Maximum length of all walls facing the boundary within 900mm of a side boundary is as specified in Figure 2.</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
</tbody>
</table>
Figure 1 Setbacks
Figure 2 Setbacks
Ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Ngunnawal Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

OP1 – Ngunnawal residential area 1

This part applies to blocks and parcels identified in area OP1 shown on the Ngunnawal Precinct Map.

Figure 3 Ngunnawal residential area 1

The following provisions reside in Territory Plan 3.2 Single Dwelling Housing Development Code

- Blocks ≥500sqm ≤550sqm - subject to mid size block provisions
- Limited development potential blocks
- Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks

Note: