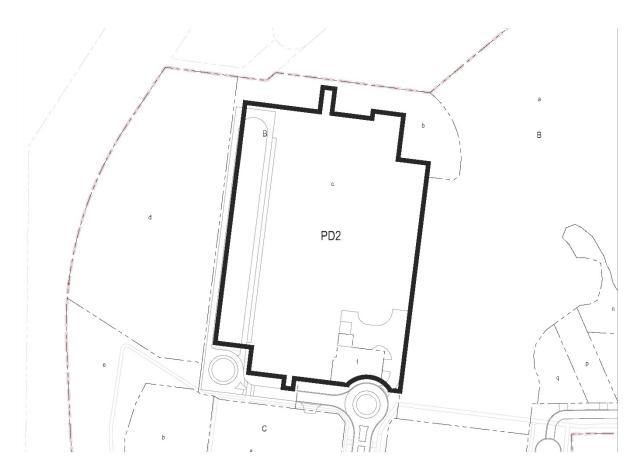


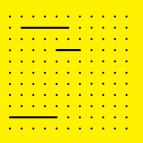
Attachment U – Proposed Planning Controls - Yarralumla Precinct Code

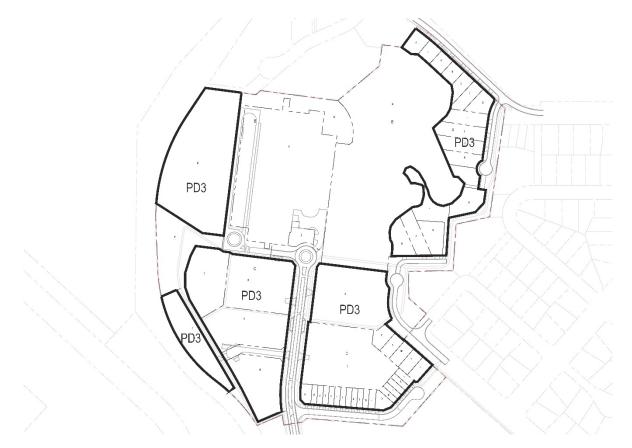
Yarralumla Brickworks Estate Development Plan: Planning Controls Plan (proposed controls wording for Yarralumla Precinct Code)

Additional Prohibited Development

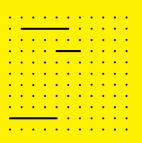


Inset B





Inset C



Additional Merit Track Development



<u>Inset D</u>

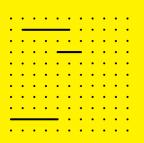


Table 1 – Additional prohibited development

	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

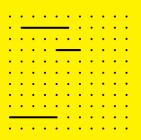
<u>Existing</u>

Criteria
C3 Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.

Proposed

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

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



Buildings are required to setback from the minimum setback zone identified with hachure in Figure 4. Note: For clarity, t to landscaping or l

Landscaping features and other lightweight structures (such as fencing) are allowed within this zone.

Note: The minimum setback dimensions have been identified in Figure 4.

Note: For clarity, this criterion does not apply to landscaping or lightweight structures.

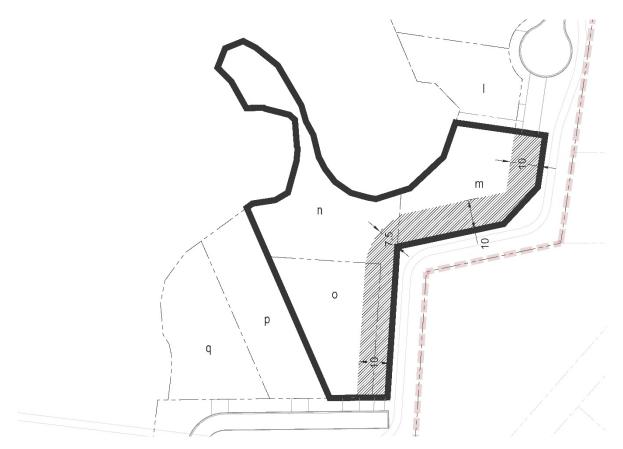


Figure 1 - Blocks Subject to Rule 3A

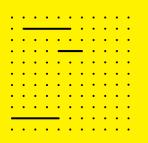
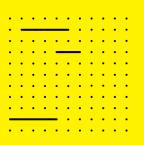




Figure 2 - Block Subject to Rule 3B



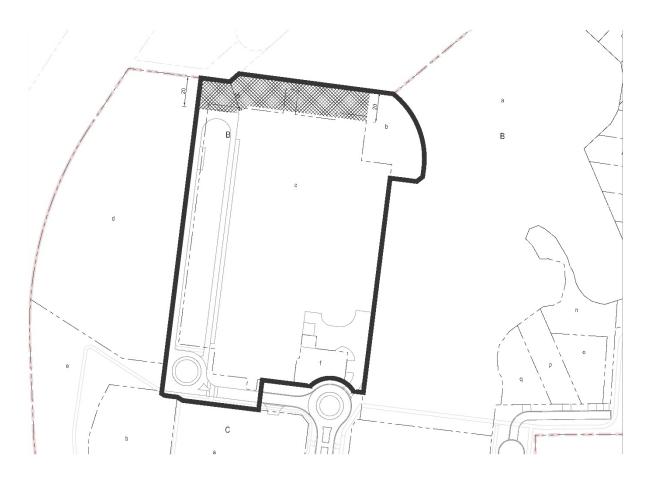


Figure 3 - Blocks Subject to Rule 3C

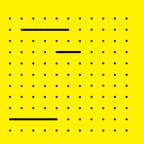




Figure 4 - Blocks Subject to Rule 4 (for a more zoomed in version refer to the PCPs)

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

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roof pitched at not more than 36 degrees	
above the ceiling line of the storey immediately	
•	
donner windows and the like.	
Apparent Two Storey Height	67
	C7 Buildings achieve minimal detrimental impacts
Figure 7.	including overshadowing and excessive scale.
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.	
This matter can be achieved through measures	
such as building materiality and articulation as	
well as landscaping treatments and alike.	
Building Envelope	
-	This is a mandatory requirement. There is no
Figure 8.	applicable criterion.
•	
R9	
	This is a mandatory requirement. There is no applicable criterion.
·	
the Multi Onit Housing Development Code.	
Solar Building Envelope	
	This is a mandatory requirement. There is no
Figure 10.	applicable criterion.
Placks identified are exempt from Pule 74 of	
the Single Dwelling Housing Development	
Code.	
	above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like. Apparent Two Storey Height R7 This rule applies to the parcels identified in Figure 7. 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. This matter can be achieved through measures such as building materiality and articulation as well as landscaping treatments and alike. Building Envelope R8 This rule applies to the parcels identified in Figure 8. Blocks identified are exempt from Rule 6 of the Single Dwelling Housing Development Code. R9 This rule applies to the parcels identified in Figure 9. Blocks identified are exempt from Rule 25 of the Multi Unit Housing Development Code. Solar Building Envelope R10 This rule applies to the parcels identified in Figure 10. Blocks identified are exempt from Rule 7A of the Single Dwelling Housing Development

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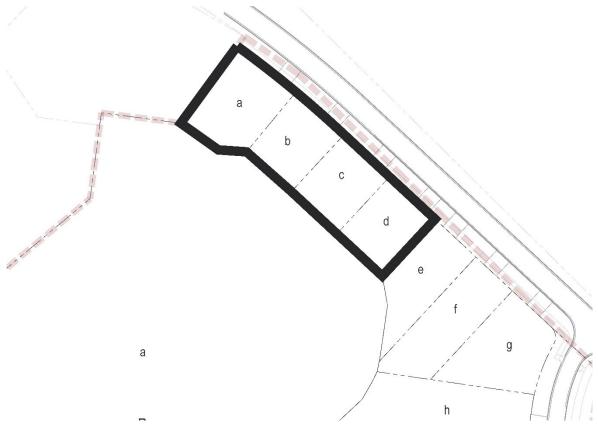
	
R11	
This rule applies to the parcels identified in	This is a mandatory requirement. There is no
Figure 11.	applicable criterion.
Blocks identified are exempt from Rule 26 of	
the Multi Unit Housing Development Code.	
Setbacks	
R12	C12
This rule applies to blocks or parcels in	The minimum setbacks identified can be
locations identified in Figure 12.	considered for the upper floor level unscreened
	elements, if it is demonstrated through design
Minimum boundary setbacks for buildings to	that reasonable levels of privacy can be
lower floor level and/or upper floor level	achieved for dwellings on the adjoining
and/or basements are nominated.	residential blocks and their associated principal
	private open space.
Notes:	
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.	
Zero Setbacks – Side Boundaries	
R13	
This rule applies to blocks or parcels in	This is a mandatory requirement. There is no
locations identified in Figure 13.	applicable criterion.
Minimum zero side boundary setbacks are	
nominated.	
R14	
This rule applies to blocks or parcels in	This is a mandatory requirement. There is no
locations identified in Figure 14.	applicable criterion.

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Unroofed structures that extend less than 1 metre above natural ground level are permitted to boundaries, where nominated. Note: for clarity, this rule does not restrict fencing to the side boundaries. Garage Door Width R15 This rule applies to blocks or parcels identified in Figure 15. Maximum total width of garage doors is 6m. Fences and Courtyard Walls R16 This rule applies to blocks within the RC1 area. Front fencing type and height, where proposed, is to be provided in accordance with the Fencing Plan. R17 This rule applies to blocks or parcels identified in Figure 16. R17 This rule applies to blocks or parcels identified in Figure 16. R17 This rule applies to blocks or parcels identified in Figure 16. R17 This rule applies to blocks or parcels identified in Figure 16. Subdivision R18 Further subdivision or unit titling is prohibited for the single dwelling blocks. R18 Further subdivision or unit titling is prohibited for the single dwelling blocks. Parking R19 This rule applies to blocks or parcels identified in Figure 17. Visitor Parking is to be provided on site.		
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R20	
This Rule applies to Block a Section C (Precinct 3).	This is a mandatory requirement. There is no applicable criterion.
A minimum of 200 parking spaces needs to be provided on site for public use.	
Note: for clarity this provision does not exclude the use of public parking spaces for commercial purposes.	





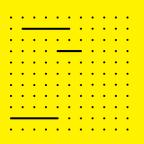




Figure 6 – Blocks subject to Rule 6



Figure 7 – Blocks subject to Rule 7

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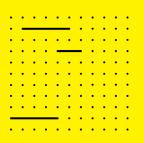
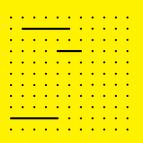




Figure 8 – Blocks subject to Rule 8



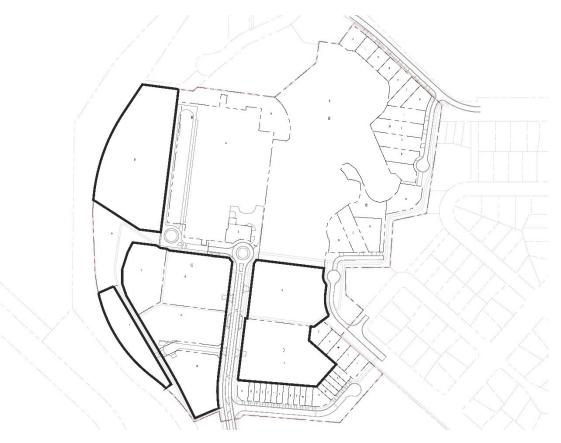


Figure 9 – Blocks subject to Rule 9

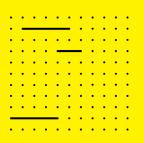
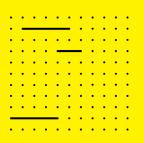




Figure 10 – Blocks subject to Rule 10



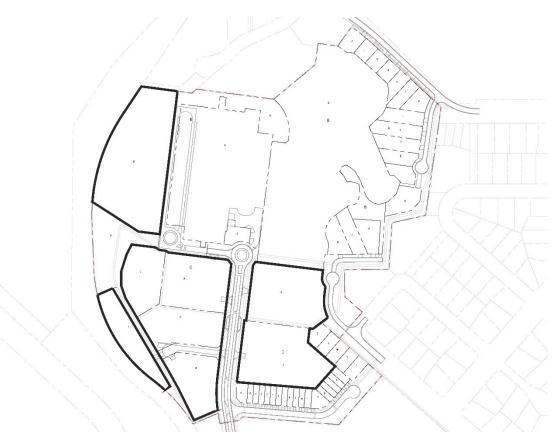
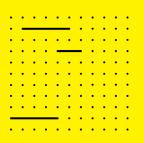


Figure 11 – Blocks subject to Rule 11



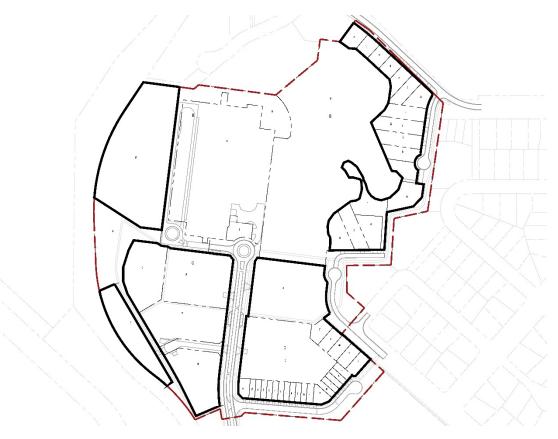


Figure 12 – Blocks subject to Rule 12

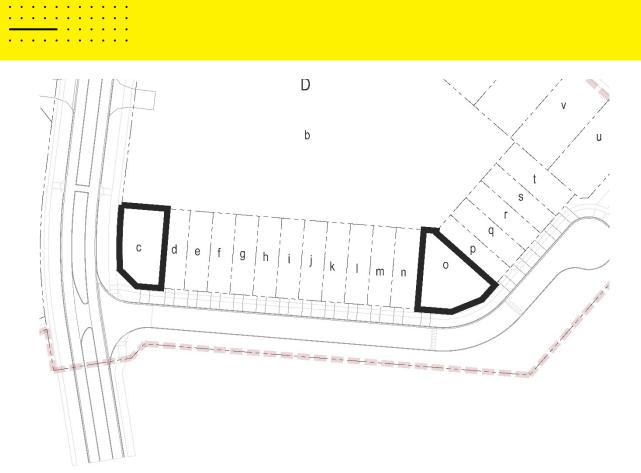


Figure 13 – Blocks subject to Rule 13

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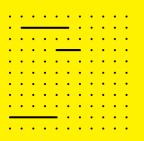




Figure 14 – Blocks subject to Rule 14

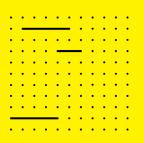




Figure 15 – Blocks subject to Rule 15

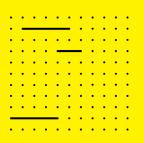




Figure 16 – Blocks subject to Rule 17

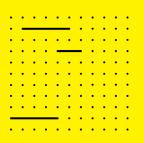
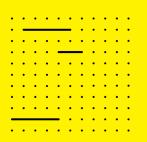




Figure 17 – Blocks subject to Rule 19



Ongoing provisions (Figure 6)

- Bushfire affected blocks
- Integrated Housing Development Parcel blocks

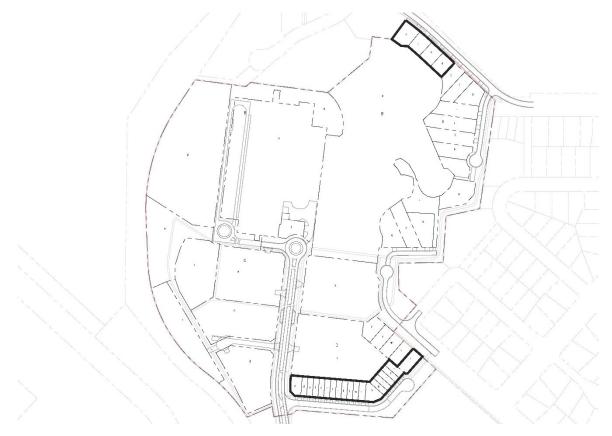


Figure 18 - Blocks subject to ongoing provisions