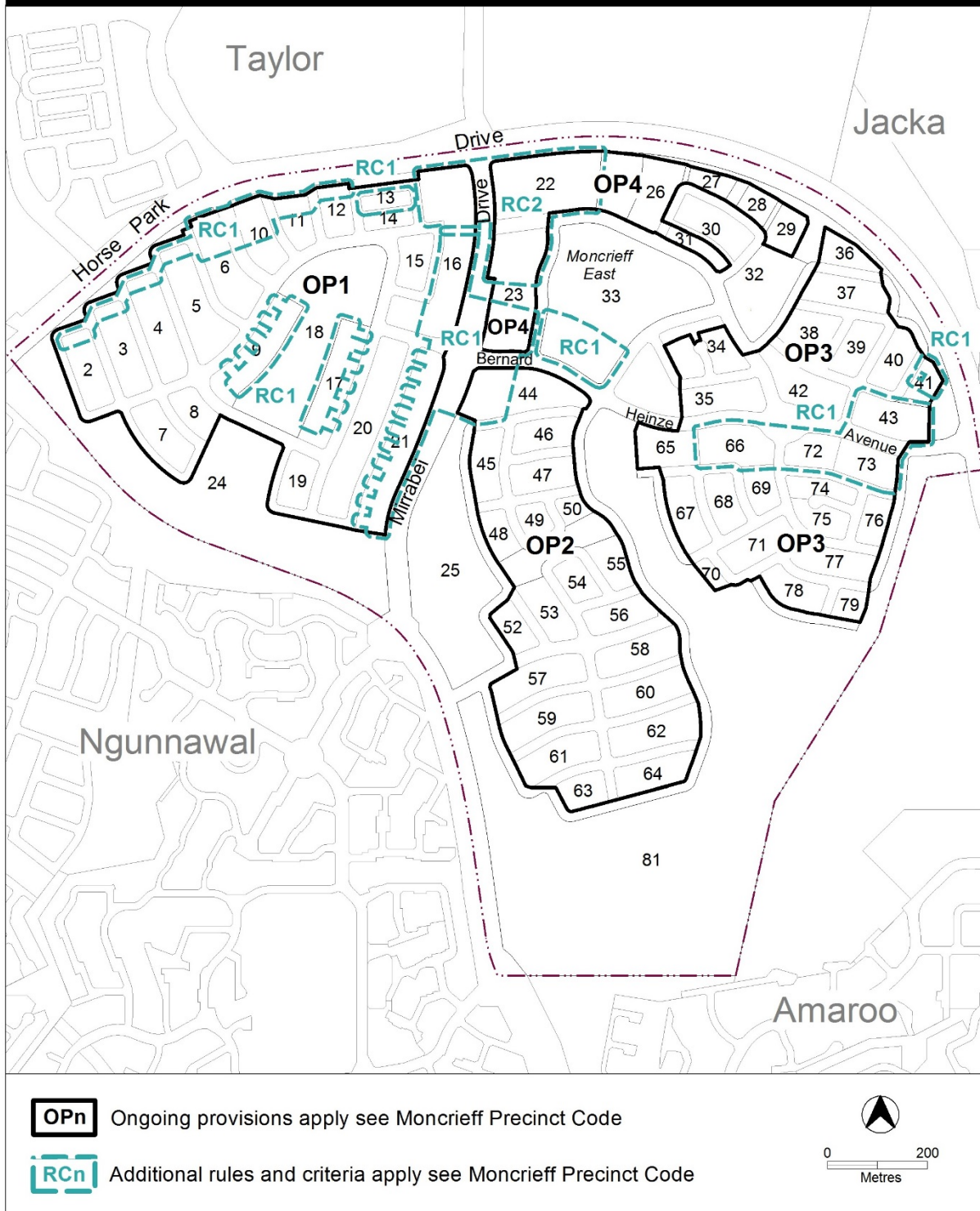




Moncrieff Precinct Map and Code

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Moncrieff Precinct Map



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.

Acronyms

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 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

Rules	Criteria
1.1 Setbacks	
R1 This rule applies to blocks identified in Figures 1, 4, 5, 6 and 7. Zero setback permitted to rear lane for garage construction.	This is a mandatory requirement. There is no applicable criterion.
R2 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.	This is a mandatory requirement. There is no applicable criterion.
R3 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.	This is a mandatory requirement. There is no applicable criterion.
R4 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.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
<p>R5</p> <p>This rule applies to blocks or parcels in locations identified in Figure 5.</p> <p>Minimum front boundary setbacks for lower and upper floor levels and setbacks to garage and carports are nominated in Figure 5.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R6</p> <p>This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7.</p> <p>Minimum front boundary setbacks for lower and upper floor levels including garages and carports are nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R7</p> <p>This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7.</p> <p>Minimum front boundary setback of 0m applies for courtyard walls to a maximum of 1.8m in height, on the blocks nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R8</p> <p>This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7.</p> <p>Minimum setback of 0.9m applies for front courtyard walls to a maximum of 1.5m in height on the blocks nominated.</p> <p>Courtyard walls comply with the following</p> <ol style="list-style-type: none"> Shrub planting is to be provided forward of the courtyard wall 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 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. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R8A</p> <p>This rule applies to blocks or parcels in locations identified in Figure 2.</p> <p>Minimum 10m wide deep root planting zone to be provided and comply with the following:</p> <ul style="list-style-type: none"> 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. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>1.2 Principal private open space</p>	
<p>R9</p> <p>This rule applies to blocks or parcels in locations identified in Figures 4, 5, 6 and 7.</p> <p>Minimum dimensions for principal private open space are:</p> <ul style="list-style-type: none"> a) For blocks marked 3m – 3m x 3m b) For blocks marked 6m – 6m x 6m <p>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</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Amenity

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



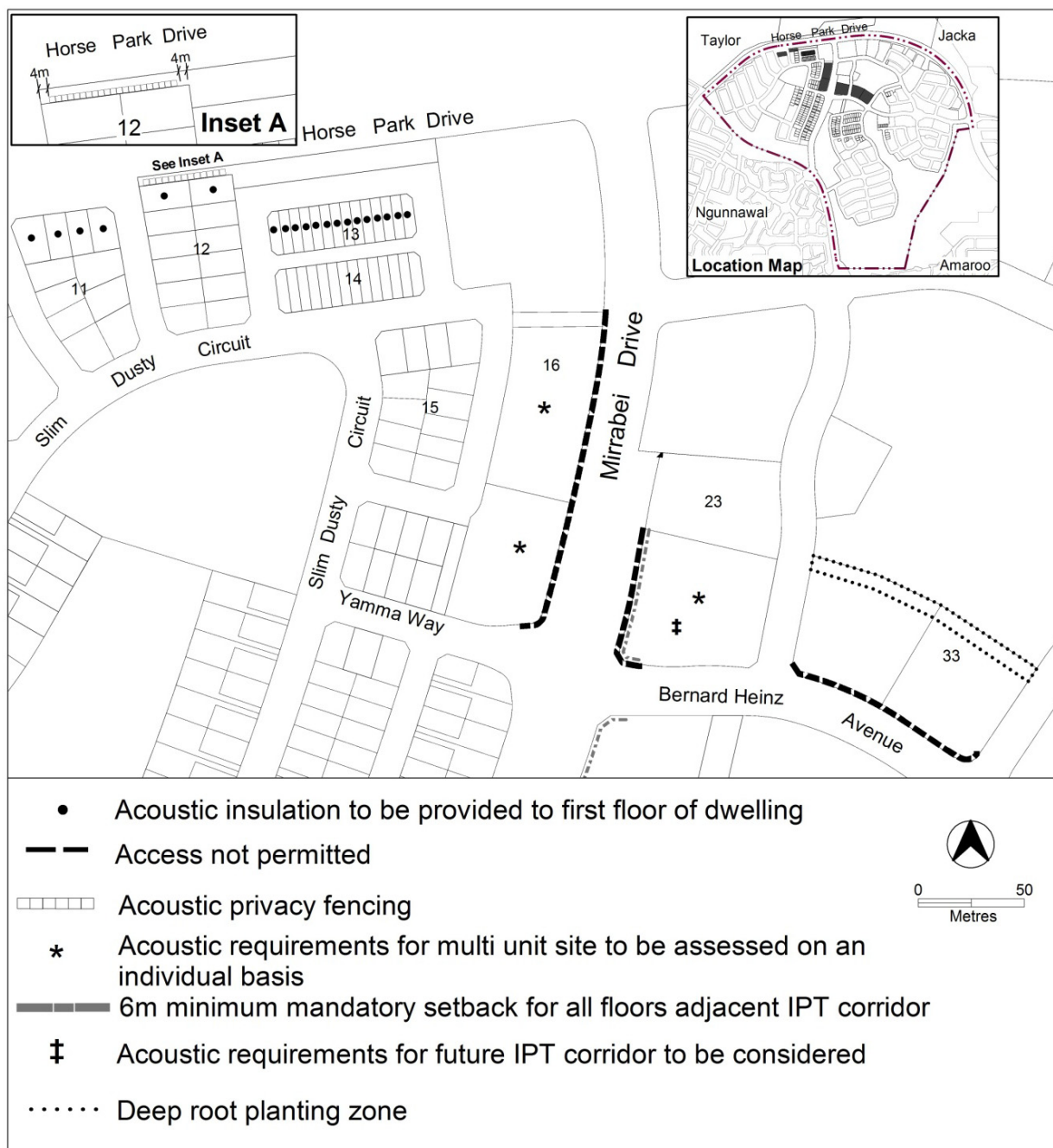


Figure 2 Moncrieff residential area 2

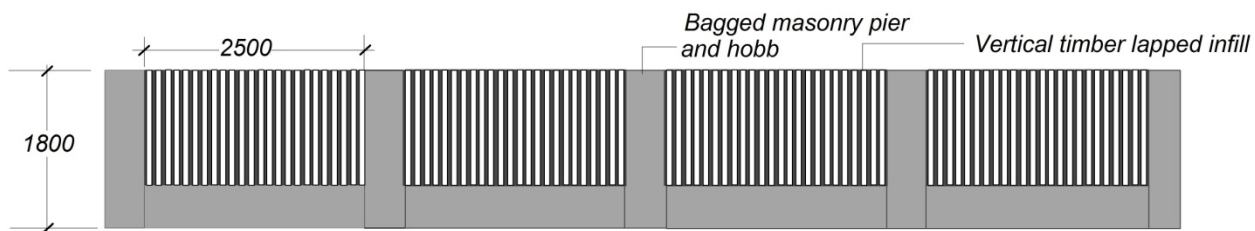


Diagram 1 Elevation of acoustic privacy fence

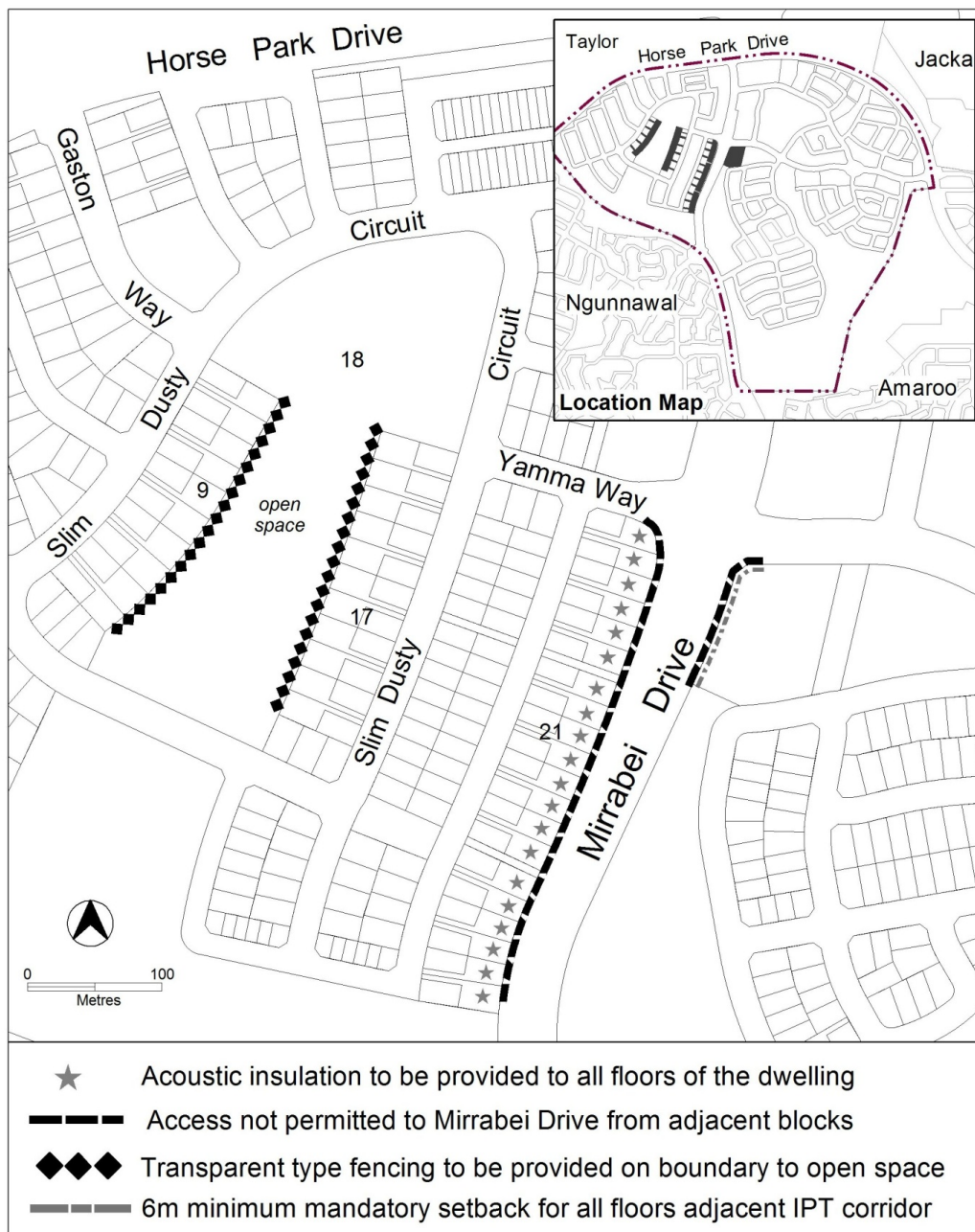


Figure 3 Moncrieff residential area 3

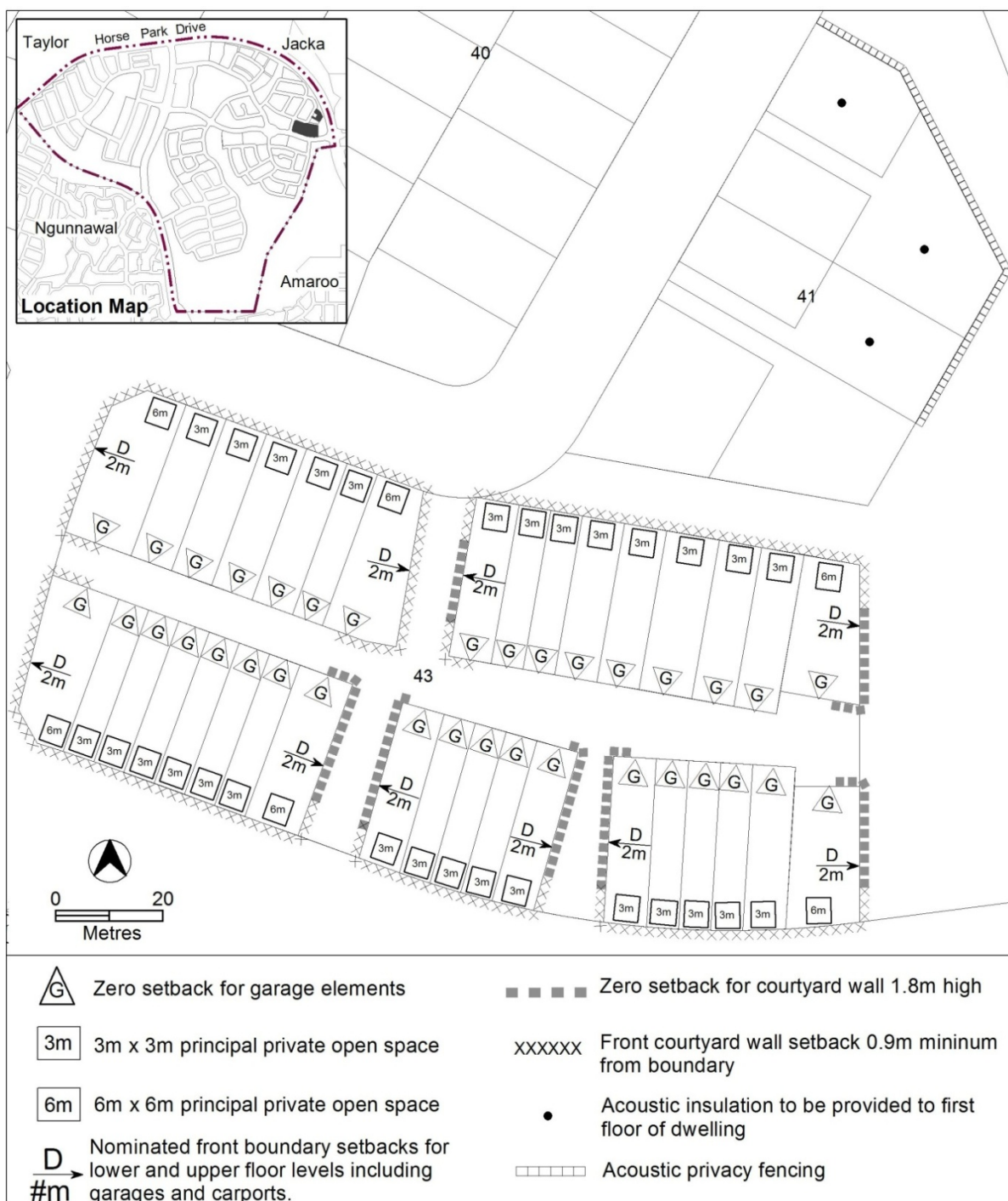


Figure 4 Moncrieff residential area 4

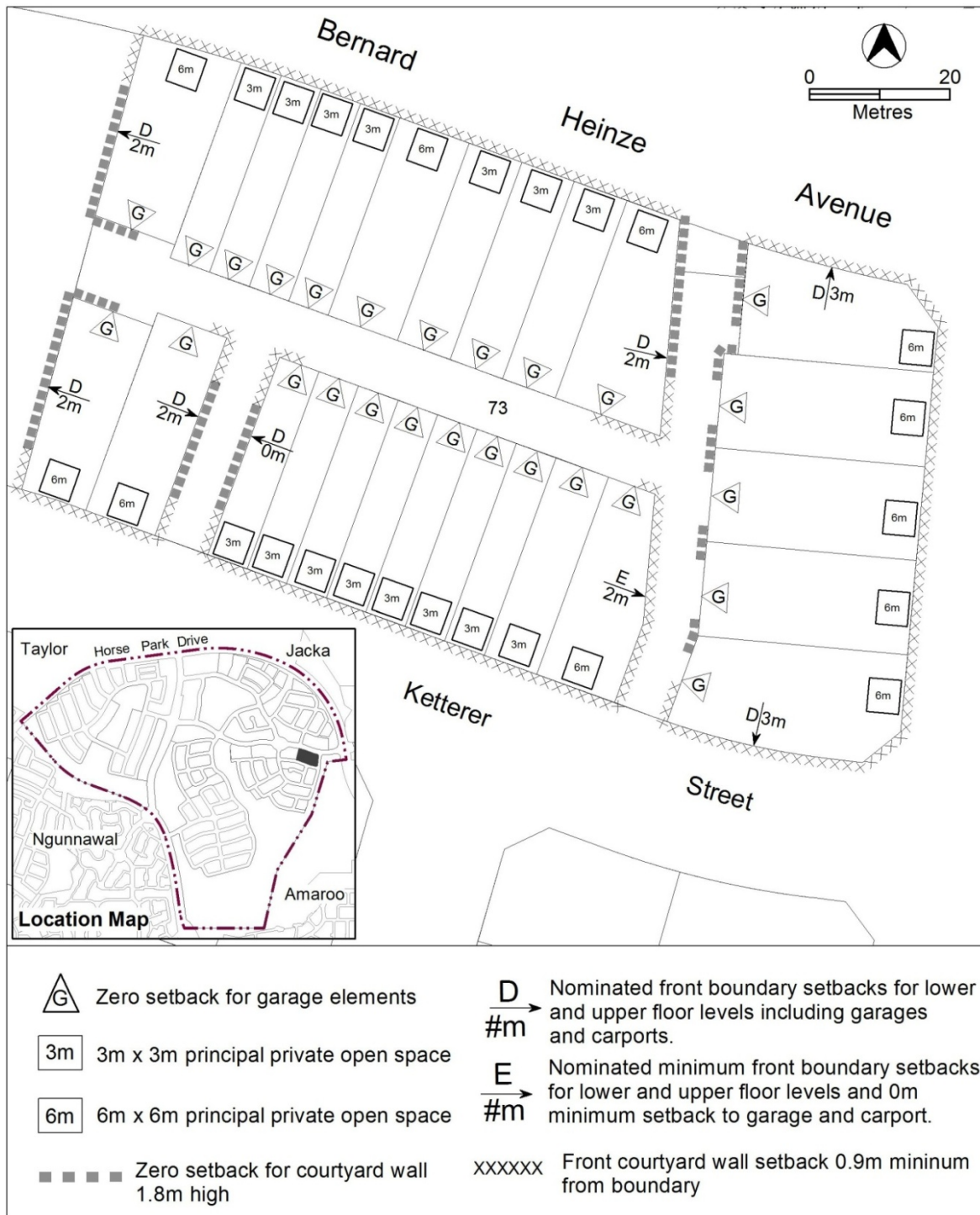


Figure 5 Moncrieff residential area 5

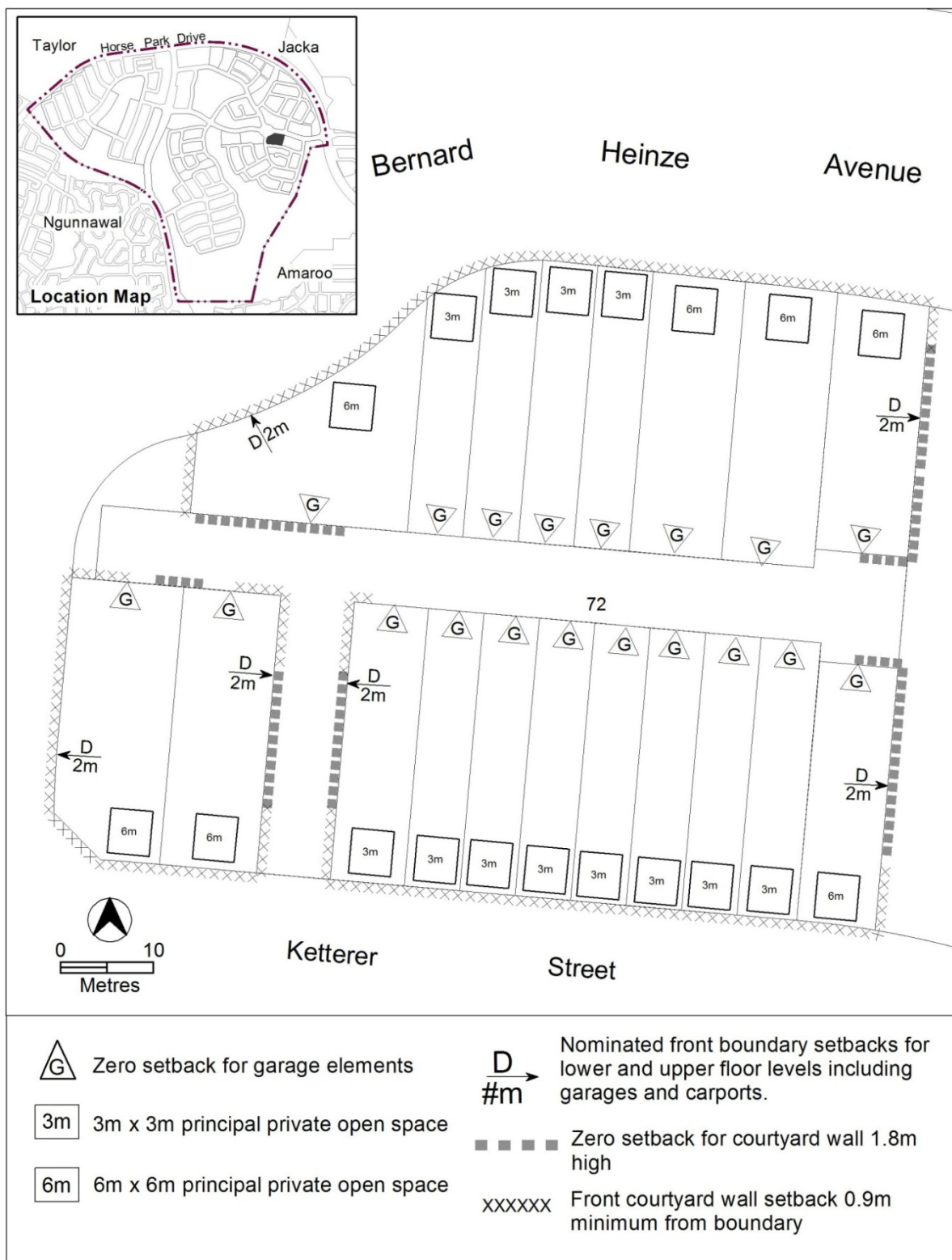


Figure 6 Moncrieff residential area 6

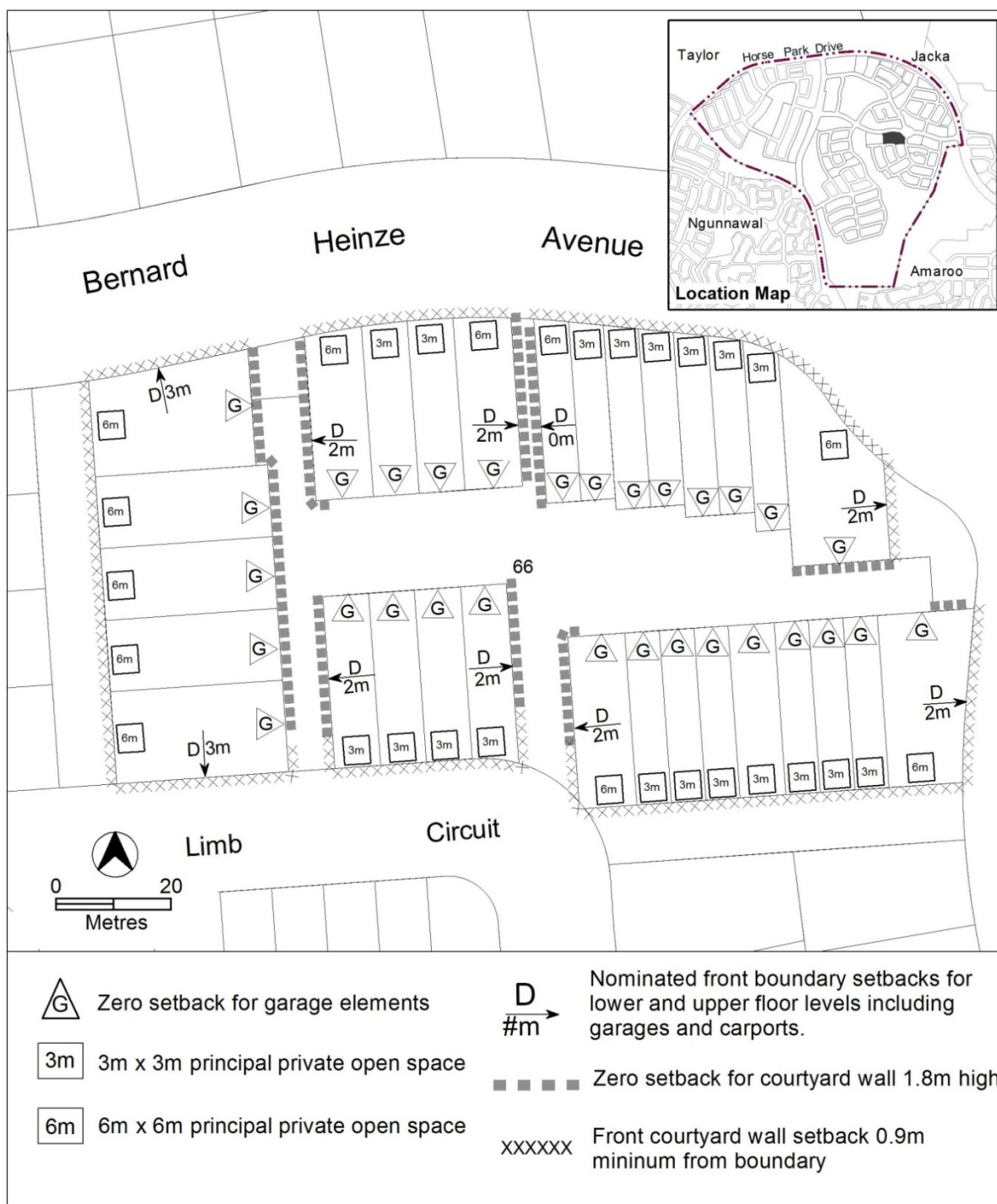


Figure 7 Moncrieff residential area 7

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

Rules	Criteria
2.1 Access	
<p>R15</p> <p>This rule applies to blocks or parcels in locations identified in Figure 8.</p> <p>Access is not permitted to Mirrabai Drive from adjacent blocks.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Amenity

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

Element 3: Restrictions on Use

Rules	Criteria
2.3 Gross Floor Area limit – Block 1 Section 22 Moncrieff	
<p>R18</p> <p>This rule applies to blocks in locations identified in Figure 8.</p> <p>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.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

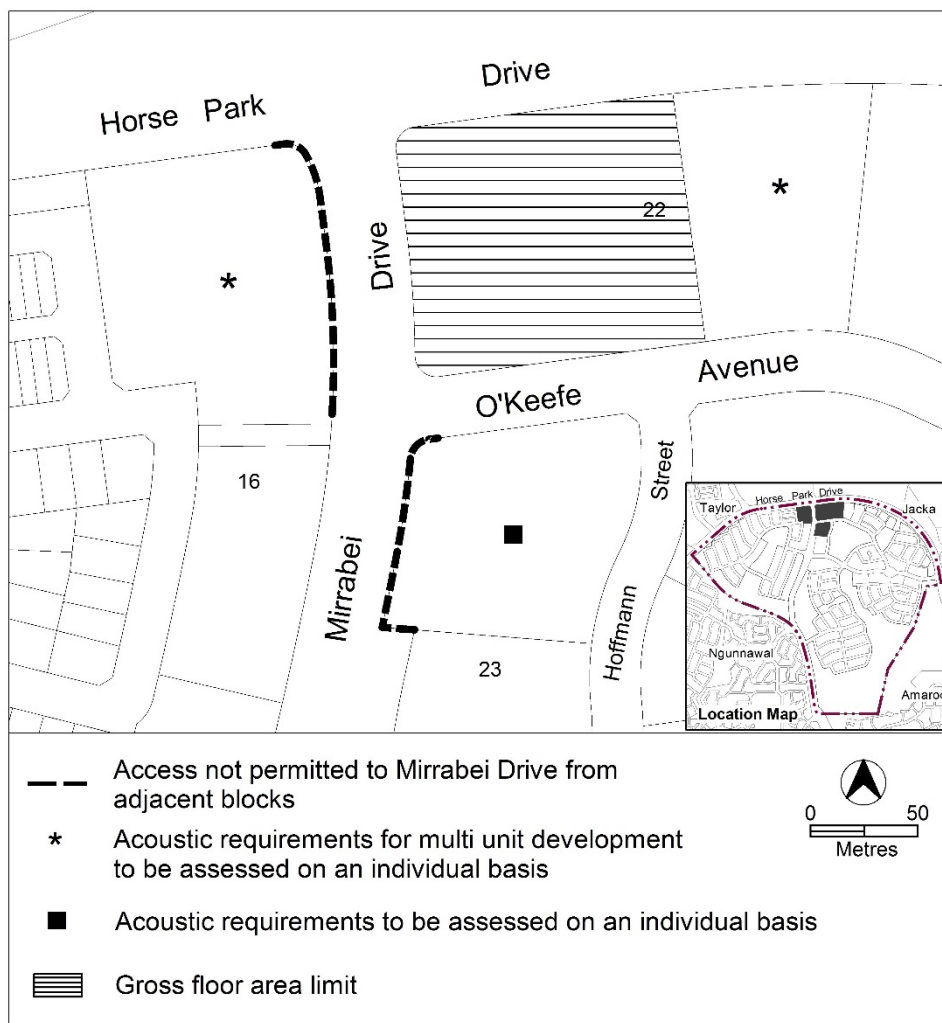


Figure 8 Moncrieff commercial and community facilities area 1

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.

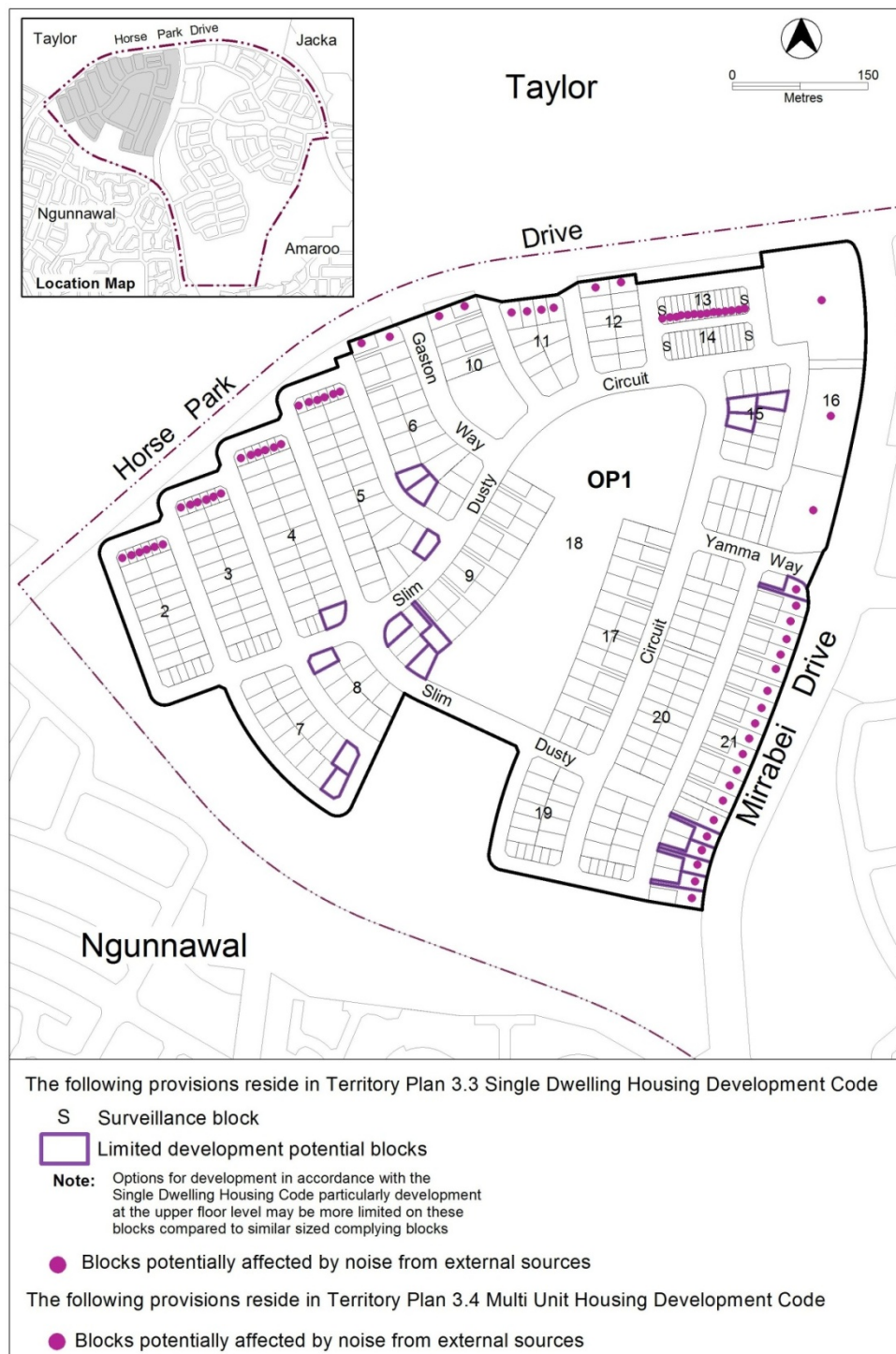


Figure 9 Moncrieff residential area ongoing provisions

OP2 – Moncrieff residential area

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

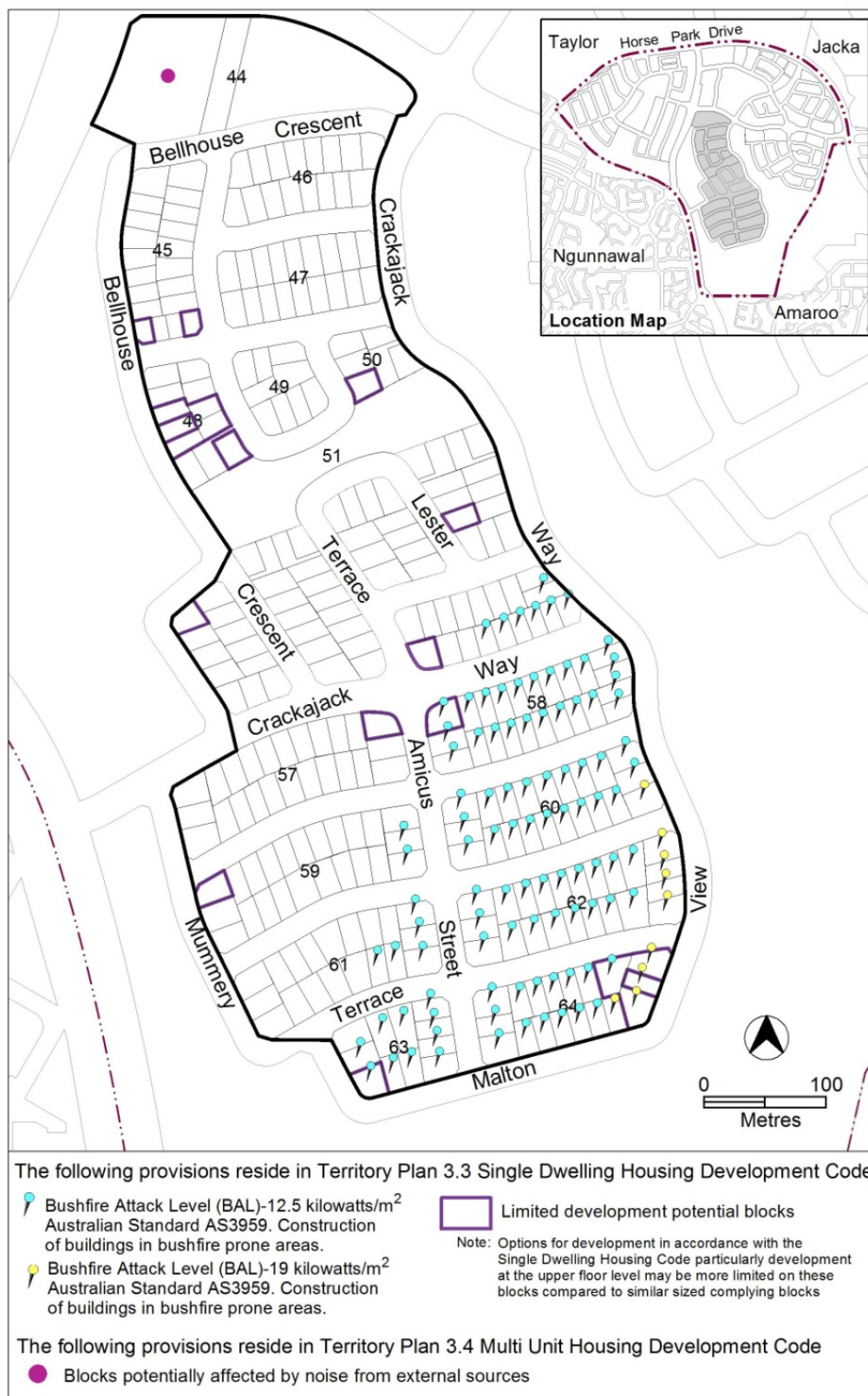


Figure 10 Moncrieff residential area ongoing provisions

OP3 – Moncrieff residential area

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

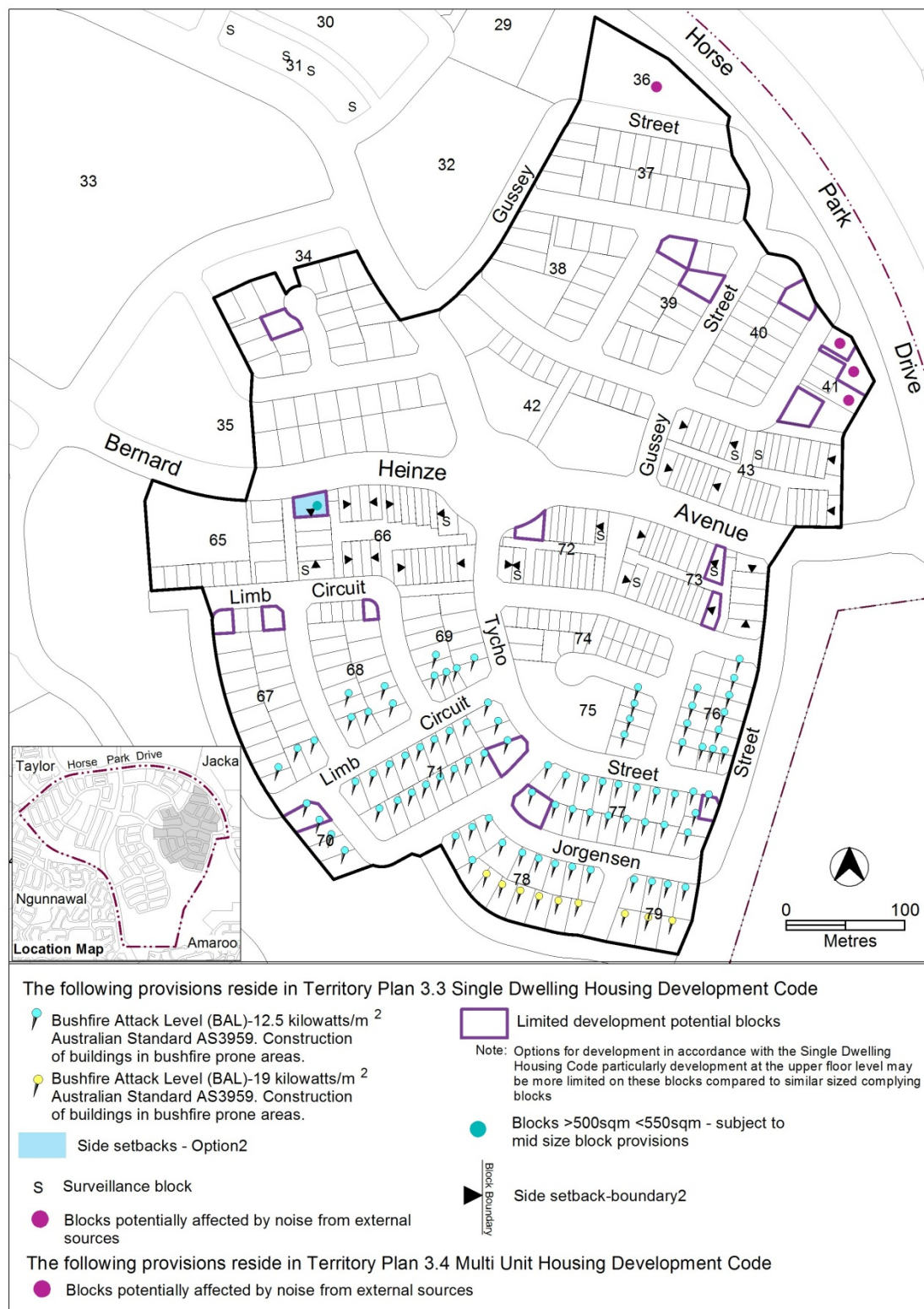


Figure 11 Moncrieff residential area ongoing provisions

OP4 – Moncrieff residential area

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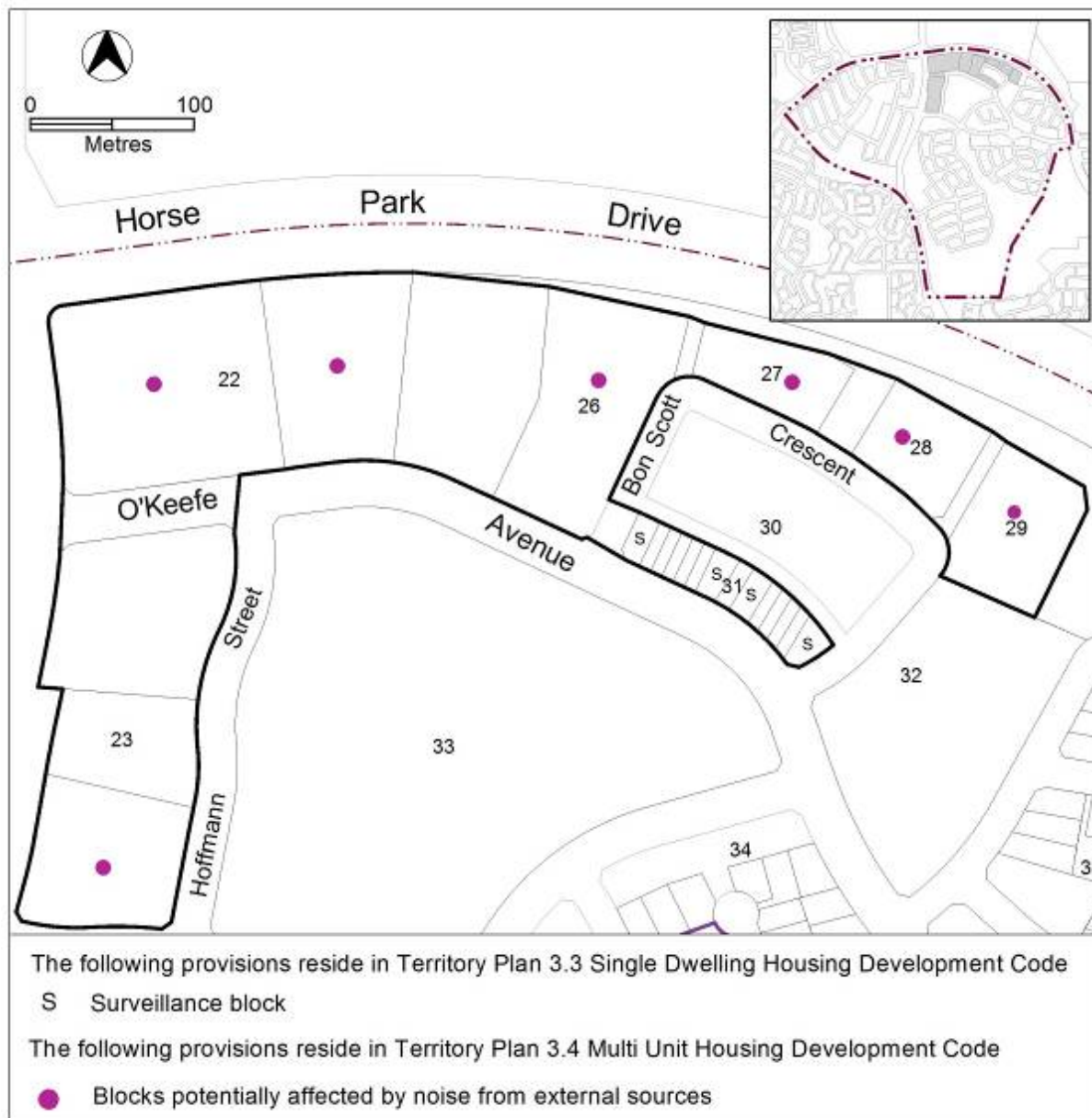


Figure 12 Moncrieff residential area ongoing provisions