



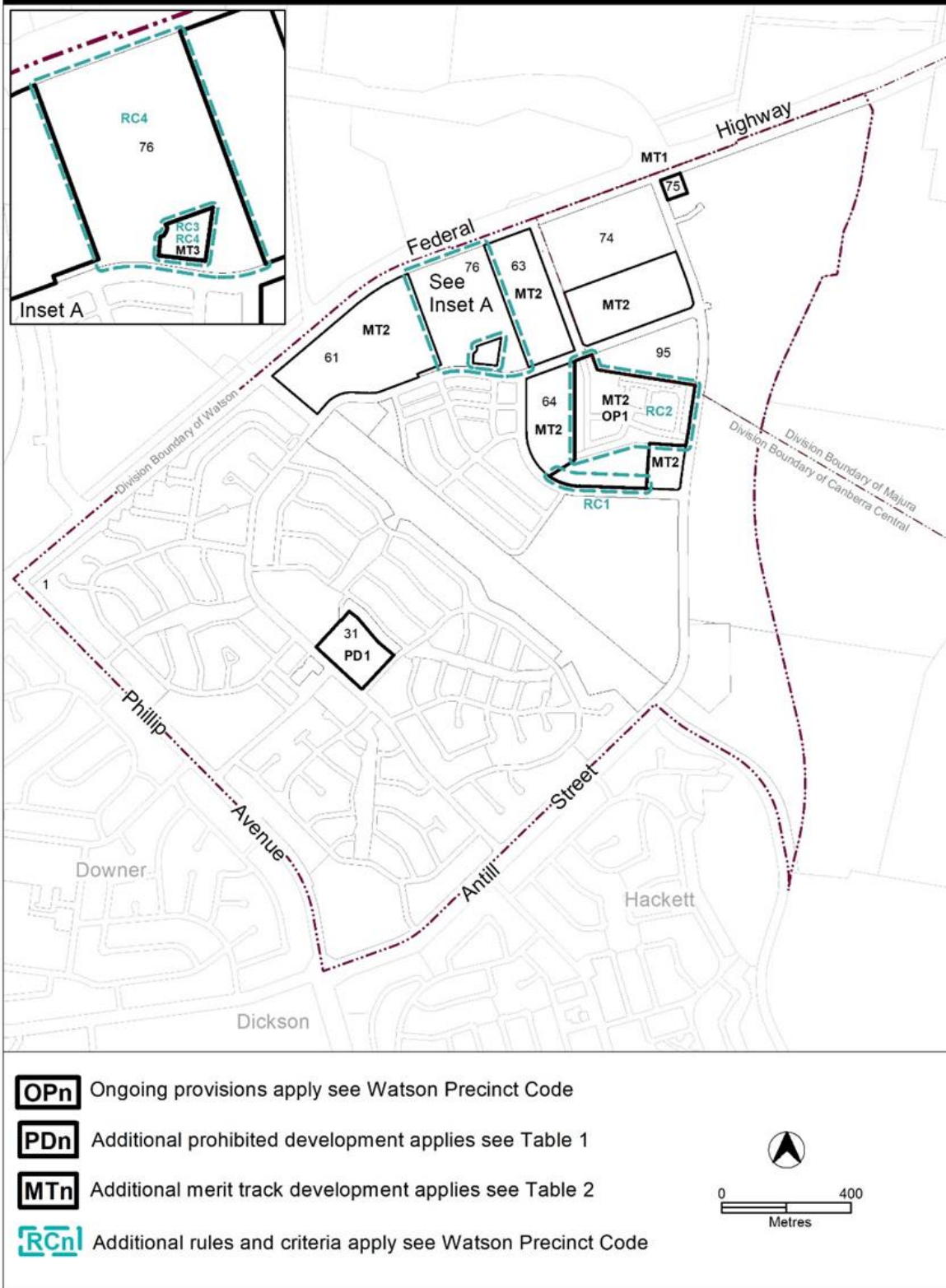
**ACT**  
Government

Environment, Planning and  
Sustainable Development

# Watson Precinct Map and Code

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# Watson Precinct Map



# Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Watson 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 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>service station</i>
MT2	CZ6	<i>RESIDENTIAL USE</i>
MT3	RZ4	co-housing social enterprise craft workshop

# Watson Precinct Code

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# Introduction

## Name

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

## Application

The code applies to the Division of Watson.

## 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 such as kitchens, living areas, bedrooms, and laundries. Private living areas must each contain a bedroom and a

bathroom as a minimum and may contain a kitchenette. The common/shared indoor components may be provided in a separate building.

**Social enterprise** is a commercial organisation that exists to create social benefit as its primary purpose and may or may not be for profit and which may include employment and skills development for on-site residents.

**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 Watson 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 Watson Precinct Map.

#### Element 1: Building and site controls

Rules	Criteria
<b>1.1 Setbacks</b>	
<b>R1</b> This rule applies to blocks or parcels in locations identified in Figure 1.  Minimum setback to the rear boundary of zero metres permitted for the <i>lower floor level</i> .	This is a mandatory requirement. There is no applicable criterion.
<b>1.2 Height restrictions</b>	
<b>R2</b> Maximum <i>height of building or structure</i> is 8 metres within the shaded area identified in Figure 1.	This is a mandatory requirement. There is no applicable criterion.
<b>1.3 Noise abatement</b>	
<b>R3</b> This rule applies to blocks or parcels in locations identified in Figure 1.  All blocks must achieve a minimum glazing performance in accordance with Table 1.	This is a mandatory requirement. There is no applicable criterion.



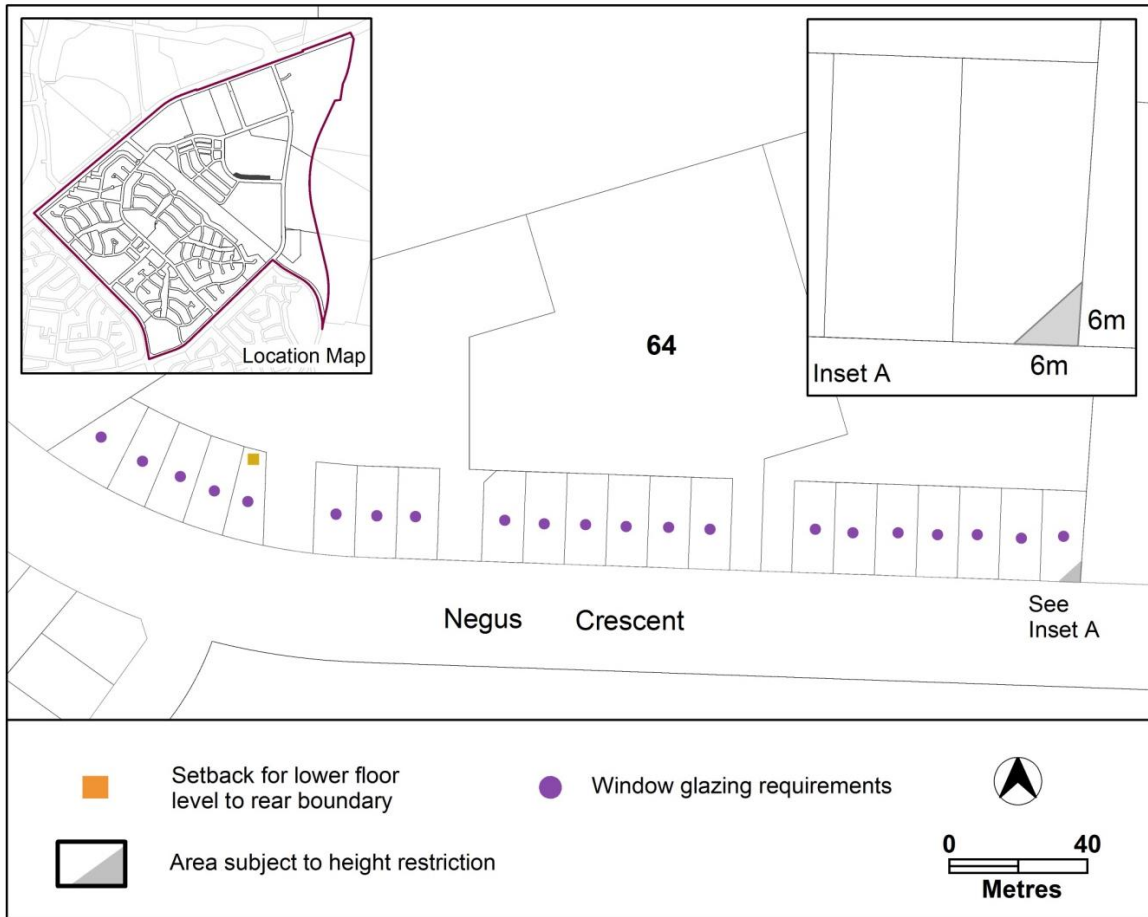


Figure 1 Watson residential area 1

Façade Location	Room Type	Typical Glazing Selection
Occupancies facing Negus Crescent	Bedrooms	Laminated
	Living Areas	6mm Float
All other façades	Bedrooms	6mm Float
	Living Areas	6mm Float

Glazing Assembly	Minimum STC of Installed Window
6mm Float	29
6.38mm Laminated	30

Note: STC = sound transmission class

Table 1 Glazing requirements

## RC2 – Residential

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

### Element 2: Building and Site Controls

Rules	Criteria
<b>2.1 Applicable Development</b>	
<p>R4</p> <p>All <i>standard blocks</i> are subject to the Single Dwelling Housing Development Code unless otherwise specified in this Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5</p> <p>All multi unit blocks are subject to the Multi Unit Housing Development Code unless otherwise specified in this Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R6</p> <p>Principal private open space on all blocks to achieve a minimum dimension of 4 x 4 metres unless otherwise specified in this Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.2 Setbacks</b>	
<p>R7</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3 and 3a.</p> <p>Minimum boundary setback to all floors is 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 2, 3 and 3a.</p> <p>Minimum boundary setback is only applicable to upper floor level as nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2 and 3.</p> <p>Upper floor can be built to the side boundary for a maximum length of 3 metres forward of the ground floor.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

<b>Rules</b>	<b>Criteria</b>
<p>R10</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2 and 3.</p> <p>Minimum setback to garage/ carport is nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.3 Heights</b>	
<p>R11</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>The maximum number of storeys is two.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.4 Balcony</b>	
<p>R12</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2 and 3.</p> <p>Balcony must have screening to adjoining block that is 1.8 metres high.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.5 Walls</b>	
<p>R13</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3 and 3a.</p> <p>Maximum length of wall at nominated setback cannot exceed nominated length.</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 Figures 2 and 3.</p> <p>Minimum length of wall at nominated setback is nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.6 Principal Private Open Space</b>	
<p>R15</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>The minimum dimensions of principal private open space is 3 x 5.5 metres either at ground or upper floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<b>2.7 Solar Building Envelope</b>	
<p>R16</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>Nominated blocks are exempt from solar building envelope provisions in the Single Dwelling Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.8 Garage</b>	
<p>R17</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>Garage opening can exceed 50% of building façade width on the block.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.9 Parking</b>	
<p>R18</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>One parking space only is required.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.10 Fencing</b>	
<p>R19</p> <p>This rule applies to blocks or parcels in locations identified by 'Antill Street fencing' in Figure 5.</p> <p>The minimum front setback for the entire length of the fence is 0m. The maximum height is 1.8m*. The maximum height for principal private open space screen is 1.8m*. The materials are to be a combination of masonry/ stonework with infill panels (see Table 2). The level of transparency is to be 25-50%. An access gate to street or open space is required.</p> <p>* Where located above a retaining wall, fencing to be setback a minimum of 600mm from the boundary. The maximum combined height of wall and fence is 2.2m from footpath level. Sufficient space between retaining wall and fence to provide planting.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p><b>R20</b></p> <p>This rule applies to blocks or parcels in locations identified by 'front fencing' in Figure 5, but only where principal private open space is provided forward of the building line.</p> <p>The minimum front setback for the entire length of the fence is 600mm. The maximum height is 1.2m. The maximum height for principal private open space screen is 1.5m. The maximum height of side fencing to front of front building line is 1.5m. The materials are to be a combination of masonry/ stonework with infill panels (see Table 2). The level of transparency is to be 25- 50%. An access gate to street or open space is required. Planting is to be provided forward of the courtyard wall.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p><b>R21</b></p> <p>This rule applies to blocks or parcels in locations identified by 'corner block fencing' in Figure 5, but only where principal private open space is provided forward of the building line.</p> <p>The minimum front setback for 50% of the length of the fence is 0m and 50% is 600mm. The maximum height is 1.5m*. The maximum height for principal private open space screen is 1.5m*. The materials are to be a combination of masonry/ stonework with infill panels (see Table 2). The level of transparency is to be 25- 50%. No fencing permitted within 6m of the corner of block as shown in Figure 6.</p> <p>* Where located above a retaining wall, fencing to be setback a minimum of 600mm from the boundary. The maximum combined height of wall and fence is 2.2.m from footpath level. Sufficient space between retaining wall and fence to provide planting.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R22</p> <p>This rule applies to blocks or parcels in locations identified by 'open space fencing' in Figure 5.</p> <p>The minimum front setback for the entire length of the fence is 0m. The maximum height is 1.8m*. The maximum height for principal private open space screen is 1.8m*. The materials are to be a combination of masonry/ stonework with infill panels consistent with materials in Table 2. The level of transparency is to be 25-50%.</p> <p>An access gate to the street or open space is required.</p> <p>* Where located above a retaining wall, fencing to be setback a minimum of 600mm from the boundary. The maximum combined height of wall and fence is 2.2m from footpath level. Sufficient space between retaining wall and fence to provide planting.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

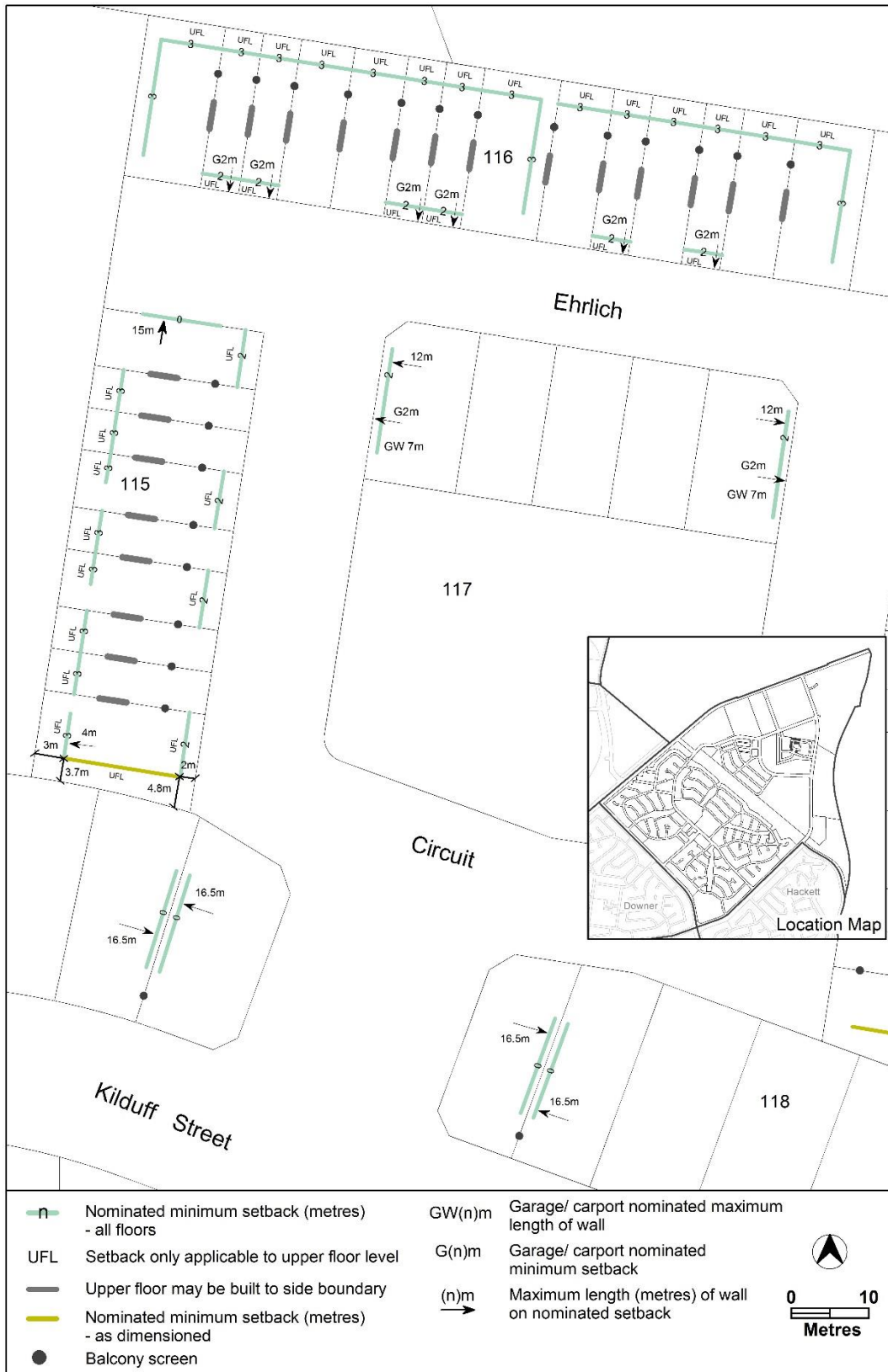
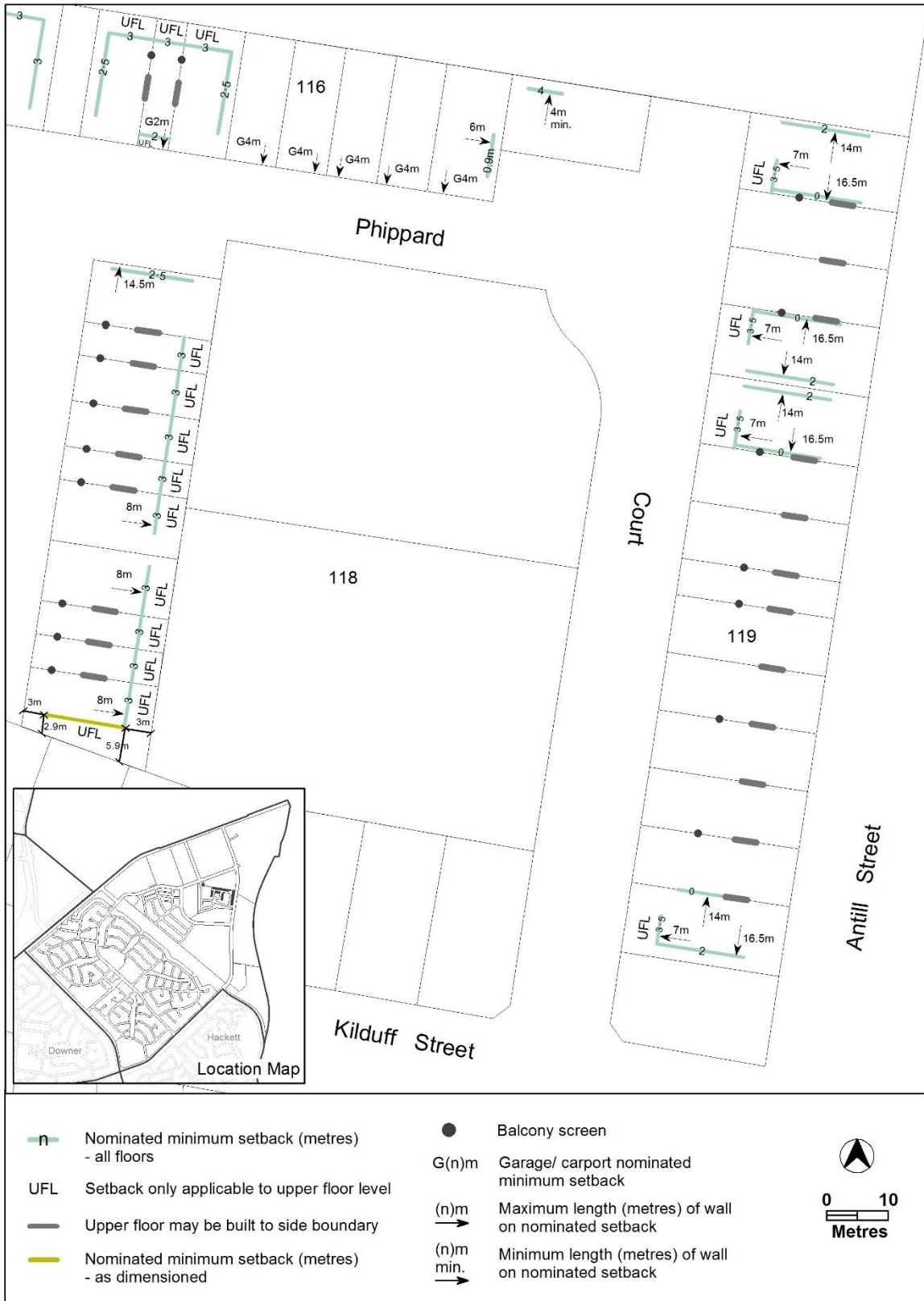


Figure 2 Watson residential area 1



**Figure 3 Watson residential area 2**



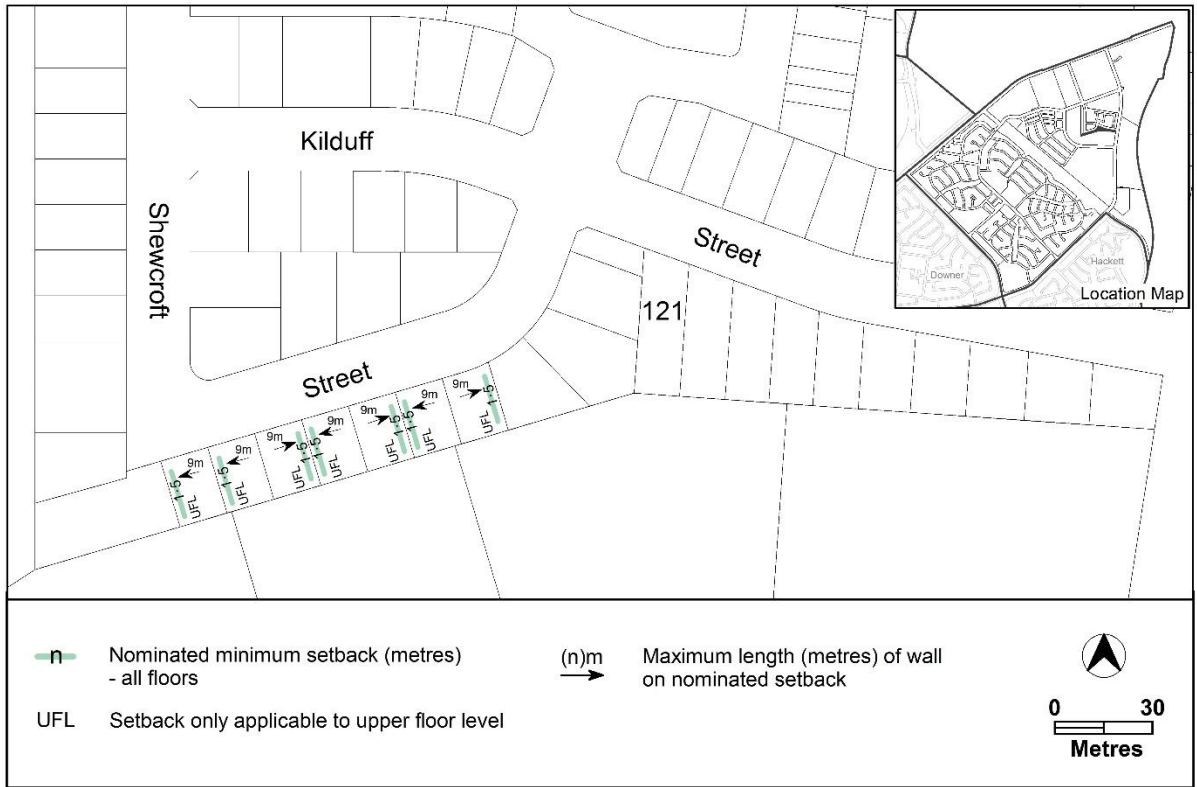
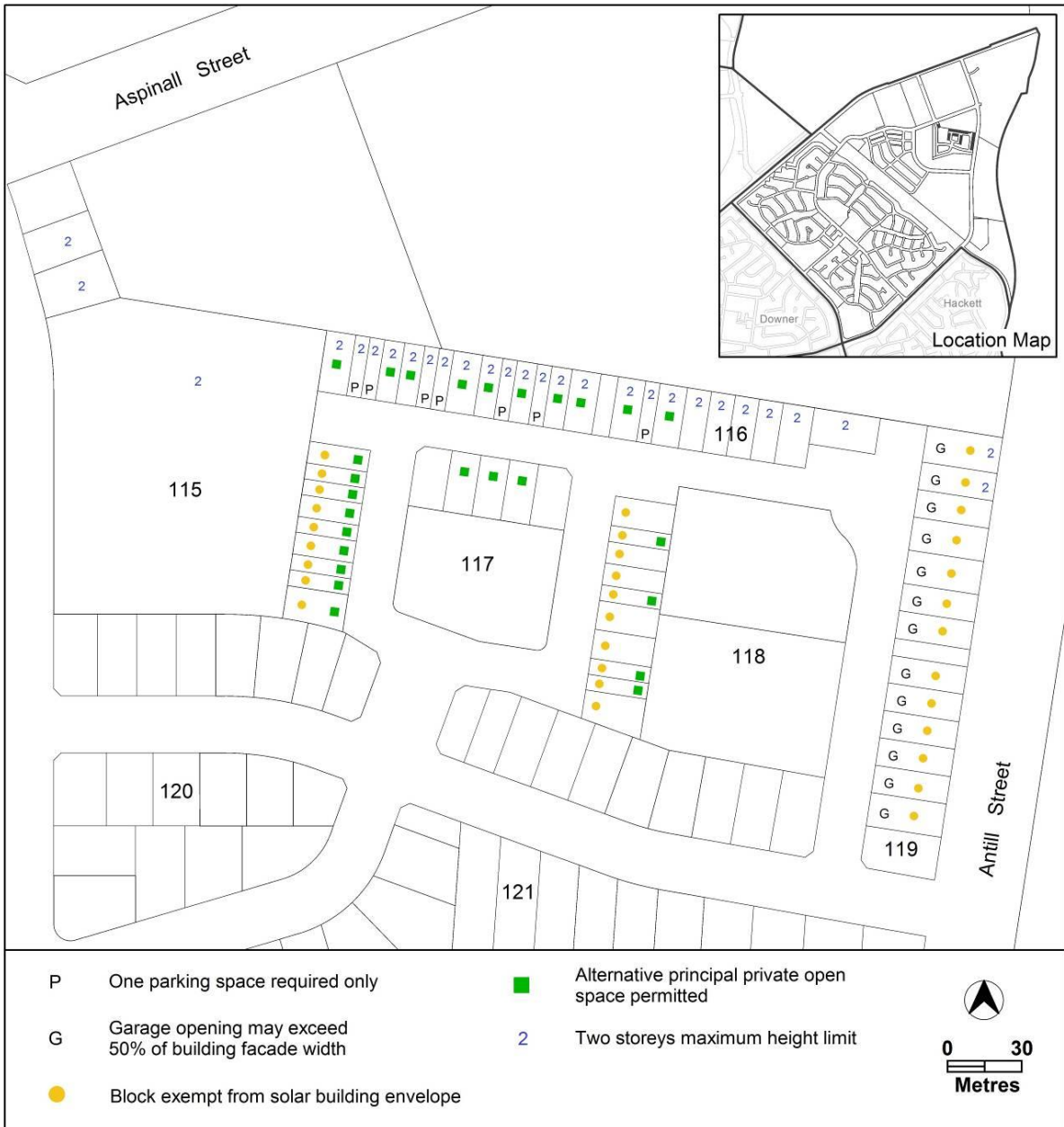


Figure 3a Watson residential area 2a



**Figure 4 Watson residential area 3**

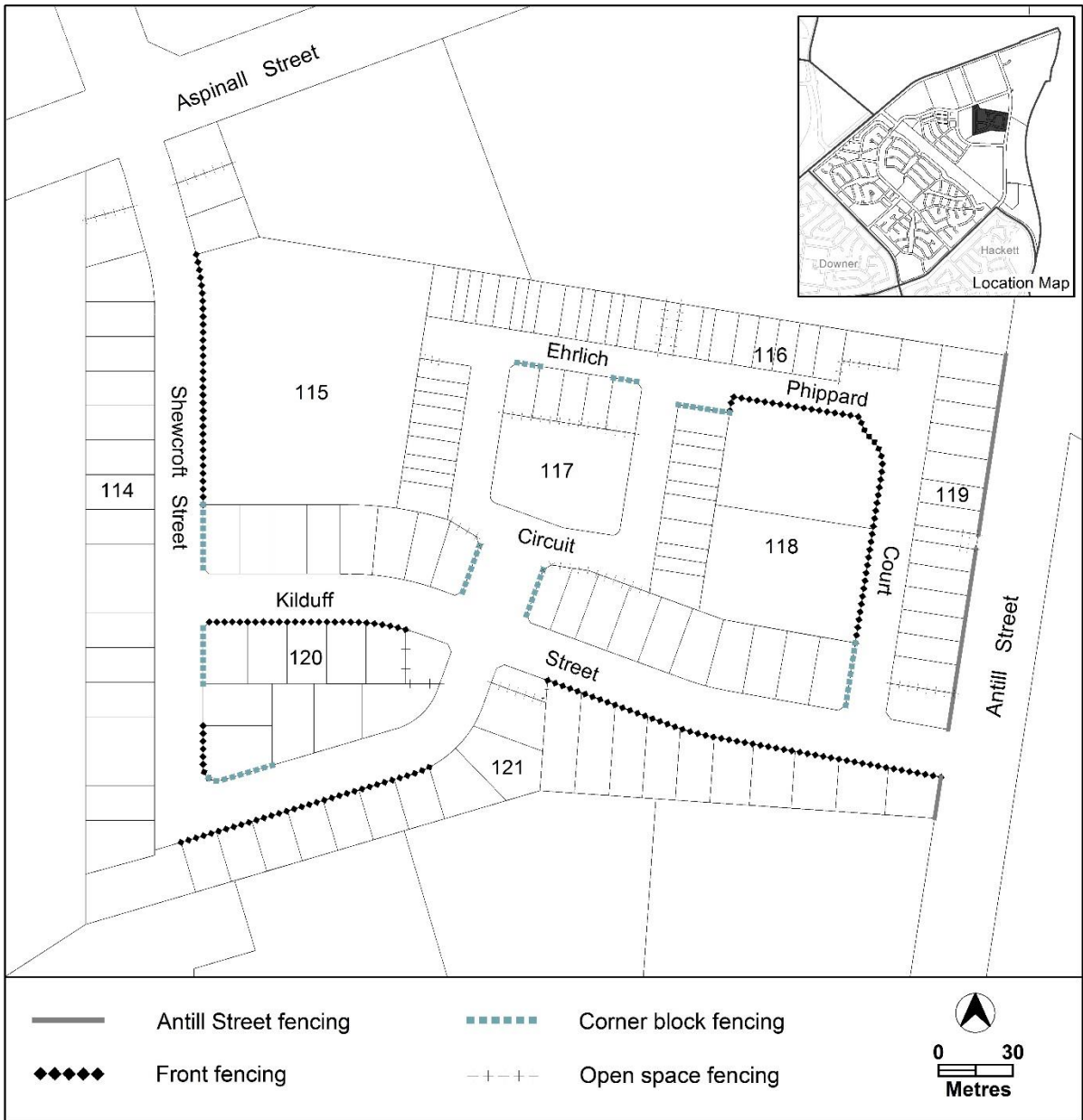
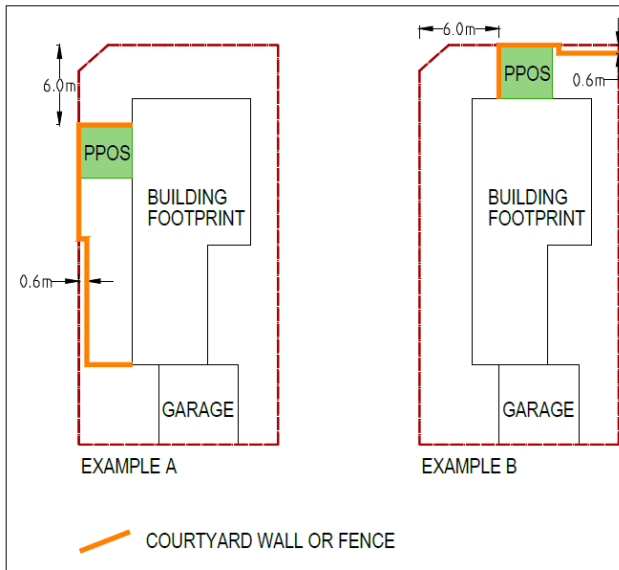


Figure 5 Watson residential area 4



Corner Blocks - Mid Size and Large Blocks

Figure 6 Corner blocks

COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE TO BE CONSTRUCTED OF:	MATERIALS NOT PERMITTED FORWARD OF THE BUILDING LINE
<ul style="list-style-type: none"> <li>• masonry or stonework</li> <li>• dressed hardwood timber</li> <li>• powder coated aluminium slats</li> <li>• cast iron railings</li> </ul>	<ul style="list-style-type: none"> <li>• paling fence</li> <li>• chain mesh fencing</li> <li>• colorbond fencing</li> <li>• untreated timber slat fencing</li> <li>• timber sleepers</li> </ul>

Table 2 Fencing materials

## RC3 – Residential

This part applies to blocks and parcels identified in area RC3 shown on the Watson Precinct Map.

### Element 3: Building and Site Controls

Rules	Criteria
<b>3.1 Co-housing and social enterprise</b>	
R23 Co-housing and social enterprise 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.

## RC4 – Residential

This part applies to blocks and parcels identified in area RC4 shown on the Watson Precinct Map.

### Element 4: Buildings

Rules	Criteria
<b>4.1 Built form</b>	
There is no applicable rule.	C24 The design of the built form will contribute to all of the following: <ul style="list-style-type: none"><li>a) existing context and character of the local area, including density and scale.</li><li>b) existing landscape character and setting.</li><li>c) ecological values.</li><li>d) sustainability and resilience for a changing climate.</li><li>e) connectivity, legibility and safety of the area including passive surveillance onto public spaces.</li><li>f) diversity and amenity of public spaces that promote community life; and will</li><li>g) not negatively impact surrounding neighbours.</li></ul>

Rules	Criteria
<p>There is no applicable rule.</p>	<p><b>C25</b></p> <p>Where development includes fencing that face public footpaths, communal spaces and/or public open space, the fencing is to incorporate:</p> <ul style="list-style-type: none"> <li>a) high quality materials that are semi-transparent</li> <li>b) direct access from private dwellings, such as providing gates, and</li> <li>c) landscaping in front of the fencing.</li> </ul> <p>Solid fencing or courtyard walls are not permitted for more than 50% of a block frontage when facing public footpaths, communal spaces and/or public open space.</p>

## Other ongoing provisions

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

### OP1 – Watson residential area

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

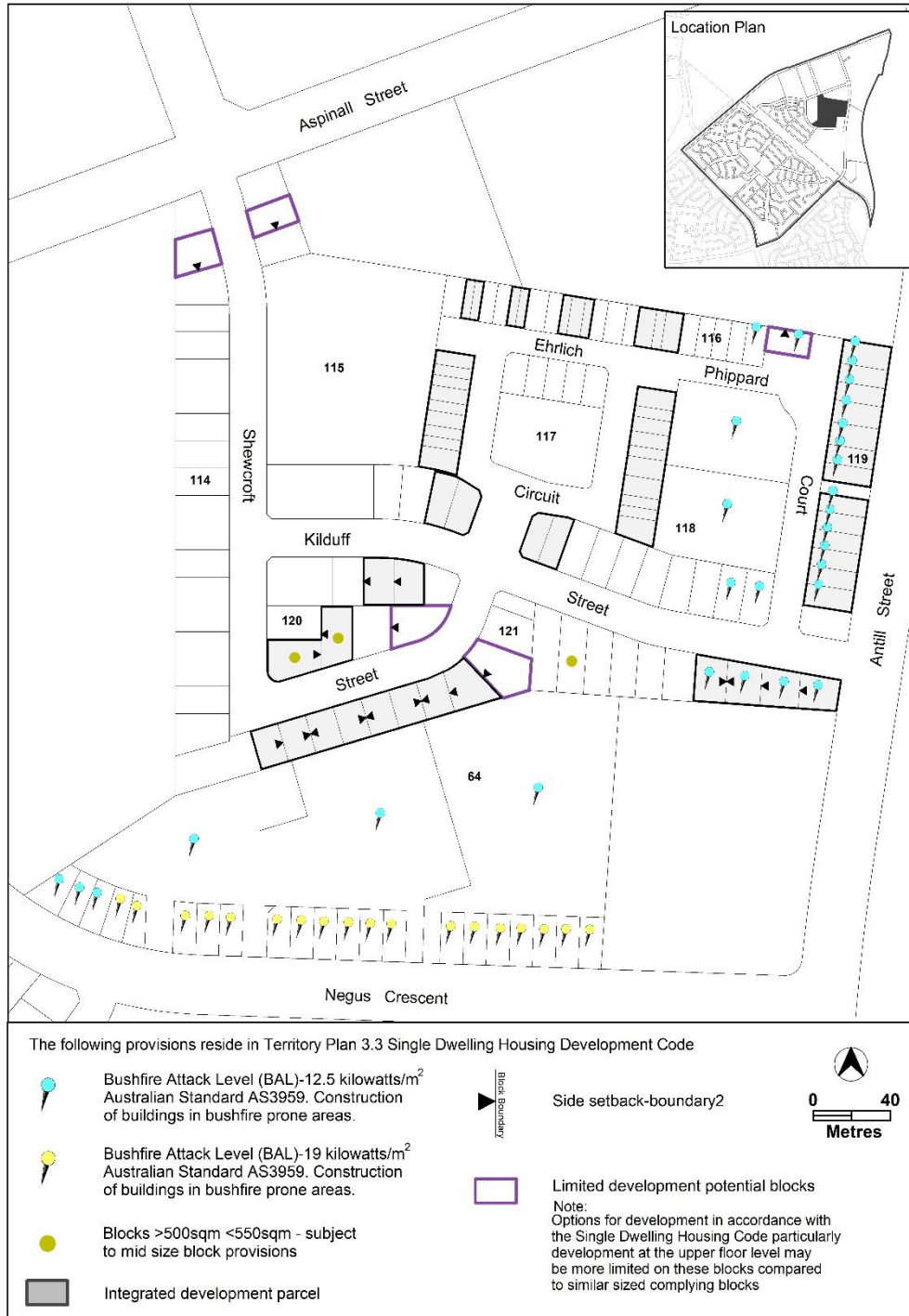


Figure 7 Watson residential area ongoing provisions