Moncrieff Precinct Map and Code
Moncrieff Precinct Map

Ongoing provisions apply see Moncrieff Precinct Code

Additional rules and criteria apply see Moncrieff Precinct Code

Effective: 3 August 2018
Assessment Tracks

No additional provisions apply.
Moncrieff Precinct Code

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Introduction

Name
The name of this code is the Moncrieff Precinct Code.

Application
The code applies to the Division of Moncrieff.

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>Acronyms</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<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>
**Additional rules and criteria**

This part applies to blocks and parcels identified in the Moncrieff 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 Moncrieff Precinct Map.

**Element 1: Building and site controls**

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Setbacks</td>
<td></td>
</tr>
<tr>
<td><strong>R1</strong></td>
<td>This rule applies to blocks identified in Figures 1, 4, 5, 6 and 7. Zero setback permitted to rear lane for garage construction.</td>
</tr>
<tr>
<td></td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>R2</strong></td>
<td>This rule applies to blocks or parcels in locations identified in Figure 3. Transparent type fencing to be provided on boundary to open space in accordance with Residential Boundary Fences General Code – part 2.5 Battle Axe Blocks and Blocks with frontages to Open Space.</td>
</tr>
<tr>
<td></td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>R3</strong></td>
<td>This rule applies to blocks or parcels in locations identified in Figures 2 and 3. Access is not permitted to Mirrabei Drive or Bernard Heinz Avenue from adjacent blocks.</td>
</tr>
<tr>
<td></td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>R4</strong></td>
<td>This rule applies to blocks or parcels in locations identified in Figures 2 and 3. Minimum setback of 6m applies to all floors adjacent to the future Intertown Public Transport (IPT) corridor.</td>
</tr>
<tr>
<td></td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>Rules</td>
<td>Criteria</td>
</tr>
<tr>
<td>-------</td>
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</tr>
<tr>
<td>R5</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 5. Minimum front boundary setbacks for lower and upper floor levels and setbacks to garage and carports are nominated in Figure 5. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R6</td>
<td>This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7. Minimum front boundary setbacks for lower and upper floor levels including garages and carports are nominated. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R7</td>
<td>This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7. Minimum front boundary setback of 0m applies for courtyard walls to a maximum of 1.8m in height, on the blocks nominated. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R8</td>
<td>This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7. Minimum setback of 0.9m applies for front courtyard walls to a maximum of 1.5m in height on the blocks nominated. Courtyard walls comply with the following a) Shrub planting is to be provided forward of the courtyard wall b) Where the length of the boundary is greater than 12m the courtyard wall is to be a maximum of 50% of the boundary length and the continuous length of the wall shall not exceed 6m c) Courtyard walls are to comply with sight lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1 – the Australian Standard for Off-Street Parking. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>Rules</td>
<td>Criteria</td>
</tr>
<tr>
<td>-------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>R8A</strong></td>
<td><strong>Criteria</strong></td>
</tr>
</tbody>
</table>
| This rule applies to blocks or parcels in locations identified in Figure 2. Minimum 10m wide deep root planting zone to be provided and comply with the following:  
  a) No buildings or structures are located within the deep root planting zone. This includes any basements.  
  b) Trees species and spacing, approved by EPD, to be provided within the deep root planting zone, using semi-mature stock with a minimum mature height of 5m to provide a visual screen between the residential and adjacent community uses. | This is a mandatory requirement. There is no applicable criterion. |
| **1.2 Principal private open space** | This is a mandatory requirement. There is no applicable criterion. |
| **R9**      | **Criteria**                                                              |
| This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7. Minimum dimensions for principal private open space are:  
  a) For blocks marked 3m – 3m x 3m  
  b) For blocks marked 6m – 6m x 6m  
  Courtyard walls are permitted to encroach into the 6x6m principal private open space by a maximum of 1m and 5% of the principal private open space area | This is a mandatory requirement. There is no applicable criterion. |
## Element 2: Amenity

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.1 Acoustic mitigation measures</strong></td>
<td></td>
</tr>
<tr>
<td>R10</td>
<td>This rule applies to blocks or parcels in locations identified in Figures 1, 2 and 4. Acoustic insulation to be provided to the upper floor level of the dwelling in accordance with AS/NZS 2107:2000 <em>Acoustics – Recommended design sound levels and reverberation times for building interiors.</em> This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R11</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 3. Acoustic insulation to be provided to all floors of the dwelling in accordance with AS/NZS 2107:2000 <em>Acoustics – Recommended design sound levels and reverberation times for building interiors.</em> This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R12</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 2. Multi unit site along Horse Park Drive and Mirrabei Drive to be assessed for acoustic requirements on an individual basis. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R13</td>
<td>This rule applies to blocks or parcels in locations identified in Figures 1, 2 and 4. Acoustic privacy fencing to be provided by the lessee. See Diagram 1 for an elevation of a typical acoustic privacy fence. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R14</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 2. Multi unit sites are to be assessed for acoustic requirements on an individual basis taking into consideration the future IPT corridor and associated terminus. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
</tbody>
</table>
Figure 1 Moncrieff residential area 1

- Acoustic insulation to be provided to first floor of dwelling
- Additional zero boundary setback to permit garage construction
- Acoustic privacy fencing
Figure 2  Moncrieff residential area 2
Diagram 1  Elevation of acoustic privacy fence

Figure 3  Moncrieff residential area 3

Acoustic insulation to be provided to all floors of the dwelling
Access not permitted to Mirrabei Drive from adjacent blocks
Transparent type fencing to be provided on boundary to open space
6m minimum mandatory setback for all floors adjacent IPT corridor
Figure 4  Moncrieff residential area 4
Figure 5 Moncrieff residential area 5
Figure 6 Moncrieff residential area 6

- Nominated front boundary setbacks for lower and upper floor levels including garages and carports.
- Zero setback for courtyard wall 1.8m high.
- Front courtyard wall setback 0.9m minimum from boundary.

Legend:
- G: Zero setback for garage elements
- 3m: 3m x 3m principal private open space
- 6m: 6m x 6m principal private open space
- D: 2m
- #m: Nominated front boundary setbacks
Figure 7 Moncrieff residential area 7
RC2 – Commercial and Community Facilities Zones

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

Element 1: Building and Site Controls

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.1 Access</strong></td>
<td></td>
</tr>
<tr>
<td>R15</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 8. Access is not permitted to Mirrabei Drive from adjacent blocks. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
</tbody>
</table>

Element 2: Amenity

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.2 Acoustic mitigation measures</strong></td>
<td></td>
</tr>
<tr>
<td>R16</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 8. Multi unit development along Horse Park Drive and Mirrabei Drive to be assessed for acoustic requirements on an individual basis. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R17</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 8. Community facility site on Mirrabei Drive to be assessed for acoustic requirements on an individual basis. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
</tbody>
</table>

Element 3: Restrictions on Use

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.3 Gross Floor Area limit – Block 1 Section 22 Moncrieff</strong></td>
<td></td>
</tr>
<tr>
<td>R18</td>
<td>This rule applies to blocks in locations identified in Figure 8. The gross floor area of the commercial centre shall be up to 4,000m² of retail/commercial space, of which up to 2500m² could include a supermarket. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
</tbody>
</table>
Figure 8 Moncrieff commercial and community facilities area 1
Other ongoing provisions

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

OP1 – Moncrieff residential area

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

Figure 9 Moncrieff residential area ongoing provisions
**OP2 – Moncrieff residential area**

This part applies to blocks and parcels identified in area OP2 shown on the Moncrieff Precinct Map.

Figure 10  Moncrieff residential area ongoing provisions

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code

- Bushfire Attack Level (BAL)-12.5 kilowatts/m² Australian Standard AS3959. Construction of buildings in bushfire prone areas.
- Bushfire Attack Level (BAL)-19 kilowatts/m² Australian Standard AS3959. Construction of buildings in bushfire prone areas.

Note: 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.

The following provisions reside in Territory Plan 3.4 Multi Unit Housing Development Code

- Blocks potentially affected by noise from external sources

...
OP3 – Moncrieff residential area

This part applies to blocks and parcels identified in area OP3 shown on the Moncrieff Precinct Map.

![Moncrieff Precinct Map](image)

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code

- Bushfire Attack Level (BAL) - 12.5 kilowatts/m²
- Bushfire Attack Level (BAL) - 19 kilowatts/m²

**Limited development potential blocks**

**Note:** 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.

- Blocks >500sqm <550sqm - subject to mid size block provisions
- Side setback-boundary2
- Blocks potentially affected by noise from external sources

**The following provisions reside in Territory Plan 3.4 Multi Unit Housing Development Code**

- Blocks potentially affected by noise from external sources

**Figure 11 Moncrieff residential area ongoing provisions**
OP4 – Moncrieff residential area

This part applies to blocks and parcels identified in area OP4 shown on the Moncrieff Precinct Map.

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code

- S Surveillance block

The following provisions reside in Territory Plan 3.4 Multi Unit Housing Development Code

- Blocks potentially affected by noise from external sources

Figure 12 Moncrieff residential area ongoing provisions