



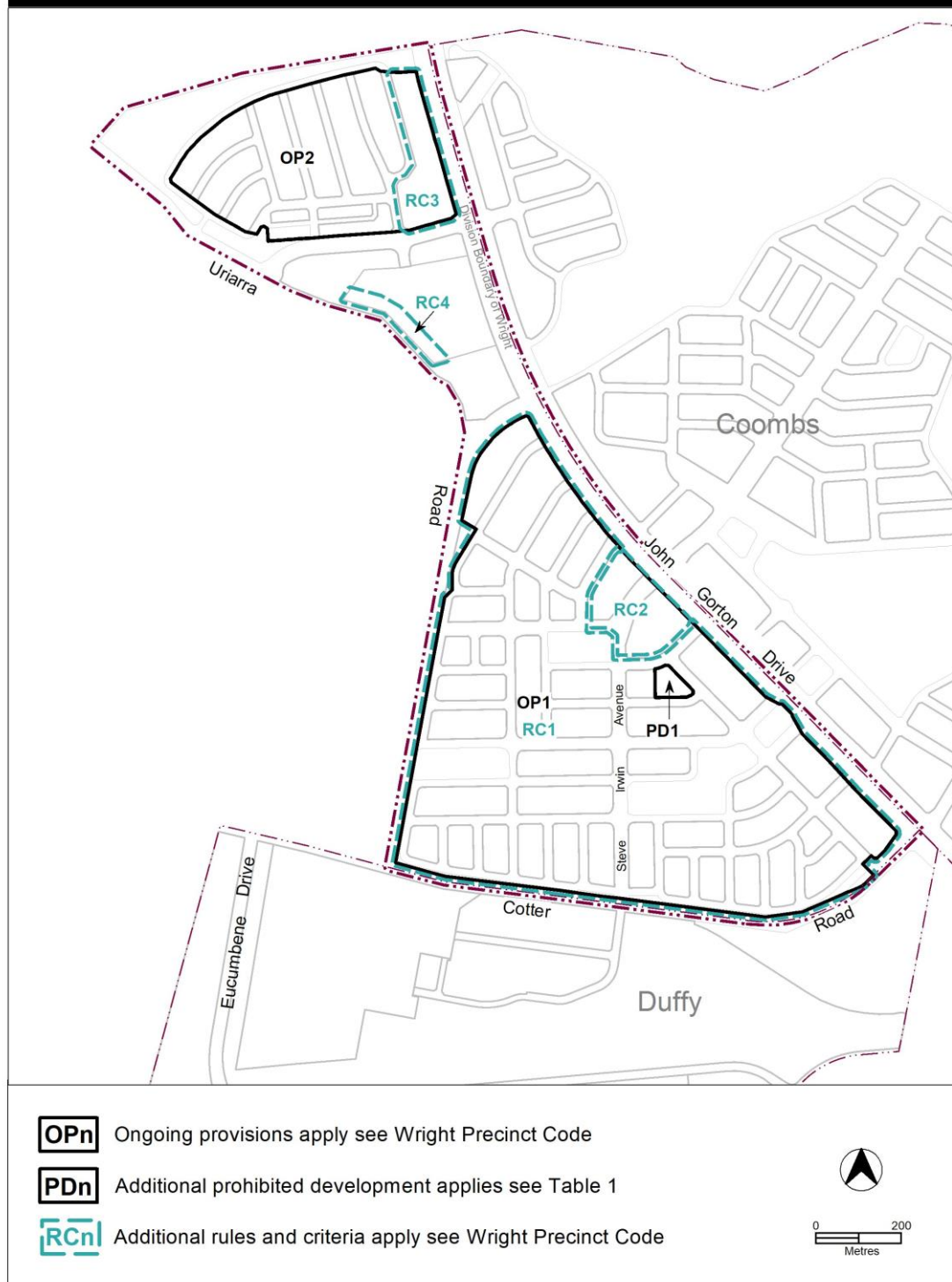
ACT
Government

Environment and
Sustainable Development

Wright Precinct Map and Code

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Wright Precinct Map



Assessment Tracks

The following table identifies the additional prohibited development for the subject block shown in the Wright Precinct Map (identified as PDn). 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 table 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>Residential care accommodation</i> <i>Supportive housing</i> <i>Retirement village</i>

Wright Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Wright.

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

RC1 – Residential use area

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

Element 1: Buildings

Rules	Criteria
1.1 Minimum number of storeys	
<p>R1</p> <p>This rule applies to area a in Figure 1.</p> <p>Buildings facing John Gorton Drive have a minimum building height of 3 storeys.</p> <p>All other buildings have a minimum building height of 2 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Figure 1 Building heights

Element 2: Building envelope

Rules	Criteria
2.1 Building envelope – residential buildings with three storeys or fewer	
<p>R2</p> <p>This rule applies to single dwelling housing or multi unit housing with three storeys or fewer.</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except for <i>north facing boundaries</i> of adjoining <i>residential blocks</i>, which are dealt with by the next rule.</p> <p>Refer Figure 2.</p>	<p>C2</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the desired character b) reasonable levels of privacy for <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>..
<p>R3</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at X° to the horizontal from an infinite number of points on a line of infinite length 1.8m above the <i>north facing boundary</i> or boundaries of an adjoining <i>residential block</i>. X° is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1.</p> <p>Refer Figure 2.</p> <p>Note: for the purposes of R2, R3, Table 1 and Figure 2, <i>northern boundary</i> means a boundary of a <i>block</i> where a line drawn perpendicular to the boundary outwards is oriented between 45° west of north and 45° east of north.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

Table 1 – Apparent sun angle (X) at noon on the winter solstice (21 June)

Aspect of northern boundary or north facing window (bearing of line drawn perpendicular to the boundary or window)	Angle (X)
North 0° to <10° East North 0° to <10° West	32°
North 10° to <20° East North 10° to <20° West	35°

North 20° to <30° East North 20° to <30° West	37°
North 30° to <40° East North 30° to <40° West	39°
North 40° to 45° East North 40° to 45° West	41°

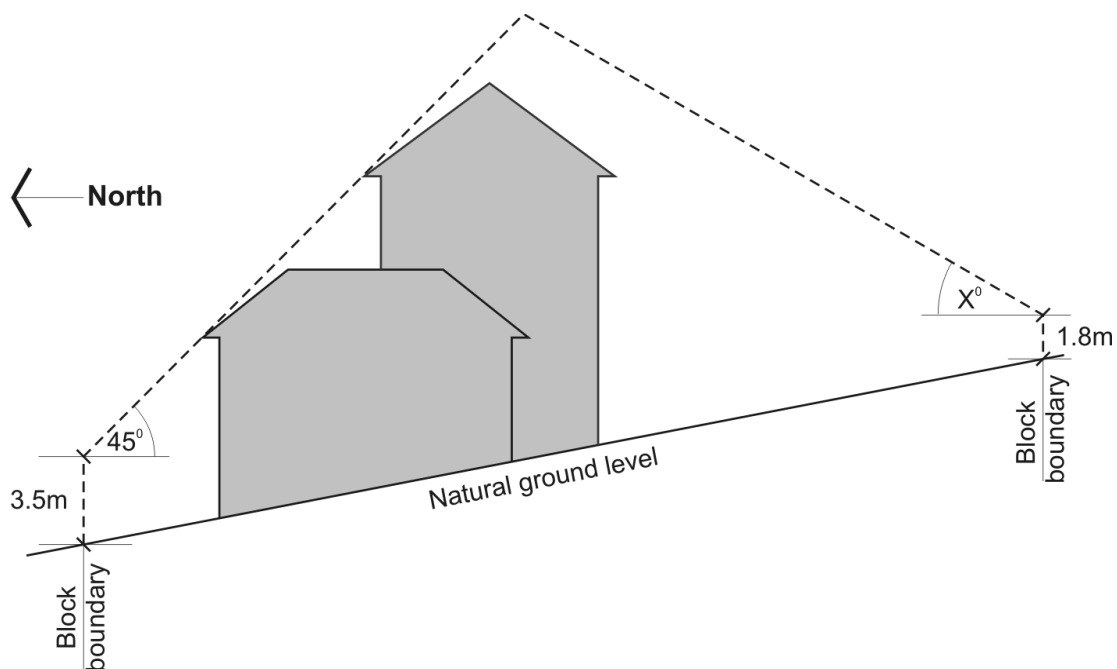


Figure 2 Typical Building Envelope

Note: height of building and boundary setback provisions also apply

Element 3: Access

Rules	Criteria
3.1 Vehicular access	
R4 No direct vehicular access is permitted to or from residential blocks abutting Uriarra Road.	This is a mandatory requirement. There is no applicable criterion.

Element 4: Amenity

Rules	Criteria
4.1 Boundaries between multi-unit residential and open space	
There is no applicable rule.	C5 This criterion applies to urban blocks (other than single residential blocks) which have a common boundary with a block(s) within the PRZ1 Urban Open Space Zone The common boundary between urban blocks (other than single residential block) and urban open space and/or a river corridor achieves all of the following: <ul style="list-style-type: none">a) ease of access to urban open space corridorsb) surveillance of urban open space corridorsc) avoidance of rear boundary fencingd) ground floor dwellings address to urban open space where there is no edge street.

RC2 – Mixed use area

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

Element 5: Mixed use buildings

Rules	Criteria
5.1 Building heights	
R6 Buildings at the junction of John Gorton Drive and Steve Irwin Avenue have a minimum building height of 3 storeys.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C7 Buildings at the junction of John Gorton Drive and Steve Irwin Avenue, and fronting Steve Irwin Avenue, are designed to be adaptable for commercial use.
5.2 Built form	
R8 Buildings at the junction of John Gorton Drive and Steve Irwin Avenue address both of these roads.	This is a mandatory requirement. There is no applicable criterion.
5.3 Active frontages and main pedestrian areas	
R9 This rule applies to Figure 3. Areas identified as 'active frontages' and 'main pedestrian areas and routes' comply with the applicable provisions in the commercial zones development code.	This is a mandatory requirement. There is no applicable criterion.

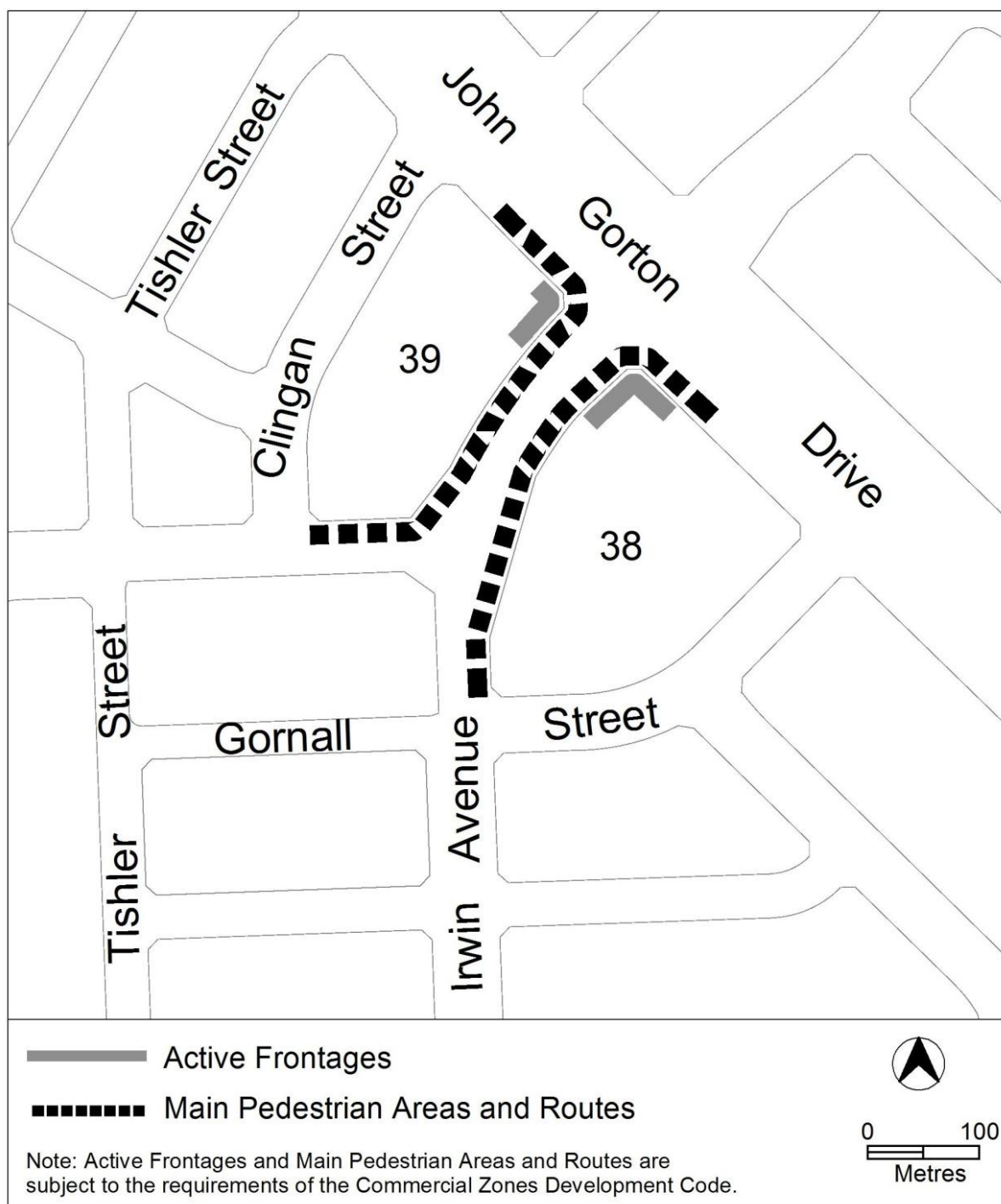


Figure 3 Active frontages and main pedestrian areas and routes

RC3 – RZ5 Residential North Wright

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

Element 6: Buildings

Rules	Criteria
6.1 Minimum number of storeys	
<p>R10</p> <p>Buildings facing John Gorton Drive have a minimum building height of 3 storeys.</p> <p>All other buildings have a minimum building height of 2 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 7: Amenity

Rules	Criteria
7.1 Boundaries between multi-unit residential and open space	
<p>There is no applicable rule.</p>	<p>C11</p> <p>This criterion applies to urban blocks (other than single residential blocks) which have a common boundary with a block(s) within the PRZ1 Urban Open Space Zone</p> <p>The common boundary between urban blocks (other than single residential block) and urban open space and/or a river corridor achieves all of the following:</p> <ul style="list-style-type: none">a) ease of access to urban open space corridorsb) surveillance of urban open space corridorsc) avoidance of rear boundary fencingd) ground floor dwellings address to urban open space where there is no edge street.

RC4 – Inner Asset Protection Zone

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

Element 8: Bushfire

Rules	Criteria
8.1 Inner Asset Protection Zone	
<p>R12</p> <p>No building/s shall be erected within the Inner Asset Protection Zone.</p> <p>Land identified as Inner Asset Protection Zone will be maintained in accordance with AS 3959 - <i>Construction of buildings in bushfire-prone areas</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Other ongoing provisions

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

OP1 – Wright residential area 1

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

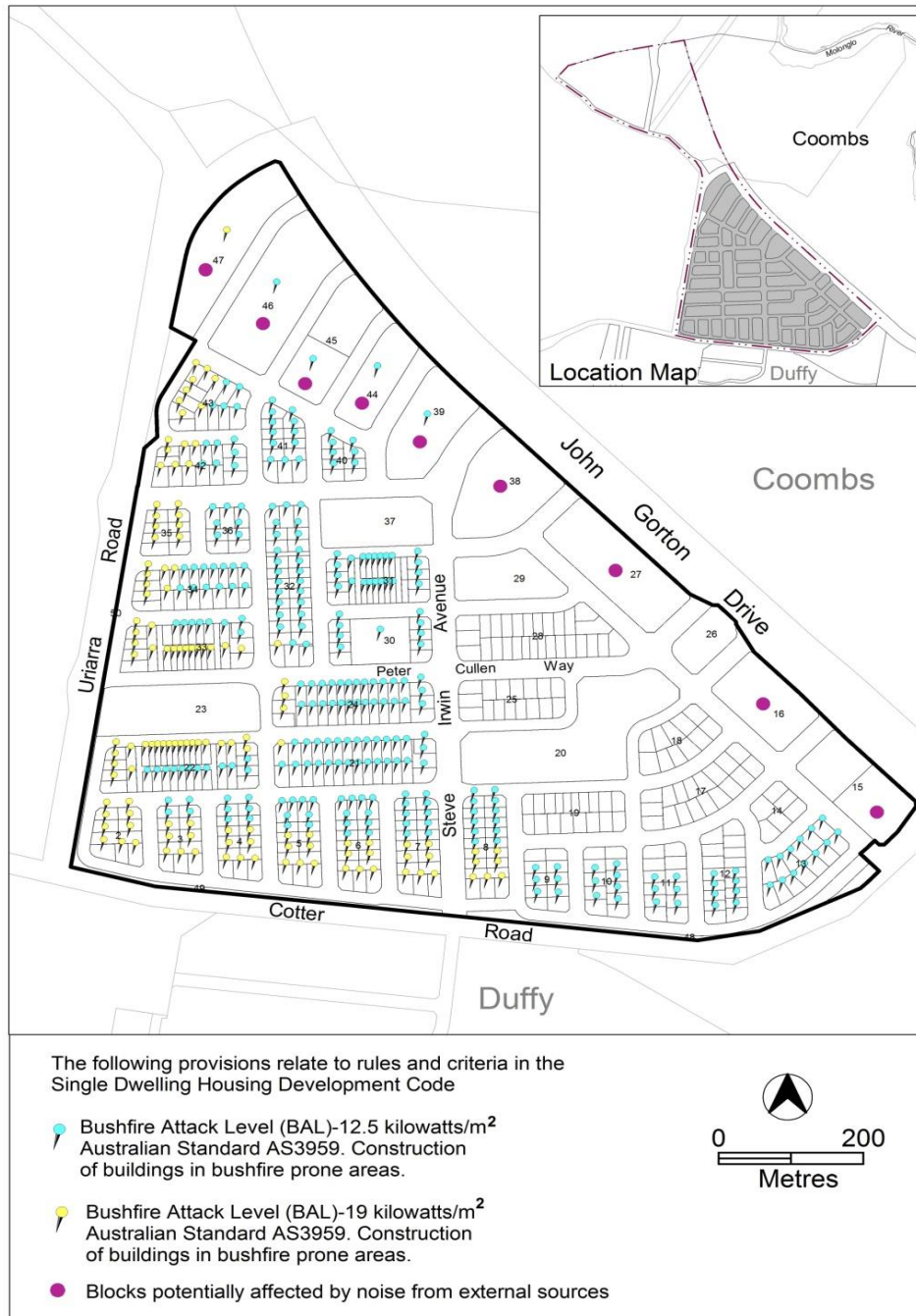


Figure 3 Wright residential area 1

OP2 – Wright residential area 2

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

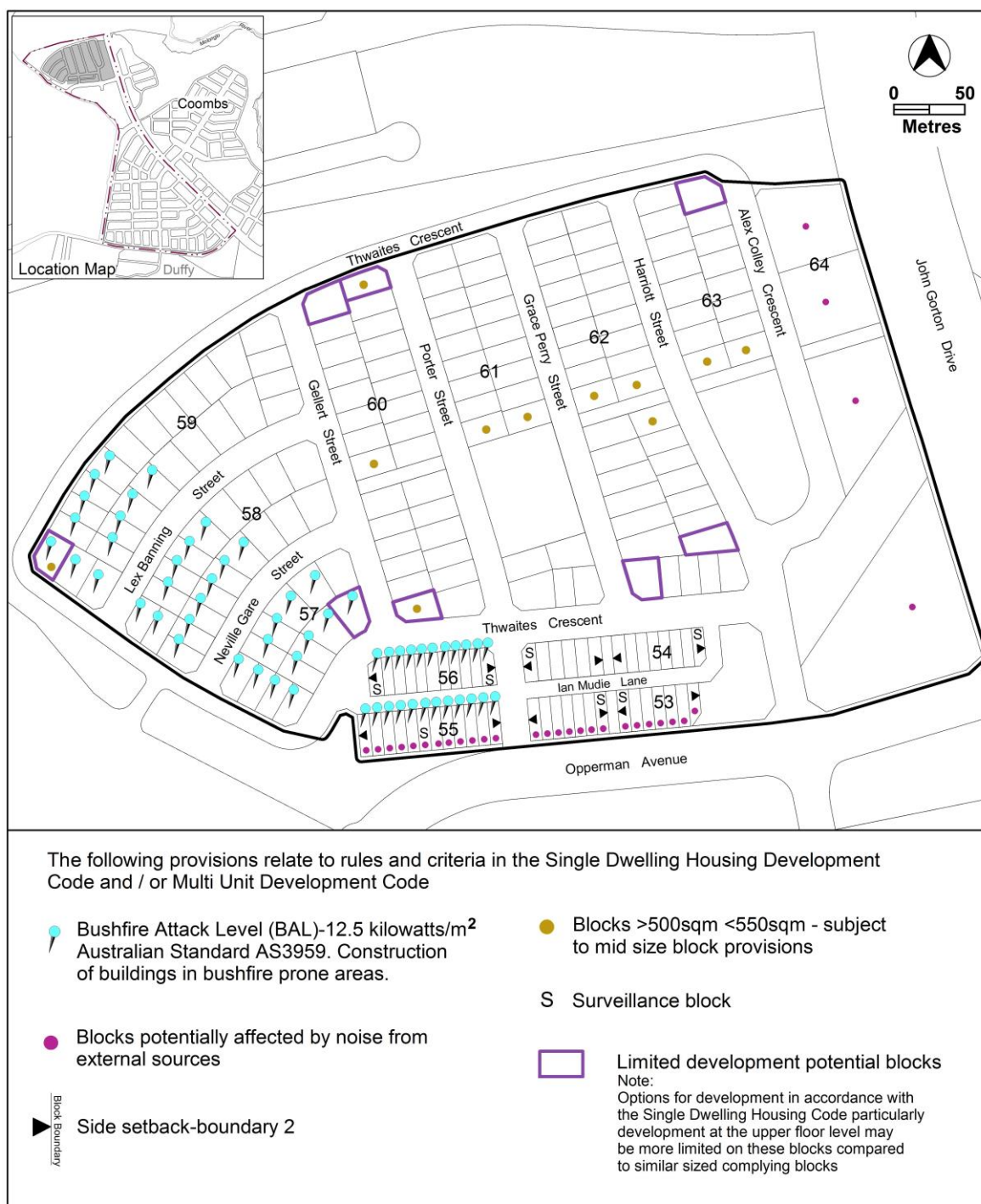


Figure 4 Wright residential area 2