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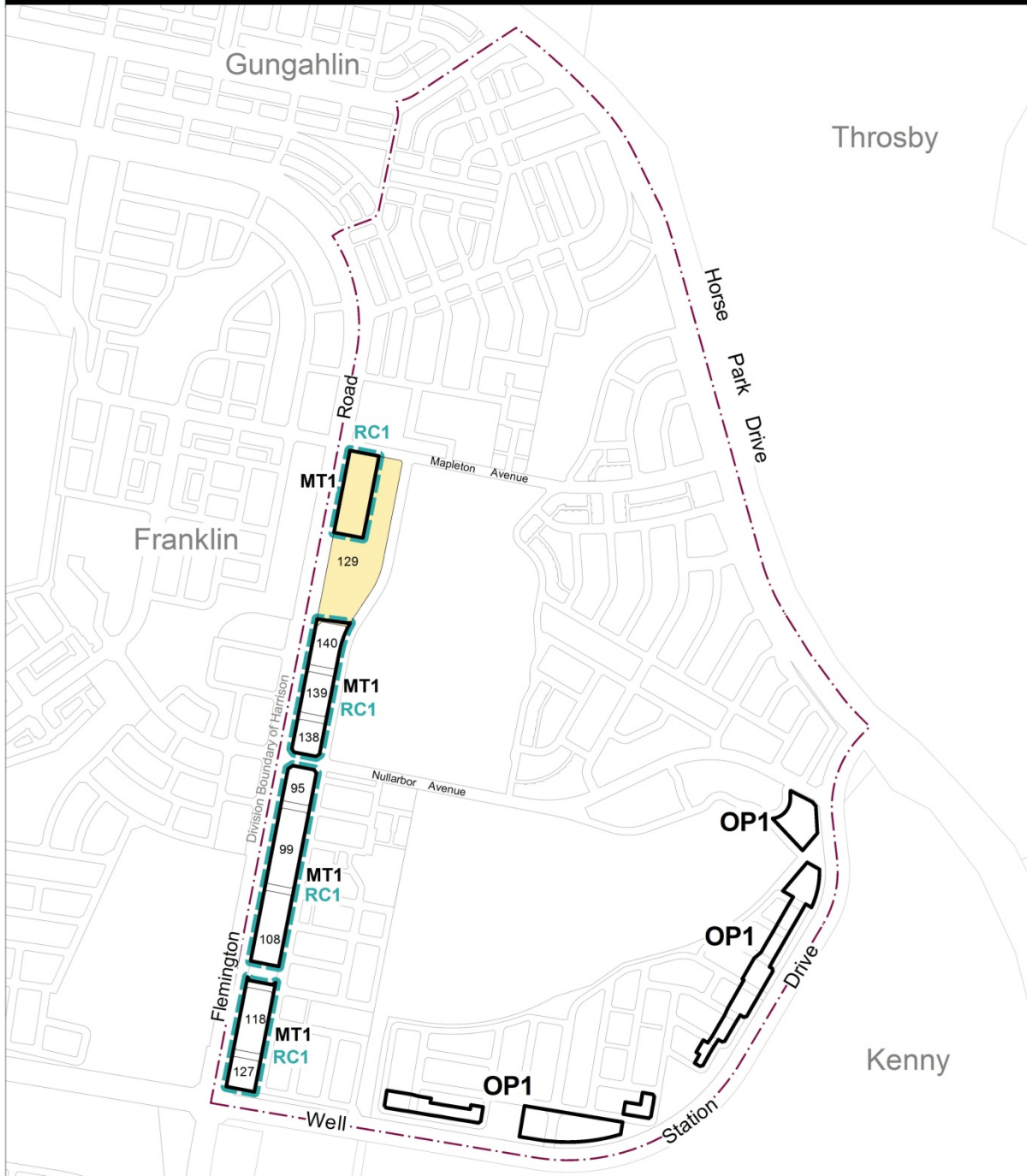
Government

Environment and
Sustainable Development

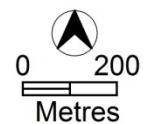
Harrison Precinct Map and Code

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Harrison Precinct Map



- OPn** Ongoing provisions apply see Harrison Precinct Code
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Harrison Precinct Code
- Concept Plan applies to the FUA at Harrison



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Harrison 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 table constitutes part of the relevant zone development table.

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ5	<i>craft workshop drink establishment indoor entertainment facility tourist resort</i>

Harrison Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Harrison.

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

RC1 – Mixed Use Commercial Development

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

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>One or more of the following uses are not permitted above the ground floor:</p> <ul style="list-style-type: none"> a) <i>COMMUNITY USE</i> b) <i>craft workshop</i> c) <i>indoor entertainment facility</i> d) <i>indoor recreation facility</i> e) <i>NON RETAIL COMMERCIAL USE</i> f) <i>restaurant</i> g) <i>SHOP</i> 	<p>C1</p> <p>Noise generating uses are located to minimise impacts on residential or commercial accommodation.</p>
1.2 Ground floor use – floor area limit	
<p>R2</p> <p>Where development includes one or more of the following:</p> <ul style="list-style-type: none"> a) <i>COMMUNITY USE</i> b) <i>craft workshop</i> c) <i>indoor entertainment facility</i> d) <i>indoor recreation facility</i> e) <i>NON RETAIL COMMERCIAL USE</i> f) <i>Restaurant</i> g) <i>SHOP</i> <p>the maximum <i>gross floor area</i> per establishment or tenancy is 200 m²</p>	<p>C2</p> <p>The scale of leisure, recreation, community and commercial activities included with multi unit housing development achieves all of the following:</p> <ul style="list-style-type: none"> a) ancillary to <i>RESIDENTIAL USE</i> b) services the local residents only

Element 2: Buildings

Rules	Criteria
2.1 Number of storeys	
R3 The maximum number of <i>storeys</i> is 3.	C3 Buildings achieve all of the following: a) compatibility with the <i>desired character</i> b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i> The maximum number of storeys is 4.

Other ongoing provisions

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

OP1 Ongoing Provisions – Harrison residential area

This part applies to blocks and parcels identified in areas OP1 & 2 shown on the Harrison Precinct Map.

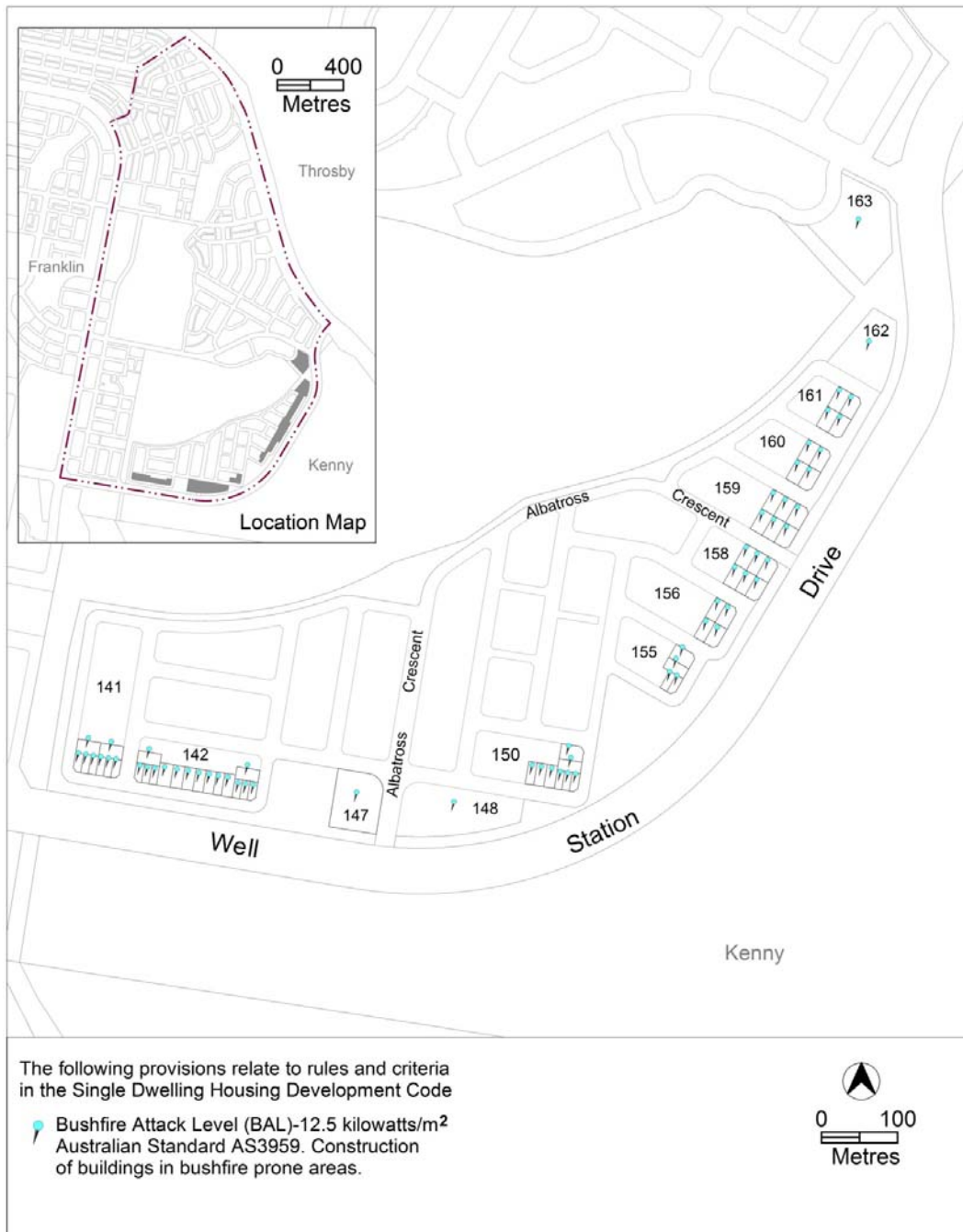


Figure 1 Harrison residential area