

### LEGEND

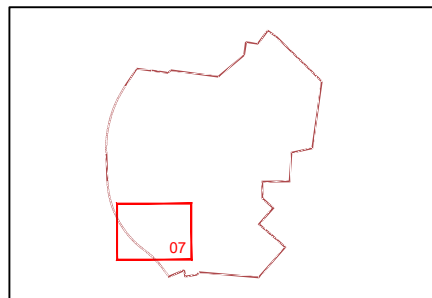
- Estate Boundary
- Integrated Housing Development Parcel
- 20m building setback zone as identified - Landscaping features (such as pergola, vegetable garden, barbecue, and communal open space areas) and basements are allowed within this zone
- 20m building setback zone as identified - Landscaping features and small-scale amenities (such as Tennis Court) and associated structures (such as shade structure or amenities) are allowed within this zone - this control does not apply to existing heritage buildings
- Variable building setback zone as identified - Landscaping features and basements are permitted within this zone
- Variable building setback zone as identified - Landscaping features and other lightweight structures (such as fencing) are allowed within this zone
- Side Boundary 2
- BAL29 Buildings to be constructed to be compliant with BAL 29
- + R6 and R7A of the Single Dwelling Housing Development Code do not apply to the nominated parcels.
- x R25 and R26 of the Multi Unit Housing Development Code do not apply to the nominated parcels.

**MINIMUM BUILDING LINE SETBACKS (dimensions are all in metres)**

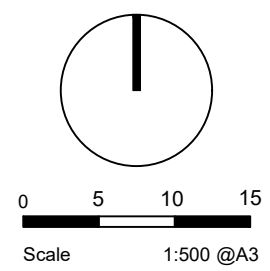
The proposed setbacks do not apply to single dwelling upper level unscreened elements, unless it is demonstrated that reasonable privacy can be achieved through design (these elements otherwise need to setback according to the Single Dwelling Housing Development Code)

| Setback | Basement / Lower level | Upper levels | All levels |
|---------|------------------------|--------------|------------|
| 0m      |                        |              |            |
| 1m      |                        |              |            |
| 2m      |                        |              |            |
| 3m      |                        |              |            |
| 4m      |                        |              |            |
| 5m      |                        |              |            |

- ++++ Mandatory courtyard wall in the front zone
- \* The maximum allowable total width of the garage door is 6m
- ~ Fencing permitted in the front zone
- PROH Residential and Commercial Accommodation Use prohibited
- @ Further subdivision or unit titling is prohibited
- ^ Attic definition is per the proposed control
- ▲ Surveillance block per the proposed control
- ▤ Apparent two storey height per the proposed control
- ▭ Visitor parking to be provided on site
- 200P A minimum of 200 public carparks to be provided on site
- Structures less than 1m above finished ground level of the block that are not covered by a roof can be built to this part of the boundary



|                              |            |
|------------------------------|------------|
| EDP DA TECH-CHECK SUBMISSION | 04.09.2023 |
| EDP DA SUBMISSION            | 18.07.2023 |
| DRAFT EDP (CIRCULATION)      | 23.06.2022 |
| DRAFT                        | 30.06.2021 |



Designer  
 Drawn HVP 18.07.2023  
 Checked NJ 18.07.2023  
 Approved HVP 04.09.2023

Block 1 Section 102 YARRALUMLA  
 Yarralumla Brickworks  
 PLANNING CONTROL PLAN  
 Drawing No. YARR102001 - PCP - Sheet 07

