



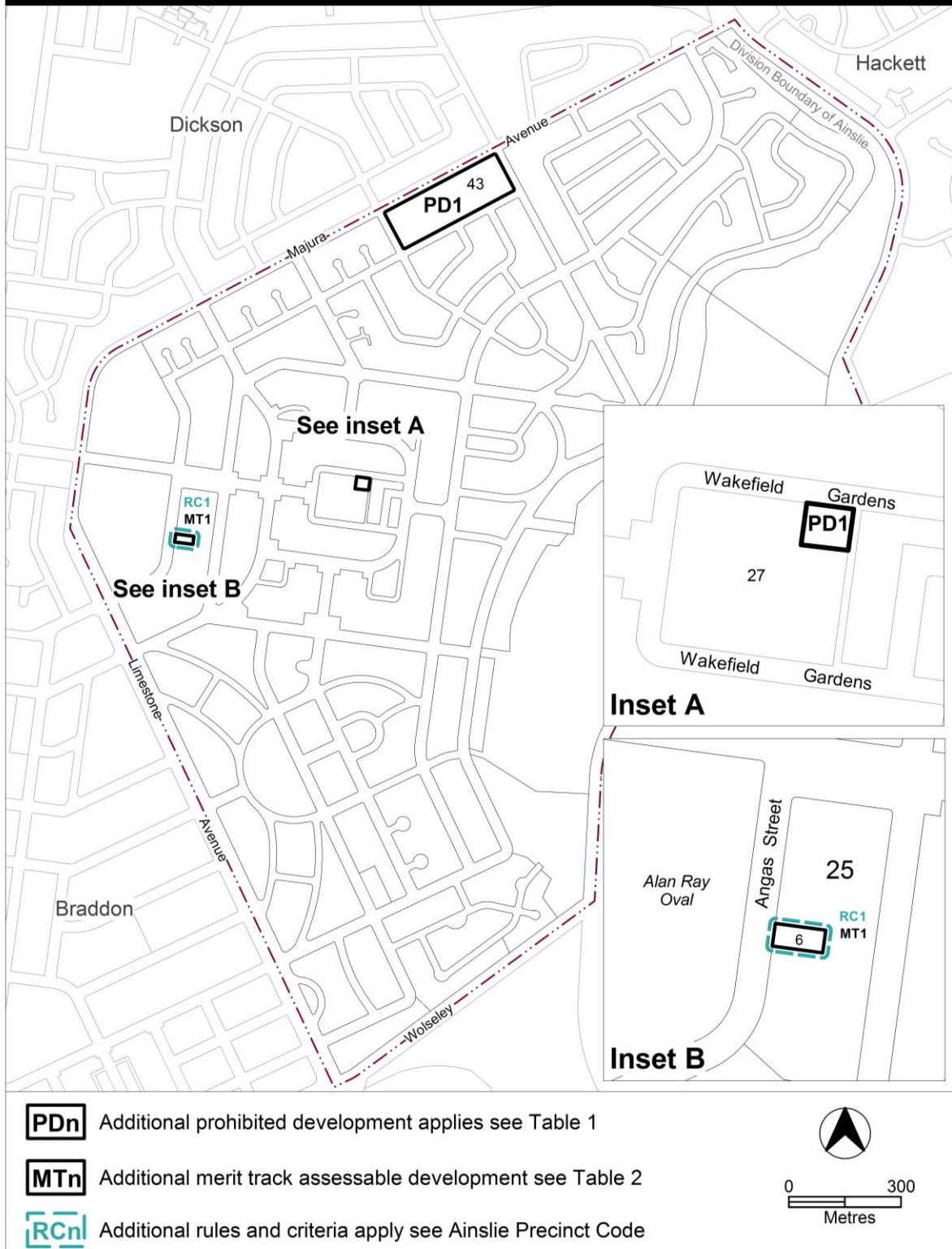
ACT
Government

Environment and
Sustainable Development

Ainslie Precinct Map and Code

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Ainslie Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Ainslie 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 constitutes 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		
Suburb precinct map label	Zone	Development
MT1	RZ1	<i>co-housing</i>

Ainslie Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Ainslie.

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, listed below.

Co-housing means a development with separate dwellings or private living areas, with some common/shared indoor components which may include kitchens, living areas, and laundries. Individual dwellings must each contain a minimum of one bedroom, one bathroom and may contain a kitchenette.

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 Ainslie Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Demonstration housing

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

Element 1: Use

Rules	Criteria
1.1 Demonstration housing	
R1 <i>Co-housing</i> development can only be undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website.	This is a mandatory requirement. There is no applicable criterion.

Element 2: Building and site controls

Rules	Criteria
2.1 Plot ratio	
R2 <i>Plot ratio</i> is not more than 50%.	This is a mandatory requirement. There is no applicable criterion.
2.2 Number of dwellings	
R3 The maximum number of <i>dwellings</i> is 3.	This is a mandatory requirement. There is no applicable criterion.
2.3 Subdivision	
R4 <i>Subdivision</i> under the <i>Unit Titles Act 2001</i> of a <i>co-housing</i> development is permitted. A maximum of 3 <i>dwellings</i> can be unit titled.	This is a mandatory requirement. There is no applicable criterion.
2.4 Parking	
R5 <i>Co-housing</i> development complies with all of the following: a) does not increase in the number of verge crossings b) car parking spaces are provided in a single combined parking area screened from public view.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
2.5 Parking spaces	
<p>R6</p> <p>A minimum of 2 car parking spaces are to be provided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>