

Planning and Development (Technical Amendment—CRACE) Plan Variation 2012 (No 4)

Notifiable instrument NI2012—304

Technical Amendment No 2012—26

made under the

Planning and Development Act 2007, section 89 (Making technical amendments) s96 (land ceases to be in future urban area)

This plan variation commences on the day after it is notified.

Variation No 2012—26 to the Territory Plan has been approved by the Planning and Land Authority.

Variation to the Territory Plan

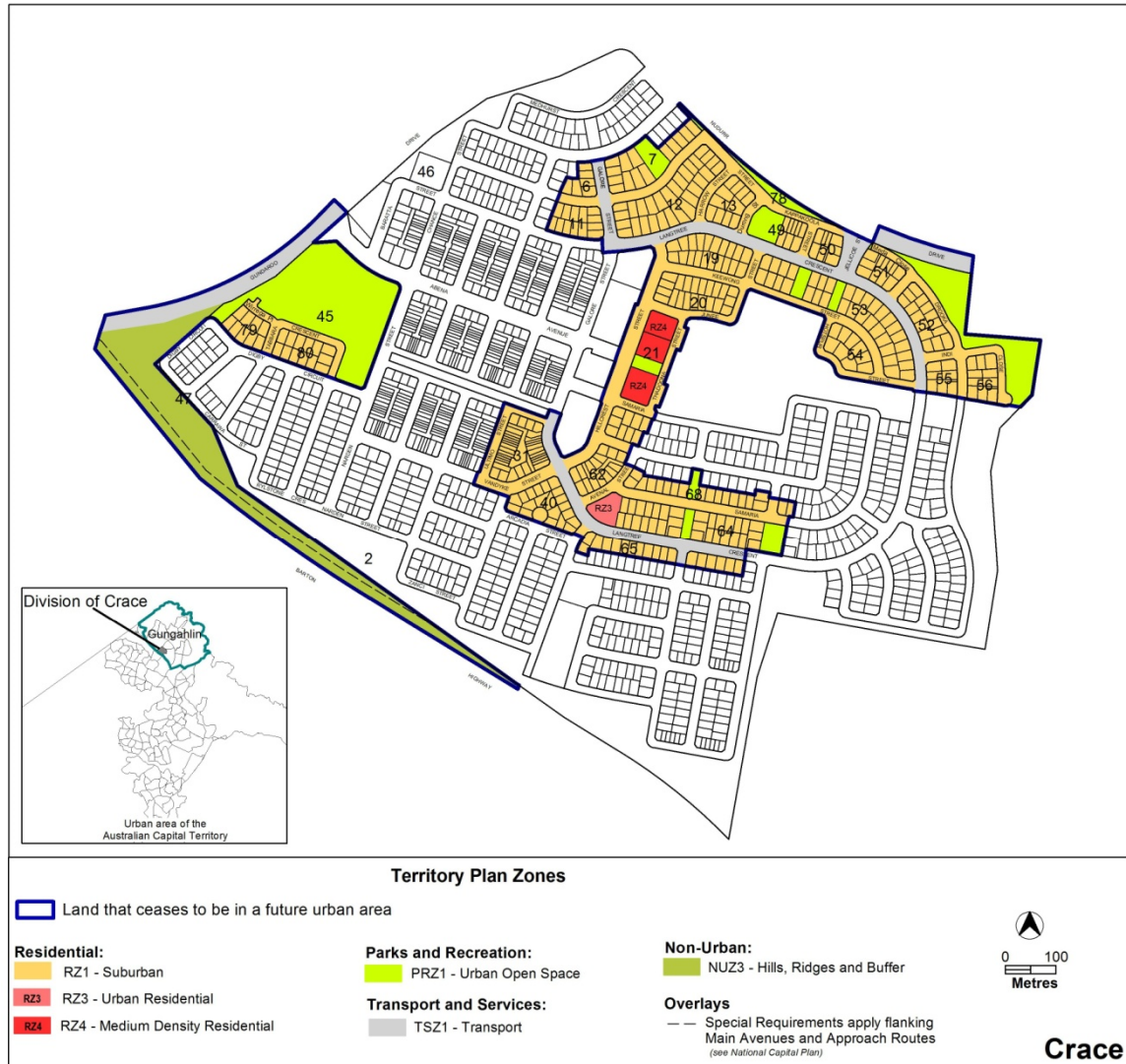
The Territory Plan map is varied as indicated in **Annexure A** to identify the zones that apply to the land ceasing to be in a future urban area.

Variation to Precinct Code

The Crace Precinct Code is replaced by the document at **Annexure B** to incorporate ongoing block specific provisions for the area.

Ben Ponton
Delegate of ACT Planning and Land Authority
13 June 2012

**THIS IS PAGE ONE OF ANNEXURE A
TO NOTIFIABLE INSTRUMENT NI2012-304**



Ben Ponton
 Delegate of ACT Planning and Land Authority
 Date

THIS IS PAGE ONE OF ANNEXURE B
TO NOTIFIABLE INSTRUMENT NI2012–304



ACT
Government

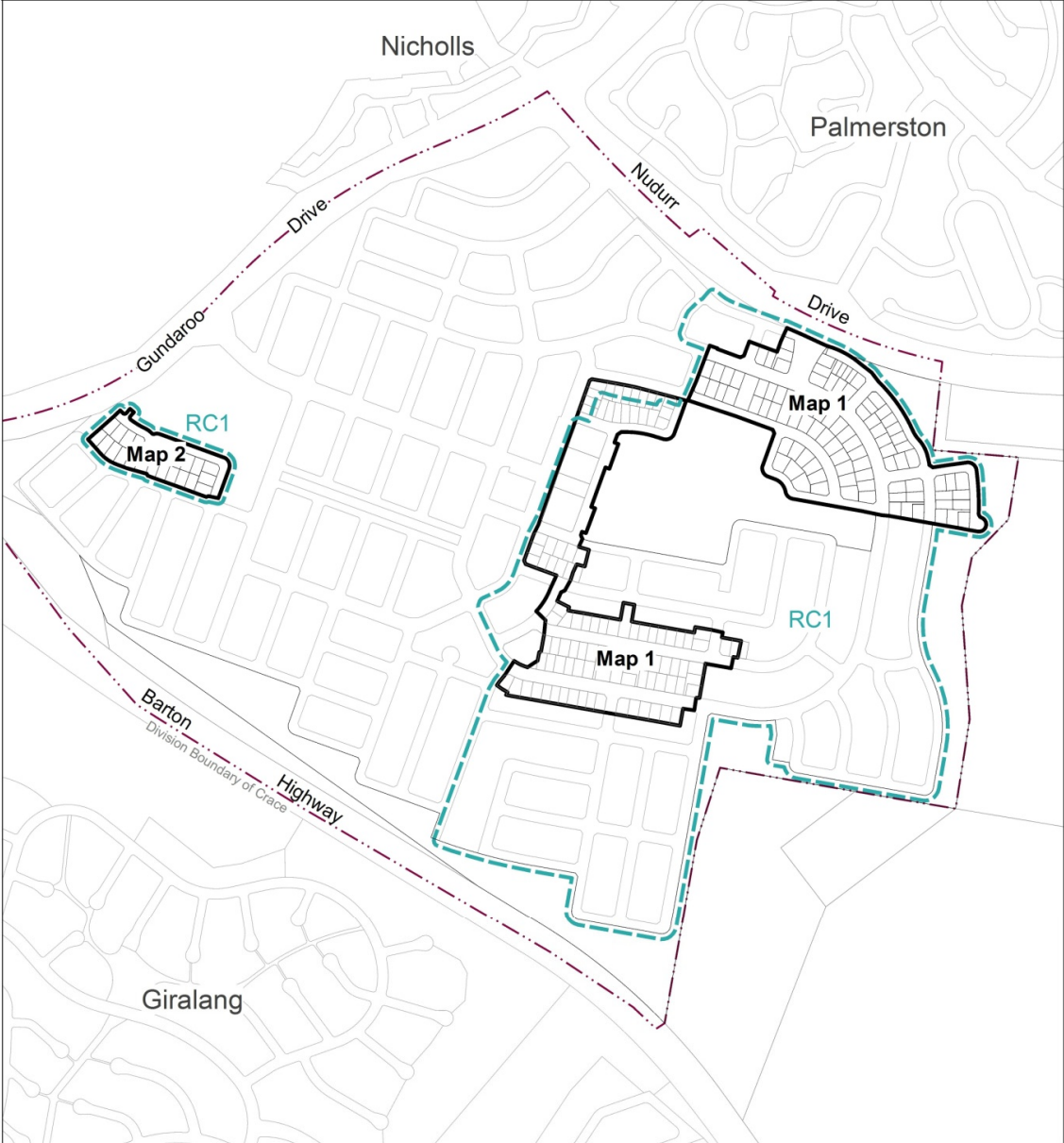
Environment and
Sustainable Development

**ACT Planning and
Land Authority**

Crace Precinct Code

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Crace Precinct Code Index Map



Legend



Areas with ongoing provisions



Additional rules and criteria apply see below







0 200
Metres

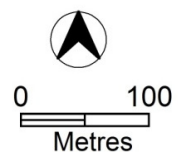
Crace Precinct Code Map 1



The following provisions relate to rules and criteria in the Single Dwelling Housing Development Code

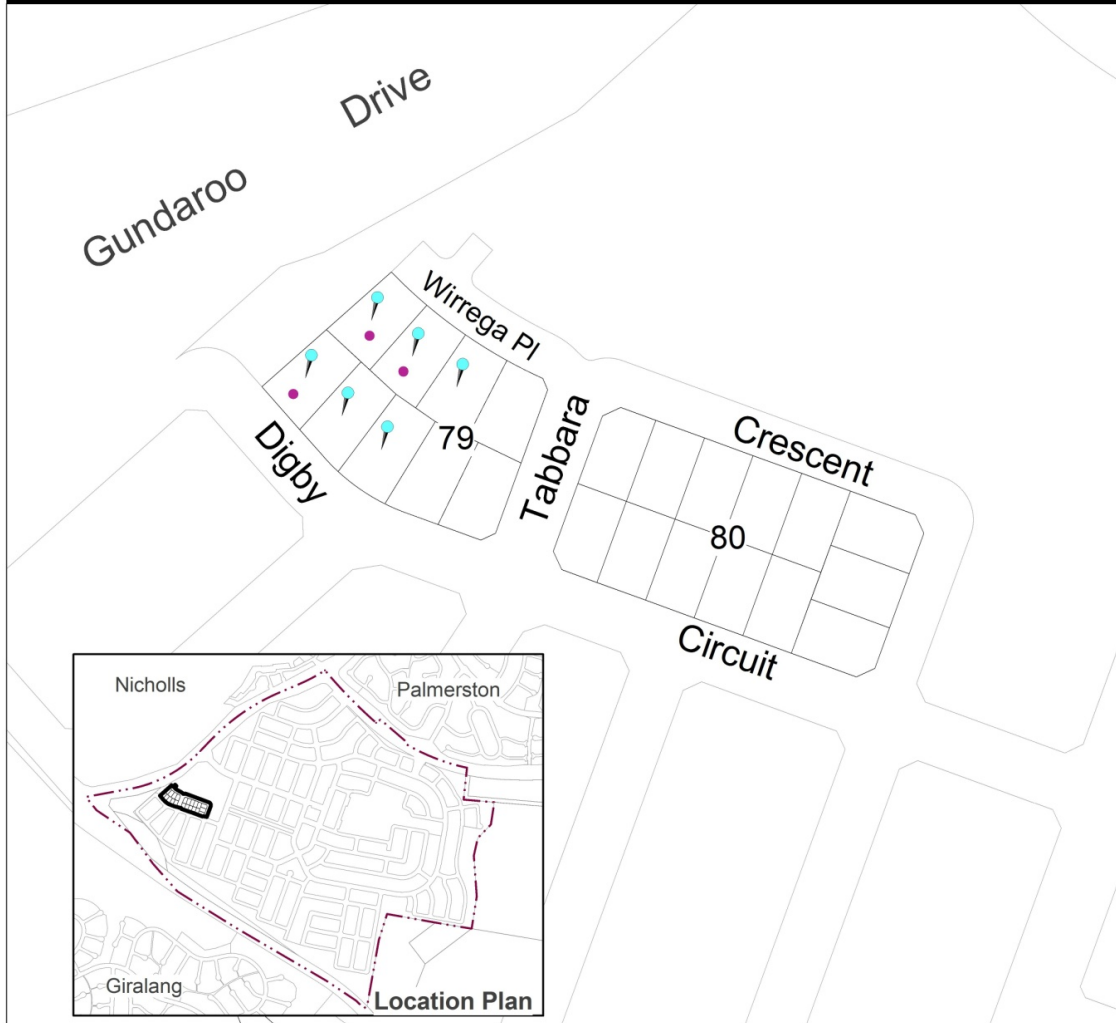
-  Side setback-boundary2
-  Blocks >500sqm <550sqm - subject to mid size block provisions
-  Blocks potentially affected by noise from external sources

 Bushfire Attack Level (BAL)-12.5 kilowatts/m² Australian Standard AS3959. Construction of buildings in bushfire prone areas.



Note: Also refer to Crace concept plan (Precinct Code)

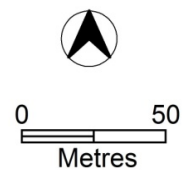
Crace Precinct Code Map 2



The following provisions relate to rules and criteria in the Single Dwelling Housing Development Code

- Bushfire Attack Level (BAL)-12.5 kilowatts/m²
Australian Standard AS3959. Construction of buildings in bushfire prone areas.
- Blocks potentially affected by noise from external sources

Note: Also refer to Crace concept plan (Precinct Code)



Additional rules and criteria

The following rules and criteria apply to the areas identified in the Crace Precinct Code Index Map.

Rules	Criteria
1.1 Interface	
<p>R1</p> <p>This rule applies to all boundary fencing corner blocks identified on the Crace ongoing block specific provisions map.</p> <p>For a minimum of 9m from the corner of the primary and secondary frontages, any fencing forward of the building must comply with all of the following:</p> <ul style="list-style-type: none">a) is between 600mm and 900mm highb) is located on the boundary. <p>Beyond 9m of the corner of the primary and secondary frontages, any fencing forward of the building line must comply with all of the following:</p> <ul style="list-style-type: none">c) is located on or adjacent to the block's secondary frontage (except for north fronting blocks)d) not less than 50% of the fencing is setback at least 600mm from the front boundarye) is not more than 1.5m high. <p>Note. Figure 1 refers</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R2</p> <p>This rule applies to all boundary fencing blocks adjacent to open space identified on the Crace ongoing block specific provisions map.</p> <p>For a minimum of 9m from the corner of the primary and secondary frontages, any fencing forward of the building must comply with all of the following:</p> <ul style="list-style-type: none">a) is a maximum of 1m highb) is located on the boundary. <p>Beyond 9m of the corner of the primary and secondary frontages, any fencing forward of the building line must comply with all of the following:</p> <ul style="list-style-type: none">c) is located on or adjacent to the block's	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>secondary frontage</p> <p>d) not less than 50% of the fencing is set back at least 600mm from the front boundary</p> <p>e) is not more than 1.5m high.</p> <p>Note: Figure 1 refers.</p>	
<p>R3</p> <p>This rule applies to all boundary fencing north facing blocks identified on the Crace ongoing block specific provisions map.</p> <p>Any fencing forward of the building line must comply with all of the following:</p> <p>a) not less than 50% of the fencing is set back at least 600mm from the front boundary</p> <p>b) is adjacent to the block's <i>principal private open space</i></p> <p>c) is not more than 1.5m high.</p> <p>Note: Figure 2 refers.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R4</p> <p>This rule applies to all boundary fencing blocks shown as shaded blocks identified on the Crace ongoing block specific provisions map.</p> <p>Any fencing forward of the building line complies with all of the following:</p> <p>a) is constructed of masonry or stone work and includes infill panels of timber slats (excluding raw treated pine or palings) or metal slats (excluding metal cladding or swimming pool fencing) and contains planting to minimum 50% of the solid masonry walls.</p>	<p>C4</p> <p>Boundary fencing forward of the building line is partially transparent and is constructed of quality materials that complement those used in the dwelling</p>

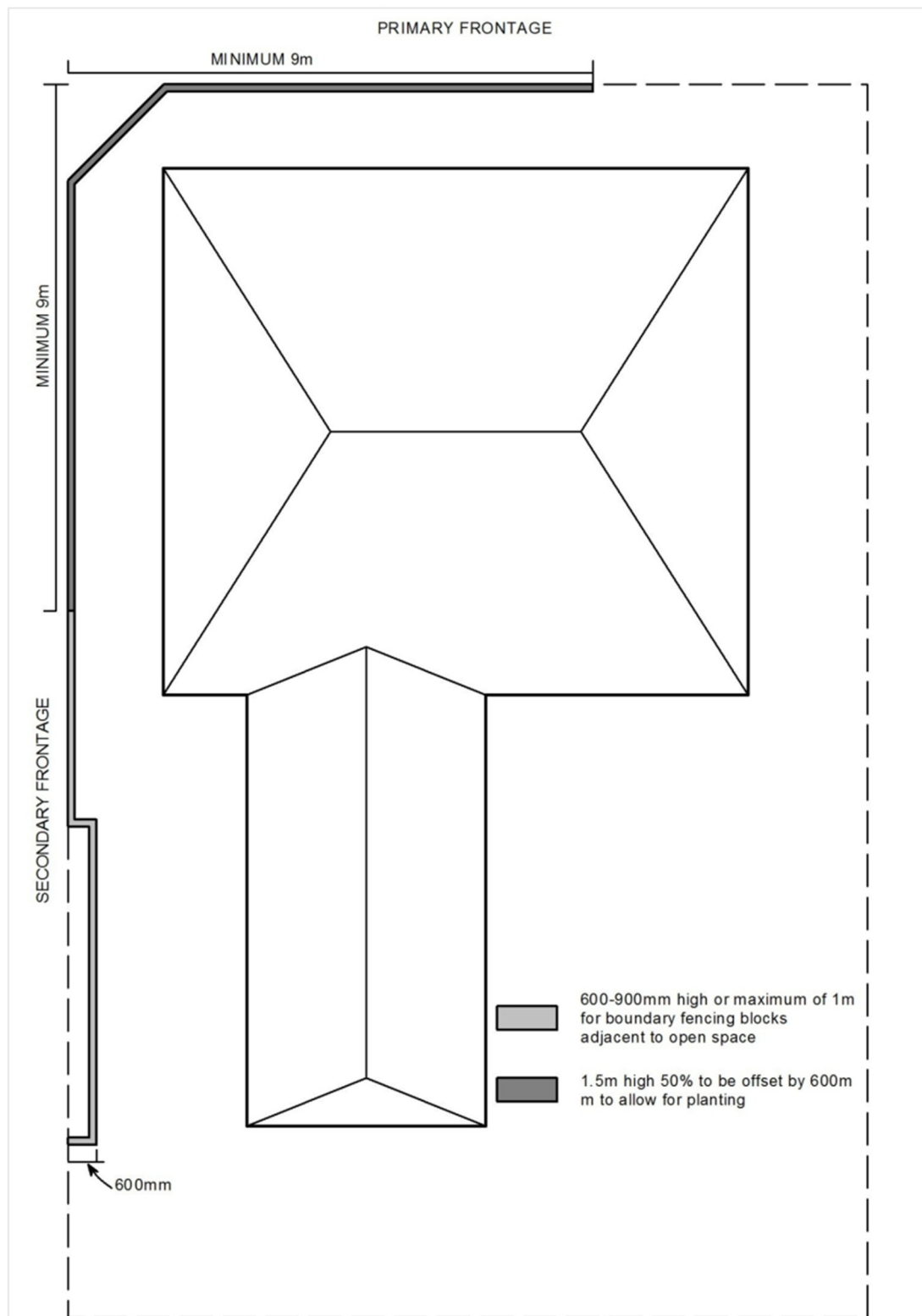


Figure 1 Fence location for corner blocks and blocks adjacent to open space

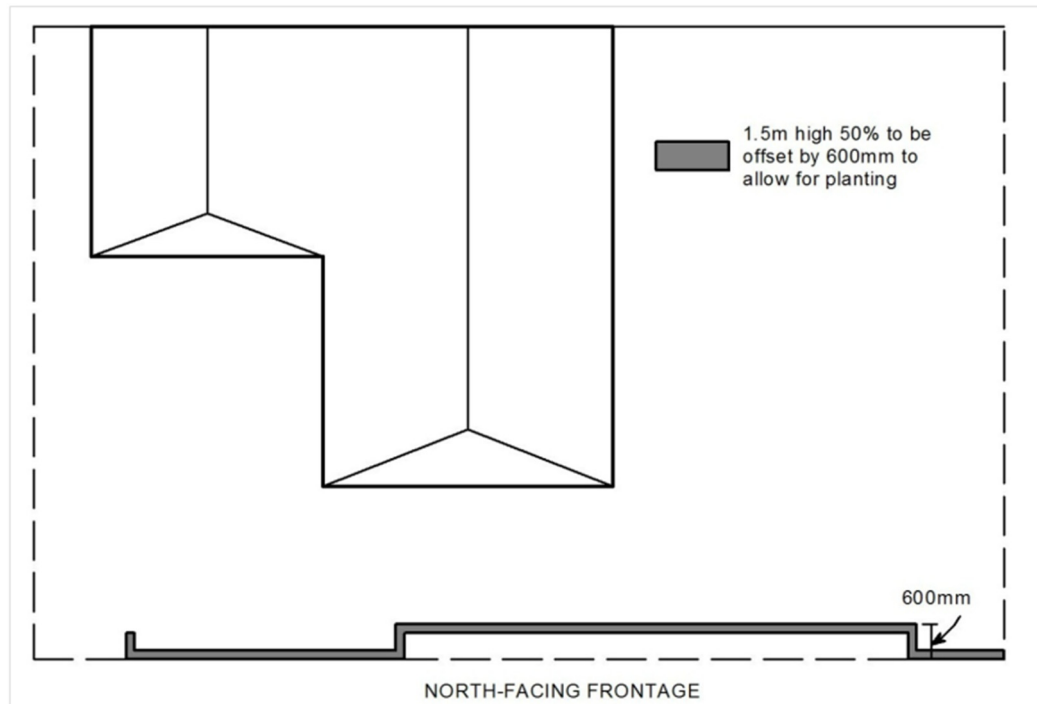


Figure 2 Fence location for north facing blocks



Figure 3 Fencing plan 1

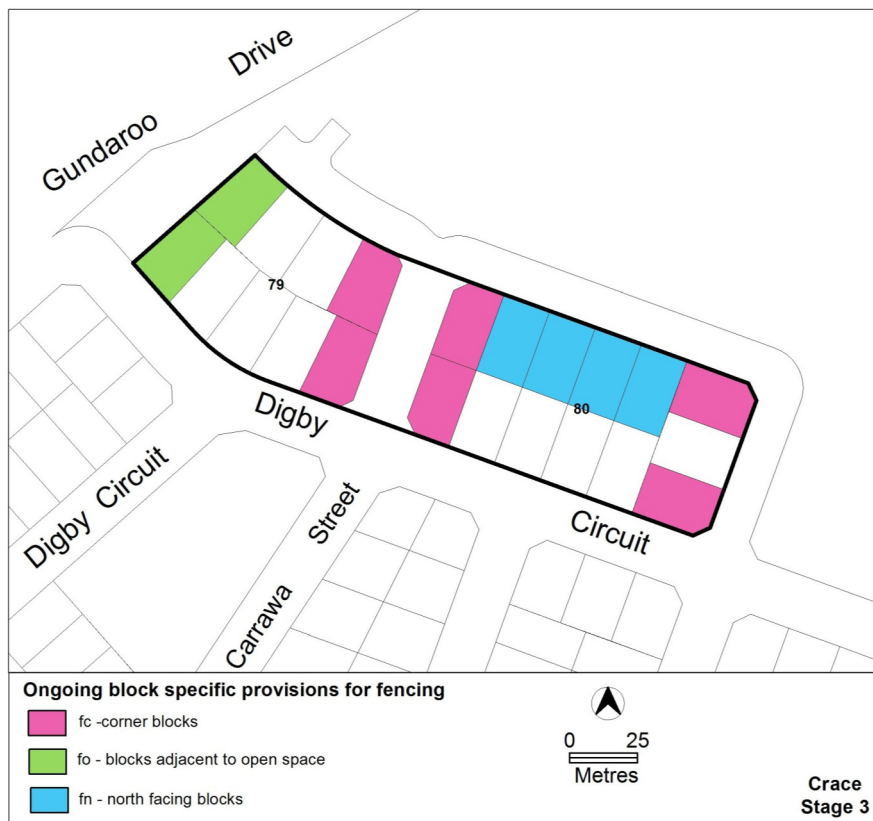


Figure 4 Fencing plan 2

Ben Ponton
 Delegate of ACT Planning and Land Authority
 Date