



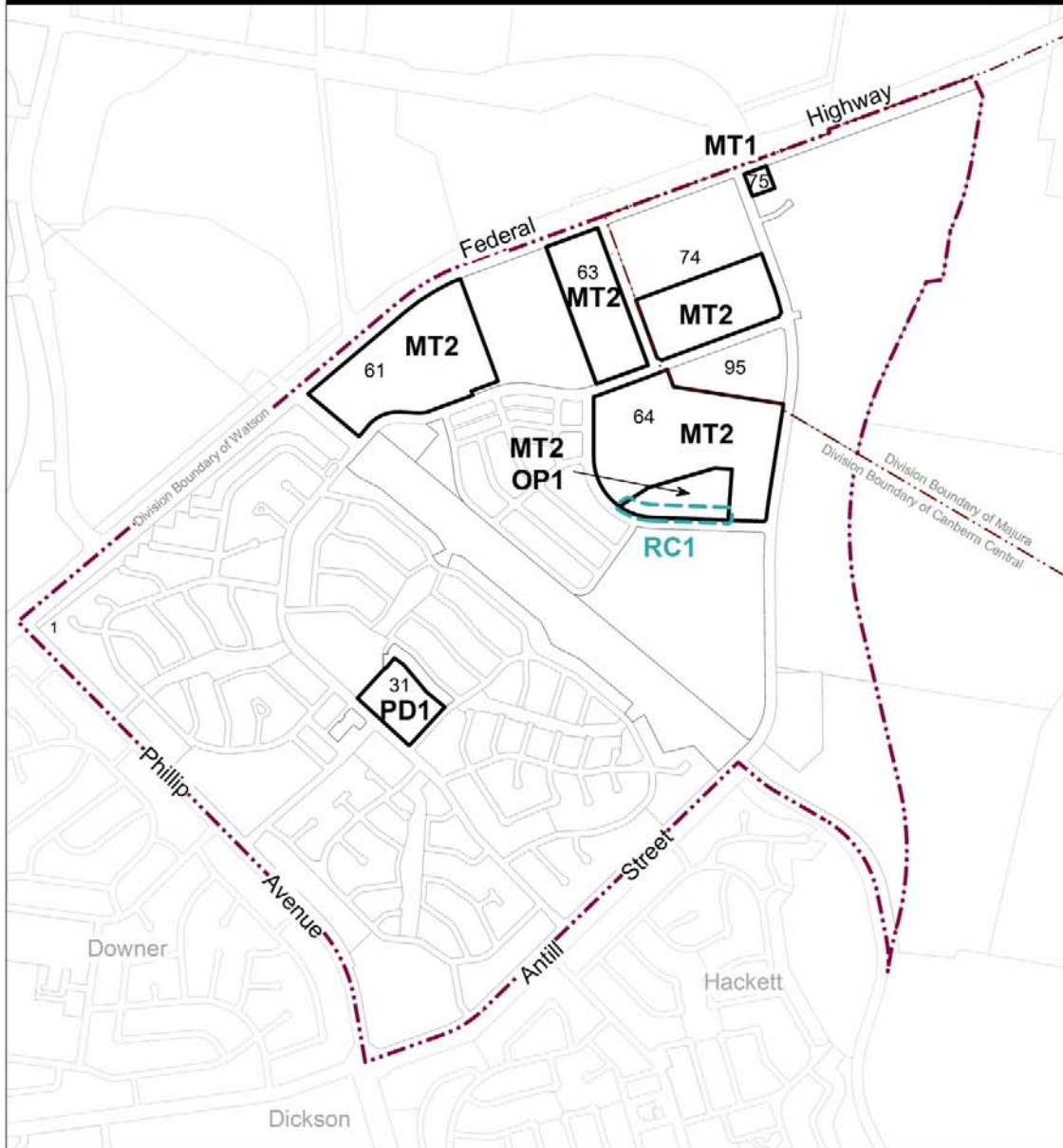
ACT
Government

Environment, Planning and
Sustainable Development

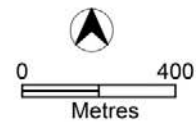
Watson Precinct Map and Code

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Watson Precinct Map



- OPn** Ongoing provisions apply see Watson Precinct Code
- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Watson Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Watson Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village supportive housing</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ6	<i>service station</i>
MT2	CZ6	<i>RESIDENTIAL USE</i>

Watson Precinct Code

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Introduction

Name

The name of this code is the **Watson Precinct Code**.

Application

The code applies to the Division of Watson.

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” are 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.

Acronyms

EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
EPSDD	ACT Environment, Planning and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TCCS	ACT Transport Canberra and City Services

Additional rules and criteria

This part applies to blocks and parcels identified in the Watson Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Residential

This part applies to blocks and parcels identified in area RC1 shown on the Watson Precinct Map.

Element 1: Building and site controls

Rules	Criteria
1.1 Setbacks	
<p>R1</p> <p>This rule applies to blocks or parcels in locations identified in Figure 1.</p> <p>Minimum setback to the rear boundary of zero metres permitted for the <i>lower floor level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Height restrictions	
<p>R2</p> <p>Maximum <i>height of building or structure</i> is 8 metres within the shaded area identified in Figure 1.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Noise abatement	
<p>R3</p> <p>This rule applies to blocks or parcels in locations identified in Figure 1.</p> <p>All blocks must achieve a minimum glazing performance in accordance with Table 1.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

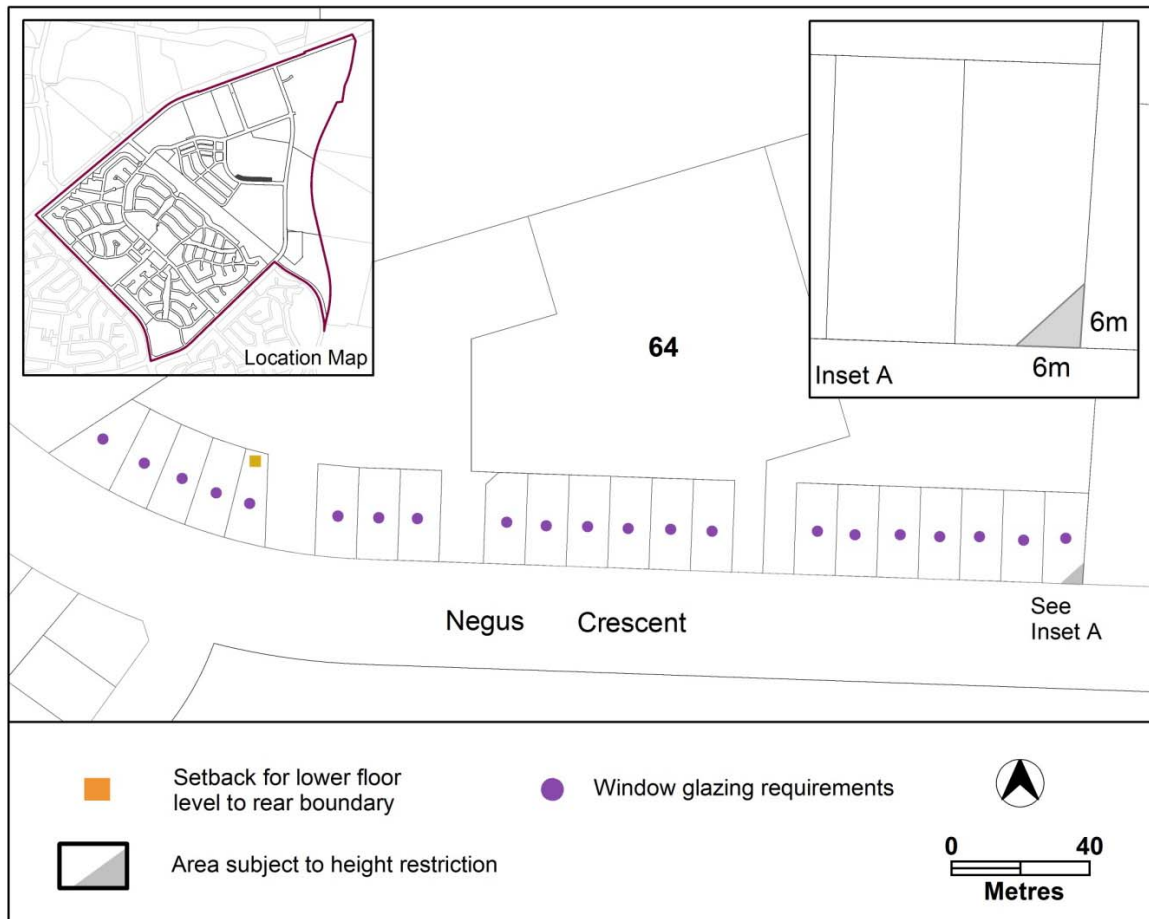


Figure 1 Watson residential area 1

Façade Location	Room Type	Typical Glazing Selection
Occupancies facing Negus Crescent	Bedrooms	6.39mm Laminated
	Living Areas	6mm Float
All other façades	Bedrooms	6mm Float
	Living Areas	6mm Float

Glazing Assembly	Minimum STC of Installed Window
6mm Float	29
6.38mm Laminated	30

Note: STC = sound transmission class

Table 1 Glazing requirements

Other ongoing provisions

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

OP1 – Watson residential area

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

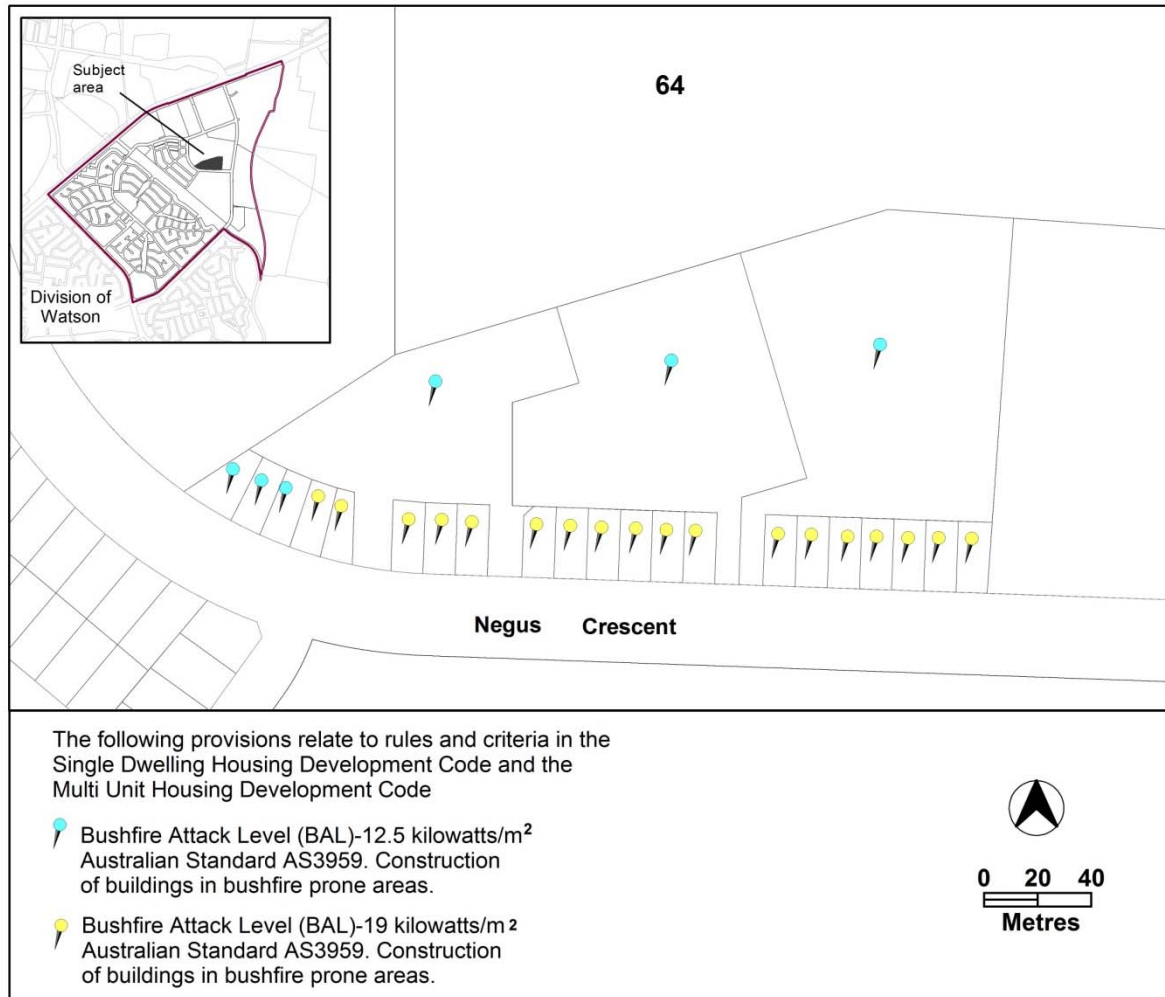


Figure 2 Watson residential area ongoing provisions