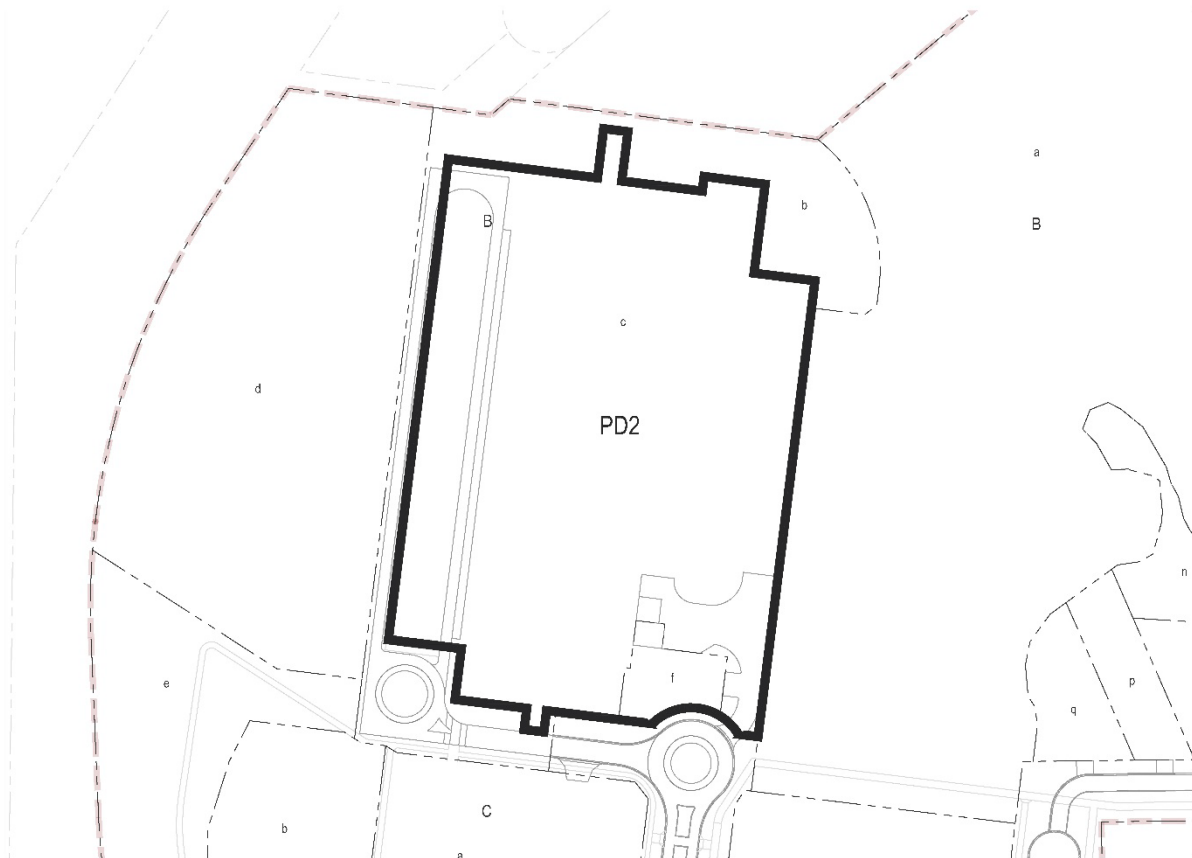


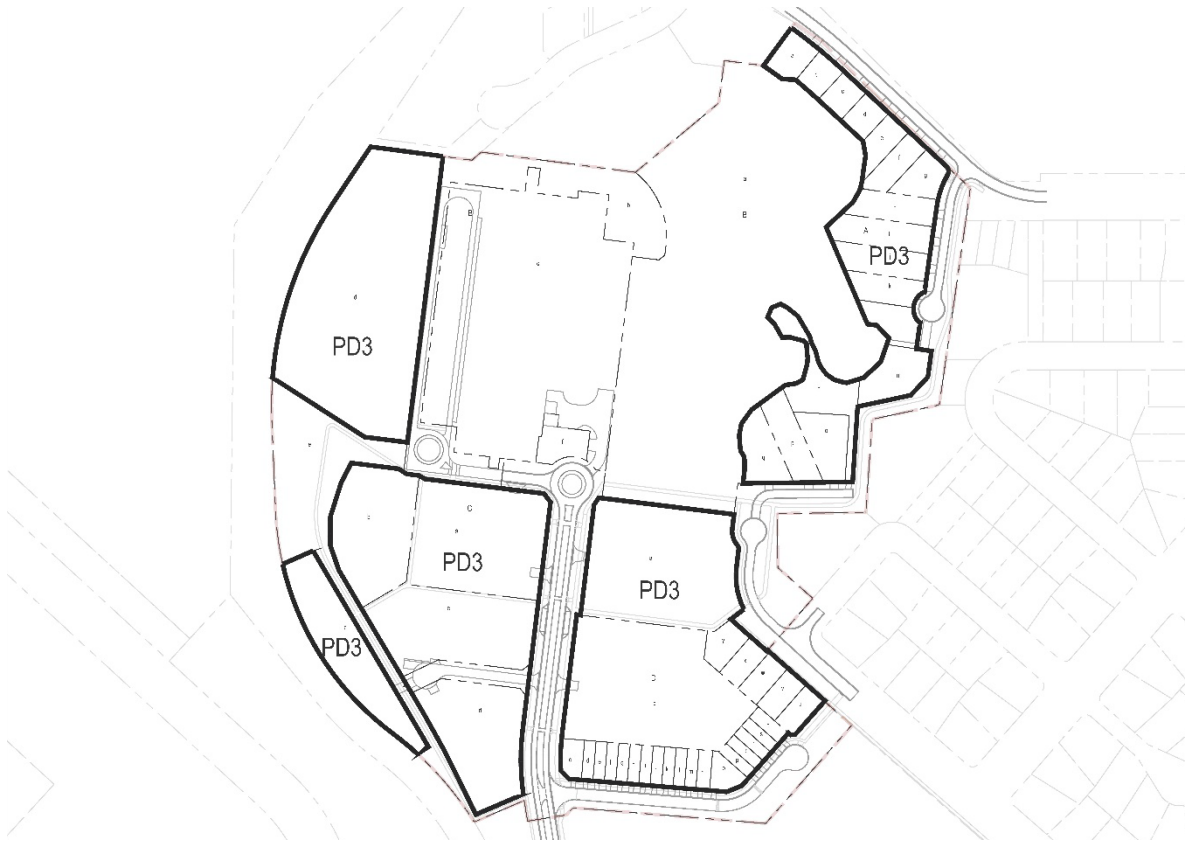
Attachment U – Proposed Planning Controls - Yarralumla Precinct Code

Yarralumla Brickworks Estate Development Plan: Planning Controls Plan (proposed controls wording for Yarralumla Precinct Code)

Additional Prohibited Development



Inset B



Inset C



Additional Merit Track Development



Inset D

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD2	CZ6	RESIDENTIAL USE COMMERCIAL ACCOMMODATION USE
PD3	CZ6	Club Drink Establishment Indoor Entertainment Facility Indoor Recreation Facility Outdoor Recreation Facility Public Agency Restaurant SHOP

Table 2 – Additional merit track development

Additional prohibited development		
Suburb precinct map label	Zone	Development
MT2	CZ6	Home Business

Additional Rules and Criteria

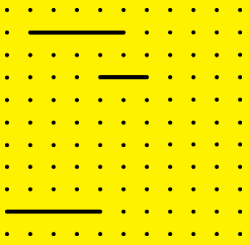
RC1 – Yarralumla Brickworks Residential Area

Existing

Rule	Criteria
Setbacks	
<i>R3</i> The minimum setback to the northern and eastern boundaries is 20m.	<i>C3</i> Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.

Proposed

Rule	Criteria
Estate Boundary Setback Zone	
<i>R3A</i> This rule applies to blocks identified in Figure 1. Buildings are required to setback from the minimum setback zone identified with hachure in Figure 1.	<i>C3A</i> Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.



<p>Landscaping features and basements are permitted within this zone.</p> <p>Note: The minimum setback dimensions have been identified in Figure 1.</p>	
<p>R3B This rule applies to blocks identified in Figure 2.</p> <p>Buildings are required to setback from the minimum setback zone identified with hachure in Figure 2.</p> <p>Landscaping features (such as pergola, vegetable garden, barbeque, and communal open space areas and siting) and basements are permitted within this zone.</p> <p>Note: The minimum setback dimensions have been identified in Figure 2.</p>	<p>C3B Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.</p>
<p>R3C This rule applies to blocks identified in Figure 3.</p> <p>New buildings are required to setback from the minimum setback zone identified with hachure in Figure 3.</p> <p>Landscaping features and small-scale amenities (such as Tennis Court) and associated structures (such as shade structure, amenities, fencing) are allowed within this zone.</p> <p>Note: The minimum setback dimensions have been identified in Figure 3.</p> <p>Note: For clarity, this rule does not apply to the existing heritage buildings.</p>	<p>C3C Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.</p>
<p>Quarry Land Frontage Setback Zone</p>	
<p>R4 This rule applies to blocks identified in Figure 4.</p>	<p>C4 Structural integrity of the Quarry edge needs to be demonstrated for any buildings proposed within this zone.</p>



<p>Buildings are required to setback from the minimum setback zone identified with hachure in Figure 4.</p> <p>Landscaping features and other lightweight structures (such as fencing) are allowed within this zone.</p> <p>Note: The minimum setback dimensions have been identified in Figure 4.</p>	<p>Note: For clarity, this criterion does not apply to landscaping or lightweight structures.</p>
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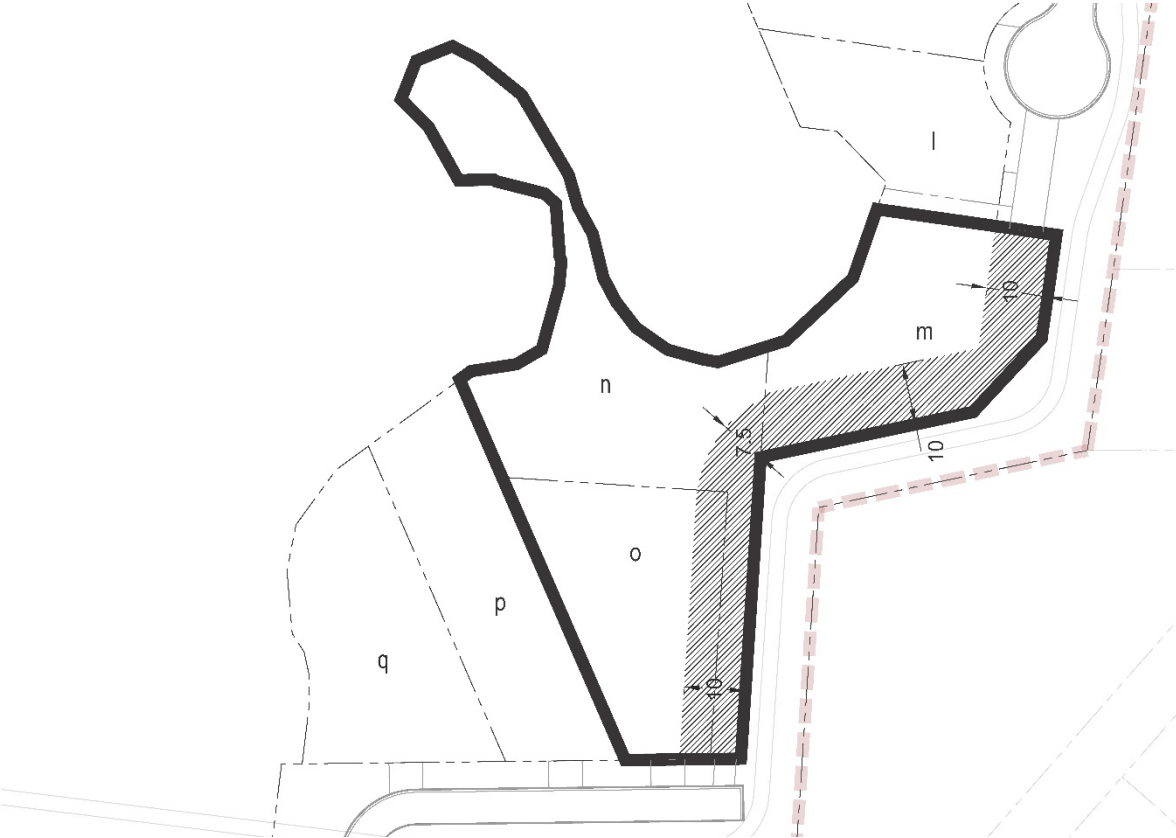


Figure 1 - Blocks Subject to Rule 3A

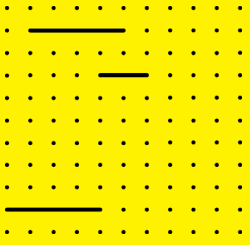


Figure 2 - Block Subject to Rule 3B

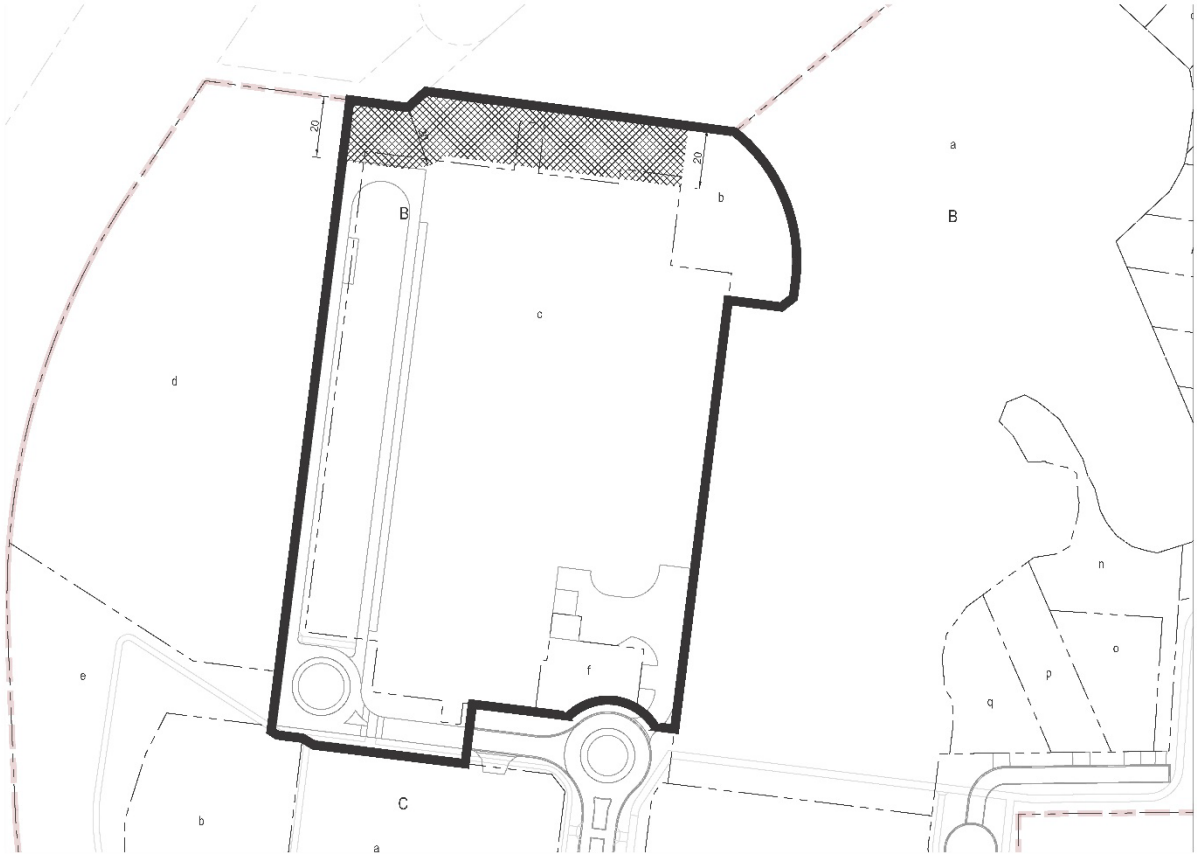
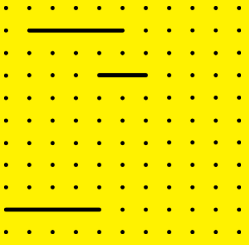
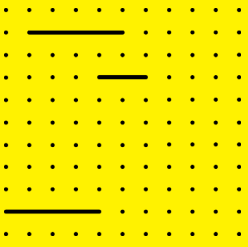


Figure 3 - Blocks Subject to Rule 3C

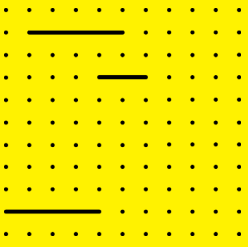


Figure 4 - Blocks Subject to Rule 4 (for a more zoomed in version refer to the PCPs)

Rule	Criteria
Surveillance Block	
<p>R5 This rule applies to the parcels identified in Figure 5.</p> <p>Dwellings include balconies and/or windows addressing the Quarry land.</p> <p>Note: for clarity, Rule 19 of the Single Dwelling Housing Development Code does not apply to these blocks as there is no rear lane.</p>	<p>C5 Residential development provides opportunities for passive surveillance of the adjacent open space.</p>
Attic Definition	
<p>R6 This rule applies to the parcels identified in Figure 6.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

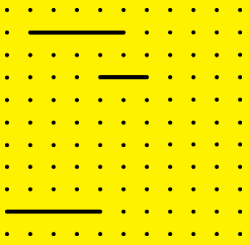


<p>“Attic” means any habitable space, including a separate dwelling, contained wholly within a roof pitched at not more than 36 degrees above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.</p>	
<p>Apparent Two Storey Height</p>	
<p>R7 This rule applies to the parcels identified in Figure 7.</p> <p>For that part of the building facing the street, the building needs to be designed so that the appearance from the street is not more than two storeys.</p> <p>This matter can be achieved through measures such as building materiality and articulation as well as landscaping treatments and alike.</p>	<p>C7 Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.</p>
<p>Building Envelope</p>	
<p>R8 This rule applies to the parcels identified in Figure 8.</p> <p>Blocks identified are exempt from Rule 6 of the Single Dwelling Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9 This rule applies to the parcels identified in Figure 9.</p> <p>Blocks identified are exempt from Rule 25 of the Multi Unit Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Solar Building Envelope</p>	
<p>R10 This rule applies to the parcels identified in Figure 10.</p> <p>Blocks identified are exempt from Rule 7A of the Single Dwelling Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



<p>R11 This rule applies to the parcels identified in Figure 11.</p> <p>Blocks identified are exempt from Rule 26 of the Multi Unit Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Setbacks</p>	
<p>R12 This rule applies to blocks or parcels in locations identified in Figure 12.</p> <p>Minimum boundary setbacks for buildings to lower floor level and/or upper floor level and/or basements are nominated.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Where setbacks are not identified, the provisions of the Single Dwelling Housing Development Code or the Multi Unit Housing Development Code apply. 2. The setbacks identified do not apply to single dwelling upper level unscreened elements, unless the criterion is satisfied (these elements otherwise are to be setback according to the Single Dwelling Housing Development Code provisions). 3. Side boundary 2 is nominated by the applicant unless otherwise specified in the Yarralumla Precinct Code. 	<p>C12 The minimum setbacks identified can be considered for the upper floor level unscreened elements, if it is demonstrated through design that reasonable levels of privacy can be achieved for dwellings on the adjoining residential blocks and their associated principal private open space.</p>
<p>Zero Setbacks – Side Boundaries</p>	
<p>R13 This rule applies to blocks or parcels in locations identified in Figure 13.</p> <p>Minimum zero side boundary setbacks are nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R14 This rule applies to blocks or parcels in locations identified in Figure 14.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

<p>Unroofed structures that extend less than 1 metre above natural ground level are permitted to boundaries, where nominated.</p> <p>Note: for clarity, this rule does not restrict fencing to the side boundaries.</p>	
Garage Door Width	
<p>R15 This rule applies to blocks or parcels identified in Figure 15.</p> <p>Maximum total width of garage doors is 6m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
Fences and Courtyard Walls	
<p>R16 This rule applies to blocks within the RC1 area.</p> <p>Front fencing type and height, where proposed, is to be provided in accordance with the Fencing Plan.</p>	<p>C16 Where front fencing is proposed, fencing is to comply with the relevant provisions of the Multi Unit Housing Development Code (where multi unit housing is proposed) or Single Dwelling Housing Development Code (where single dwelling housing is proposed).</p>
<p>R17 This rule applies to blocks or parcels identified in Figure 16.</p> <p>Courtyard walls are required to be provided to nominated boundaries generally in accordance with the Typical Courtyard Wall Diagrams.</p> <p>Note: The intention of this rule is to allow garages to be built in front of the building line.</p>	<p>C17 Where a courtyard wall is not proposed, the garage is to be setback in accordance with the relevant provisions of the Single Dwelling Housing Development Code .</p>
Subdivision	
<p>R18 Further subdivision or unit titling is prohibited for the single dwelling blocks.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
Parking	
<p>R19 This rule applies to blocks or parcels identified in Figure 17.</p> <p>Visitor Parking is to be provided on site.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



<p>R20 This Rule applies to Block a Section C (Precinct 3).</p> <p>A minimum of 200 parking spaces needs to be provided on site for public use.</p> <p>Note: for clarity this provision does not exclude the use of public parking spaces for commercial purposes.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
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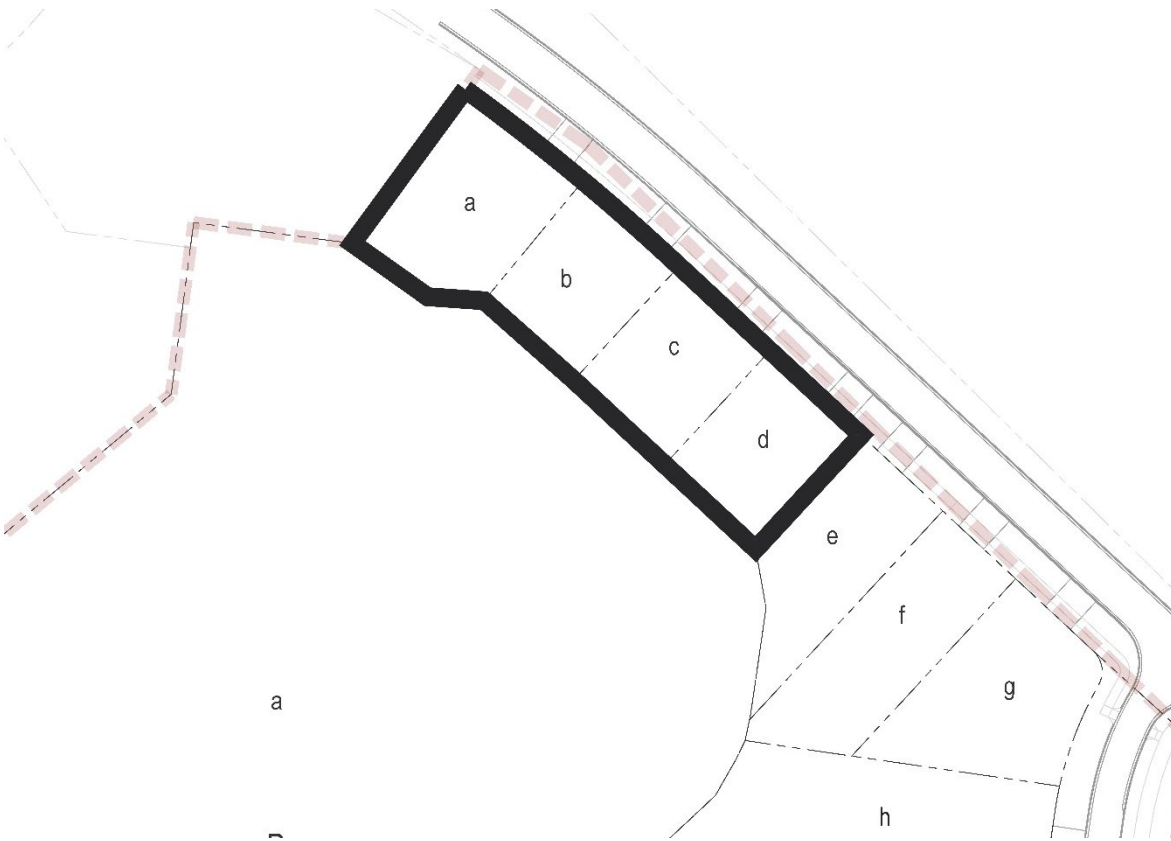


Figure 5 – Blocks subject to Rule 5



Figure 6 – Blocks subject to Rule 6

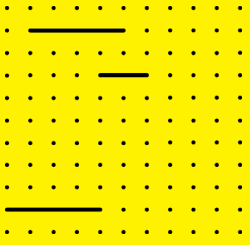


Figure 7 – Blocks subject to Rule 7



Figure 8 – Blocks subject to Rule 8

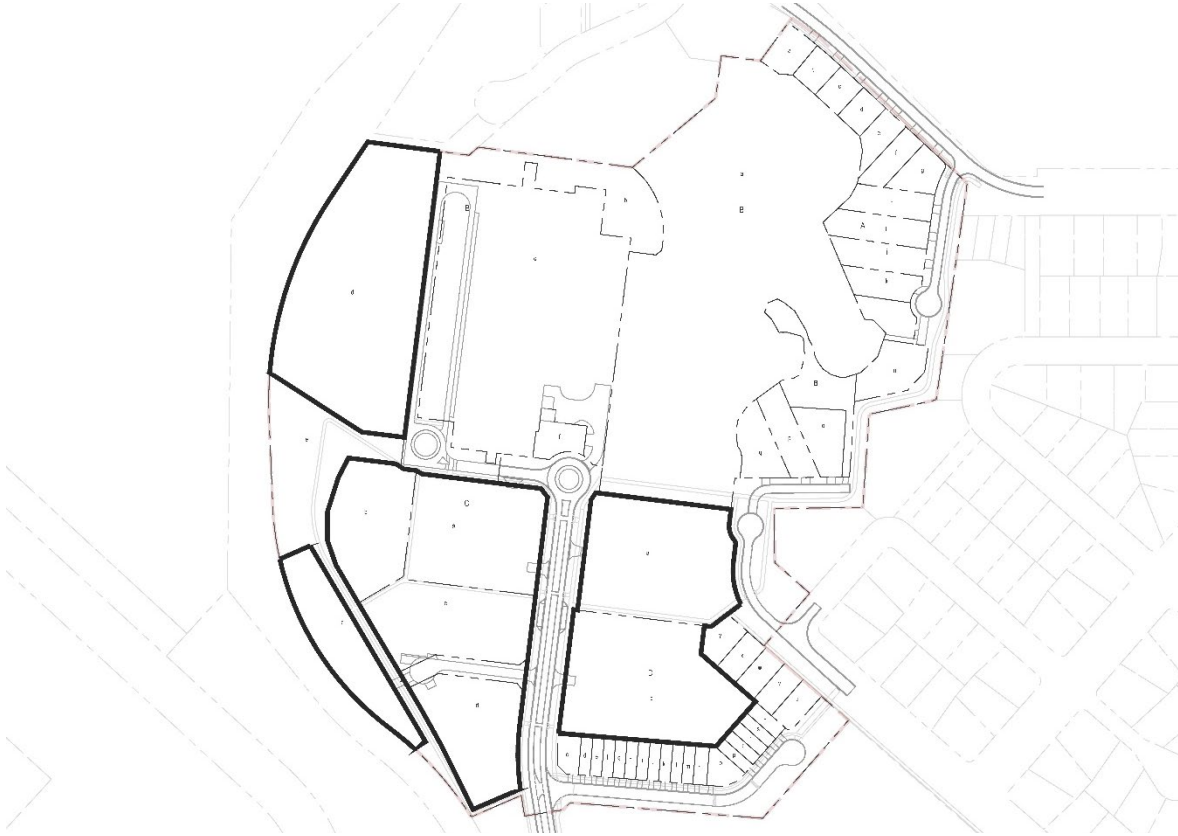


Figure 9 – Blocks subject to Rule 9



Figure 10 – Blocks subject to Rule 10

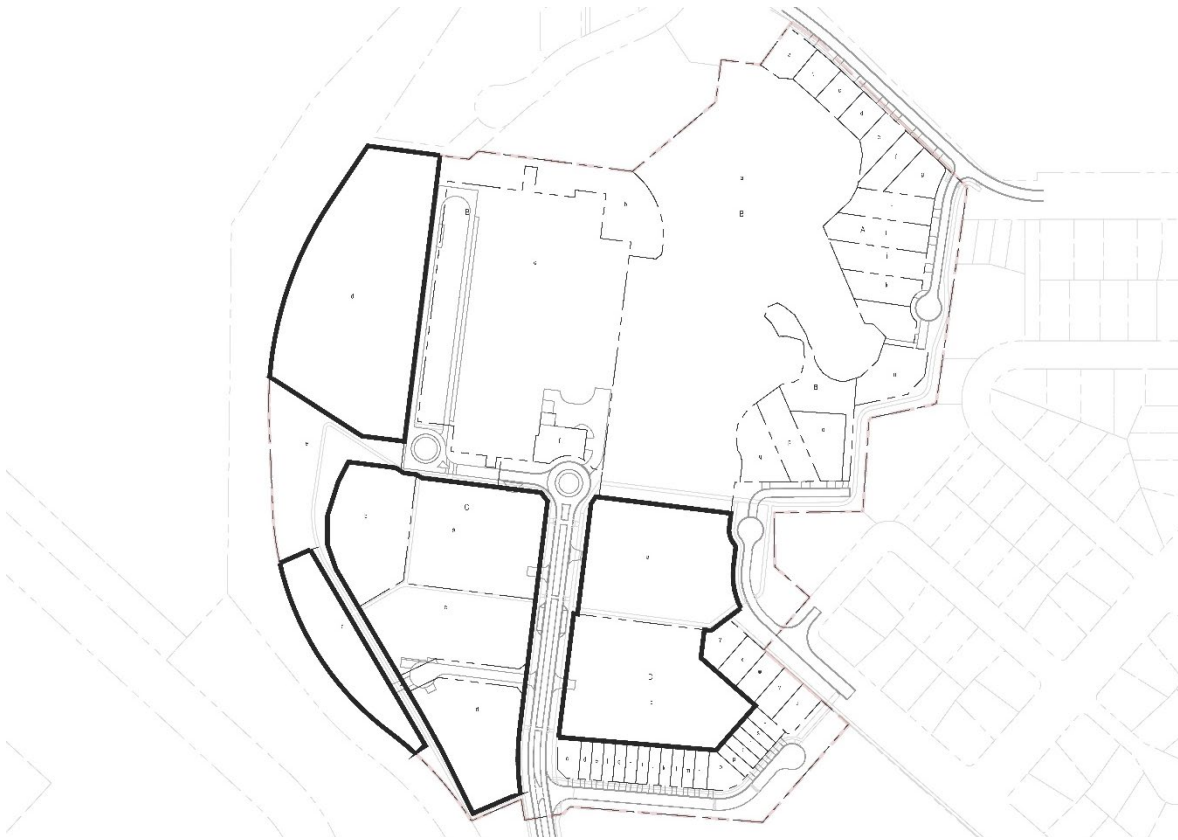


Figure 11 – Blocks subject to Rule 11



Figure 12 – Blocks subject to Rule 12

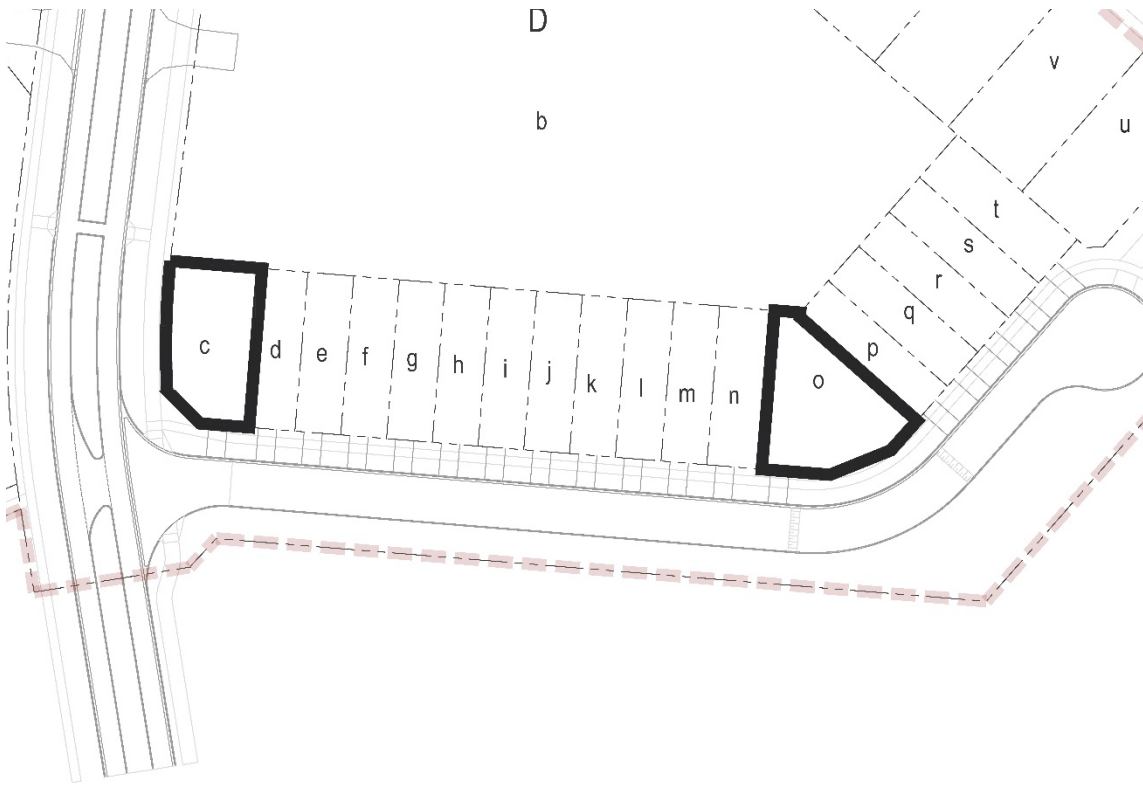
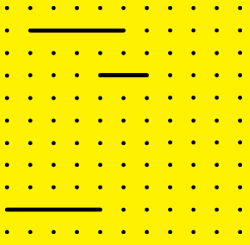


Figure 13 – Blocks subject to Rule 13

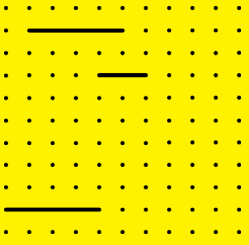


Figure 14 – Blocks subject to Rule 14



Figure 15 – Blocks subject to Rule 15



Figure 16 – Blocks subject to Rule 17



Figure 17 – Blocks subject to Rule 19

Ongoing provisions (Figure 6)

- Bushfire affected blocks
- Integrated Housing Development Parcel blocks



Figure 18 - Blocks subject to ongoing provisions