



**ACT**

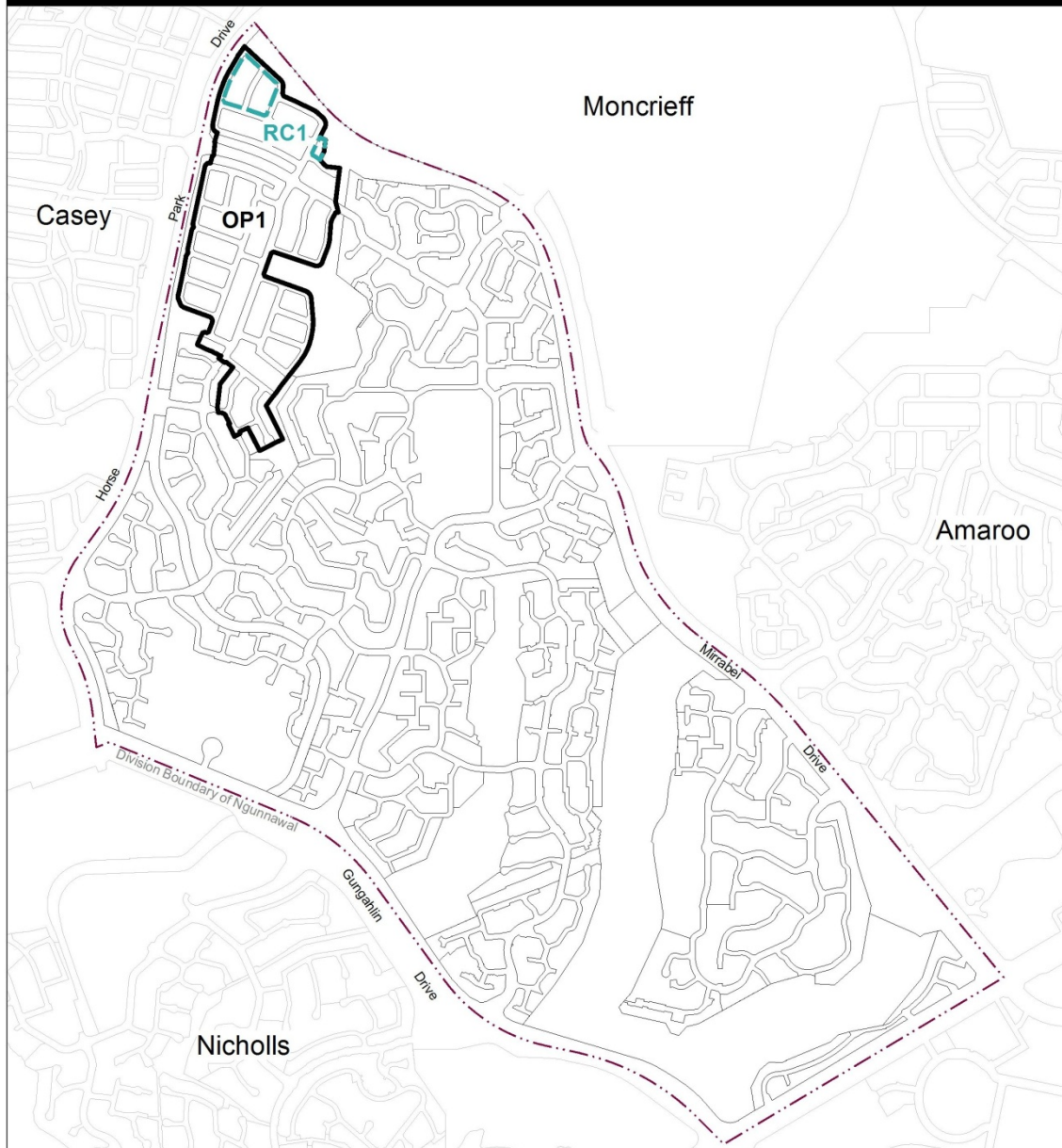
Government

Environment and  
Sustainable Development

# Ngunnawal Precinct Map and Code

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# Ngunnawal Precinct Map



Ongoing provisions apply see Ngunnawal Precinct Code



Additional rules and criteria apply see Ngunnawal Precinct Code



0 200  
Metres

# Assessment Tracks

No additional provisions apply

# Ngunnawal Precinct Code

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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.

**Acronyms**

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

## 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

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



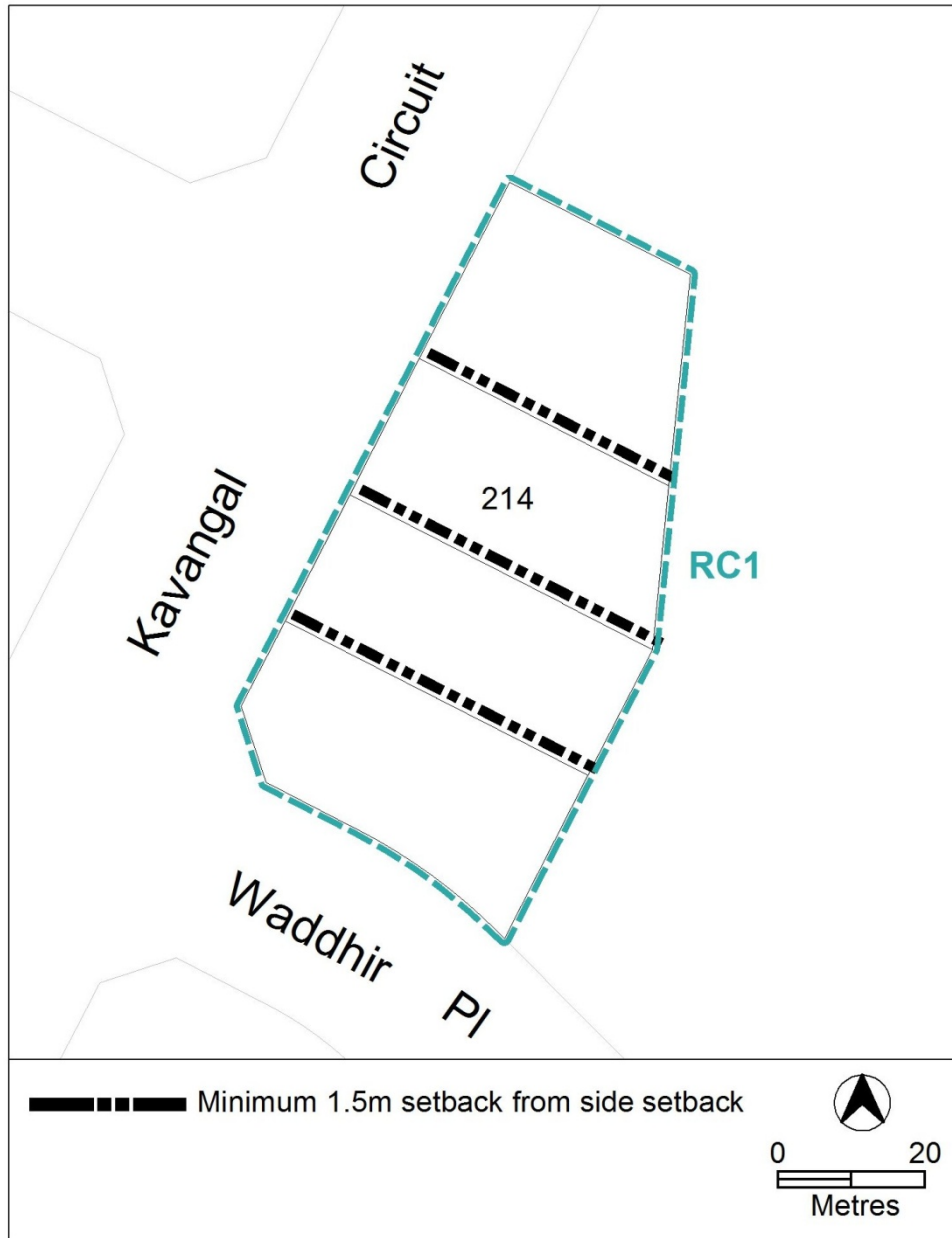


Figure 1 Setbacks

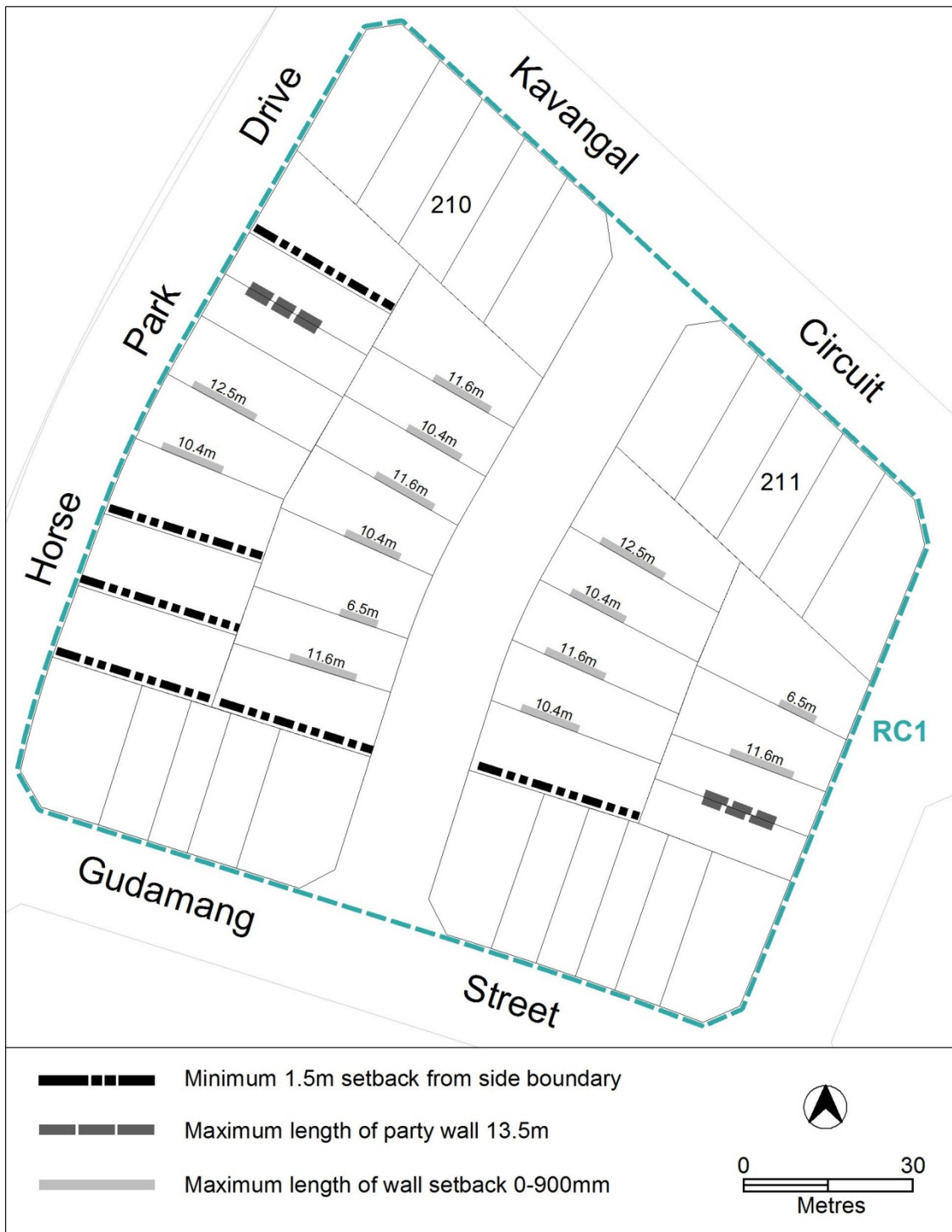


Figure 2 Setbacks

## 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.

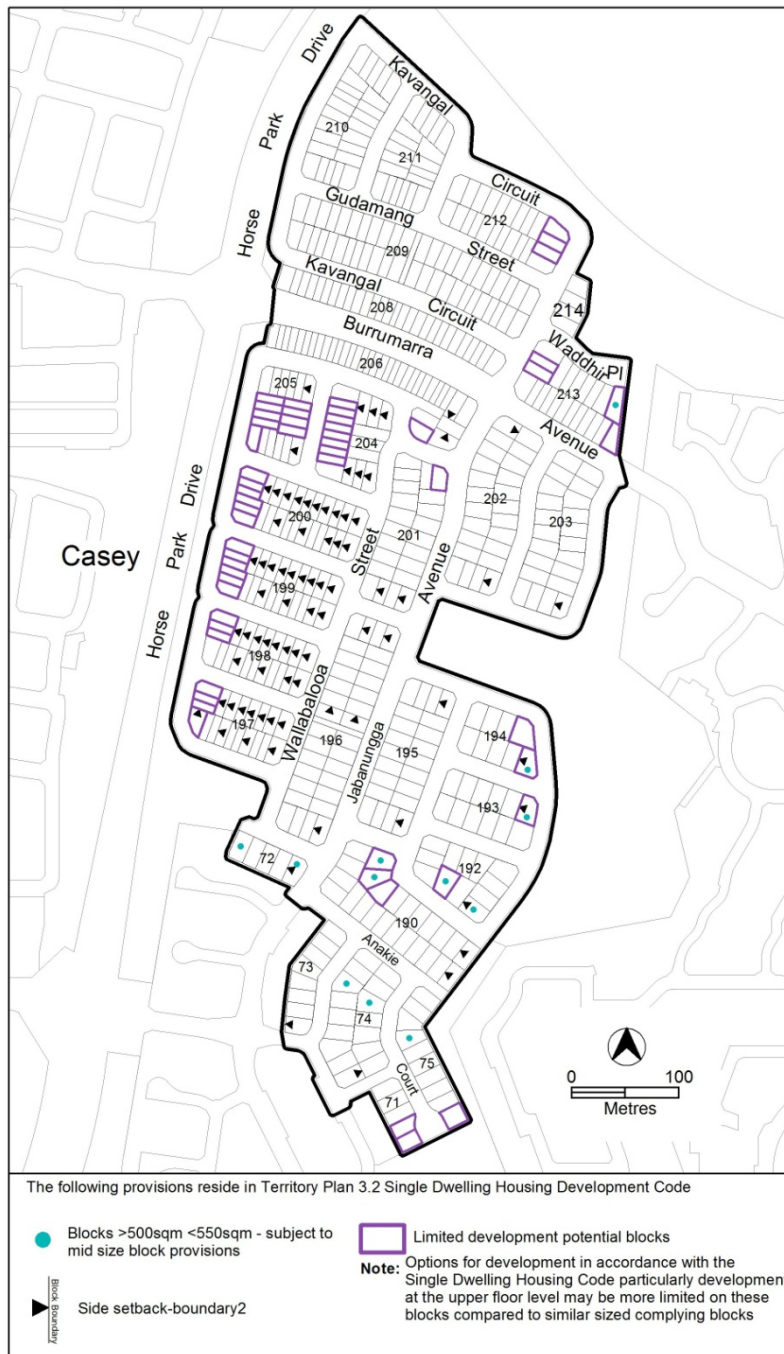


Figure 3 Ngunnawal residential area 1