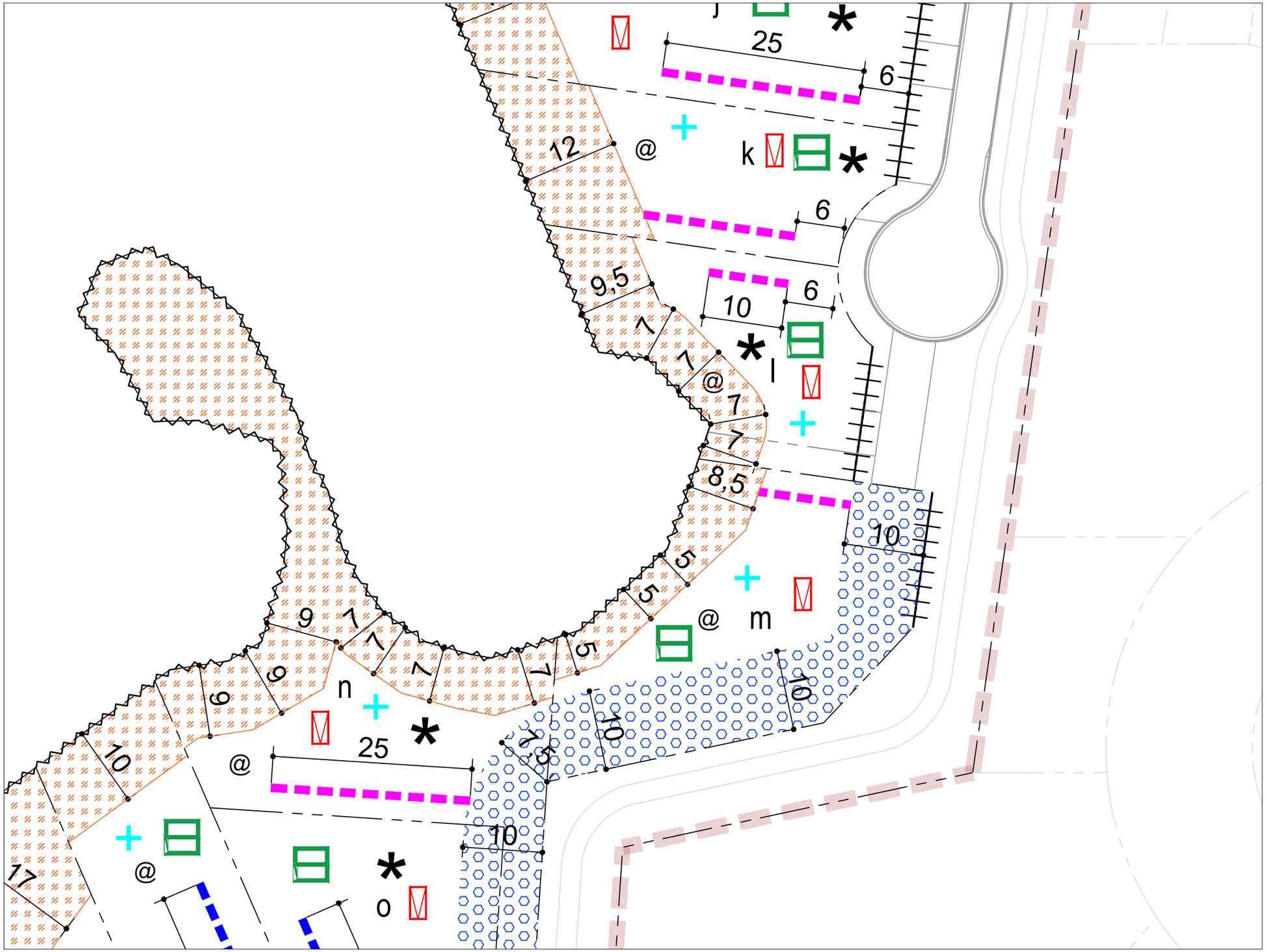



## LEGEND

Estate Boundary

Integrated Housing Development Parcel

20m building setback zone as identified - Landscaping features (such as pergola, vegetable garden, barbeque, 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 complaint with BAL 29

R6 and R7A of the Single Dwelling Housing Development Code do not apply to the nominated parcels.

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

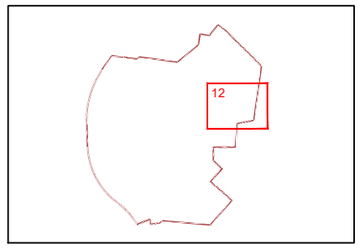
Surveillance block per the proposed control

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 SUBMISSION | 18.07.2023 |
| DRAFT EDP (CIRCULATION) | 23.06.2022 |
| DRAFT | 30.06.2021 |

0 5 10 15

Scale 1:500 @A3

| | | |
|---|---|---|
| Designer | | |
| Drawn | HVP | 18.07.2023 |
| Checked | NJ | 18.07.2023 |
| Approved | HVP | 18.07.2023 |

Block 1 Section 102 YARRALUMLA

Yarralumla Brickworks

PLANNING CONTROL PLAN

Drawing No. YARR102001 - PCP - Sheet 12

CANBERRA TOWN PLANNING