



ACT

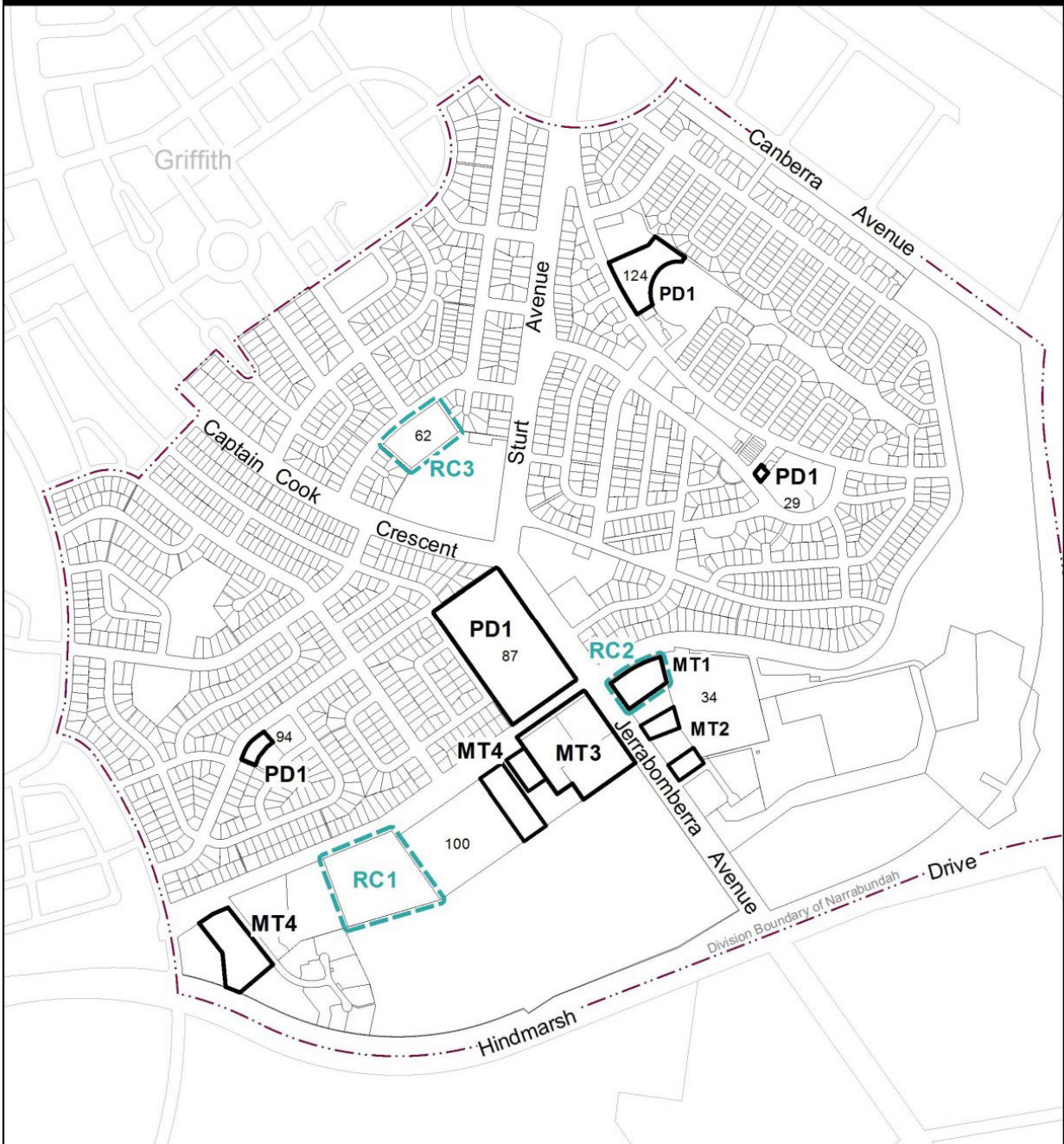
Government

Environment and
Sustainable Development

Narrabundah Precinct Map and Code

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Narrabundah Precinct Map



Additional prohibited development applies see Table 1



Additional merit track development applies see Table 2



Additional rules and criteria apply see Narrabundah Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Narrabundah 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</i> <i>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>habitable suite</i> <i>home business</i> <i>relocatable unit</i> RESIDENTIAL USE
MT2	CZ6	<i>business agency</i> <i>office</i>
MT3	CZ6	RESIDENTIAL USE
MT4	RZ1	<i>Place of worship</i> <i>Religious associated use</i>

Narrabundah Precinct Code

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Introduction

Name

The name of this code is **Narrabundah Precinct Code**.

Application

The code applies to the Division of Narrabundah.

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

Additional rules and criteria

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

RC1 – Former Nursing Home Site

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

Element 1: Use

Rules	Criteria
1.1 Office	
R1 Office is permitted in former nursing home buildings by one or more of the following: a) sporting, cultural, social or other ACT Government b) non-profit community based organisation	This is a mandatory requirement. There is no applicable criterion.

RC2 – Former Motor Inn Site

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

Element 2: Buildings

Rules	Criteria
2.1 Residential use	
R2 Multi unit housing complies with all of the following: a) part A(3) RZ3 urban residential zone b) part B and part C(3) of the residential zones multi unit housing development code	This is a mandatory requirement. There is no applicable criterion.

RC3 – RZ5 zone additional provisions

This part applies to blocks and parcels within area RC3 shown on the Narrabundah Precinct Map.

Desired character

- The taller building elements to a maximum of 6 storeys are located to the rear of site, addressing the Jerrabomberra oval.
- Built form should address the landscape and visual corridor between the McIntyre Street and Jerrabomberra oval through the use of articulation and passive surveillance.
- Other than in area 'c' of Figure 1, development generally presents as distinct townhouse style buildings, primarily separated by landscaped and communal areas and private open space.

Element 3: Buildings

Rules	Criteria
3.1 Building height	
<p>R3</p> <p>This rule applies to areas 'a', 'b', 'c' and 'd' identified in Figure 1.</p> <p>The maximum number of <i>storeys</i> in areas 'a' and 'b' is 2.</p> <p>The maximum number of <i>storeys</i> in area 'c' is 6.</p> <p>The maximum number of <i>storeys</i> in area 'd' is 3.</p> <p>Area 'a' is measured as:</p> <ol style="list-style-type: none"> A minimum width of 36 metres from the eastern boundary along the boundary frontage with McIntyre Street A minimum width of 29 metres from the eastern boundary along the boundary adjacent to the open space. <p>Area 'b' is measured as:</p> <ol style="list-style-type: none"> A minimum width of 34 metres from the western boundary along the boundary frontage with McIntyre Street A minimum width of 22 metres from the western boundary along the boundary adjacent to the open space. <p>Area 'c' is measured as a maximum depth of 40 metres from the boundary adjacent to the open space.</p> <p>For this rule a storey does not include any of the following:</p> <ol style="list-style-type: none"> roof top plant lift overruns antennas 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
iv) photovoltaic panels v) air conditioning units vi) chimneys, flues and vents Note: This rule replaces any rule/criterion where they relate to height in storeys and/or metres.	
3.2 Built form	
There is no applicable rule.	C4 Development is consistent with the desired character.

Element 4: Environment

Rules	Criteria
4.1 Landscape and Visual Corridor	
There is no applicable rule.	C5 This criterion applies to the landscape and visual corridor identified in Figure 1. A landscape and visual corridor is to be provided and comply with the following: <ul style="list-style-type: none"> • Create a visual link from McIntyre Street boundary to Jerrabomberra Oval. • In a location generally in accordance with figure 1. • Development within this area is limited to landscaping, shade structures, seating, barbeque areas and any other structure associated with landscaping.

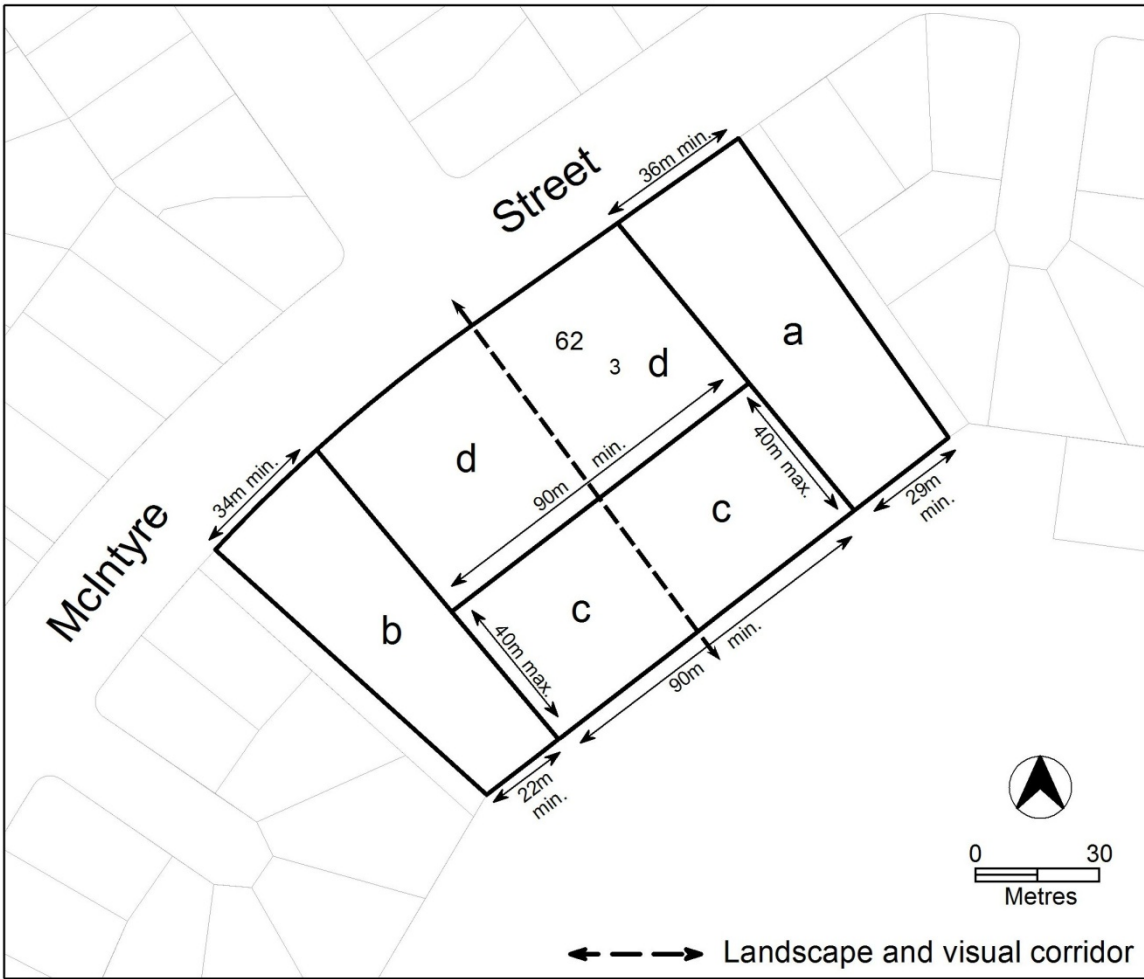


Figure 1: Landscape area and building heights