

Statement against Rules and Criteria

Block c Section B
Yarralumla
Brickworks

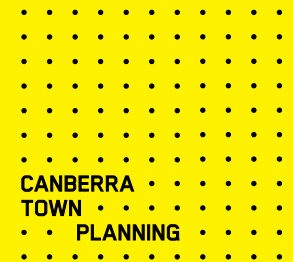
Heritage Core
Design and Siting
DA

Attachment AAA

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Introduction

This Statement against Rules and Criteria report (**SARC**) has been prepared for the Heritage Core Design and Siting Development Application (**DA**) which is a part of the Brickworks Estate Development Plan (**EDP**) DA. Separate SARC will be prepared and submitted to Environment, Planning and Sustainable Development Directorate (**EPSDD**) for each individual Precinct within the EDP DA.

As further detailed in the Design Response Report (**DRR**) submitted with the EDP DA (and included within this submission as supporting document), the Heritage Core DA will be submitted in the Impact Track. A revised Environmental Impact Statement (**EIS**) has been progressed and finalised for the site which was submitted for consideration in May 2022 (**Attachment AR – Canberra Brickworks Precinct Environmental Impact Assessment**) and completed on 13 June 2023. The proposal’s performance against the EIS recommendations has been addressed under the DRR. A Conservation Management Plan (**CMP**) has been progressed for the site (**Attachment M – Conservation Management Plan (September 2021)**) and approved by the ACT Heritage Council. An Interpretation Strategy has also been prepared and endorsed by the ACT Heritage Council which has been included in this submission (**Attachment AS**). A Statement of Heritage Effect (**SHE**) is being progressed with the ACT Heritage Council parallel to this DA.

Please refer to the DRR and attachments for further information.

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Statement Of Strategic Directions

The Statement of Strategic Directions sets out the principles for giving effect to the main object of the Territory Plan as required by the Planning and Development Act 2007 (**the Act**). Section 128 of the Act provides that a development proposal in Impact Track needs to be consistent with the Statement of Strategic Directions. The provisions of the Statement of Strategic Directions have been reproduced in **Table 1** below along with the proposal's performance against these provisions.

Table 1: Statement of Strategic Directions (effective 3 May 2018)

Provision	Response
1. Principles For Sustainable Development	
General Principles	
1.1 Planning processes and decisions will be focused on the combined achievement of economic vitality, community wellbeing, and environmental quality. Broad community involvement will be a key element in the pursuit of sustainable development, as will complementary regional strategies and agreements.	The proposal seeks to revitalise the existing Brickworks buildings while developing surrounding vacant land to create a mixed-use commercial, community, and residential precinct that would enhance the local economy and improve the social wellbeing of the future residents and existing Yarralumla residents.
1.2 Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing.	The proposal carefully considers the environmentally significant features of the site and provides mitigation measures to reduce potential environmental impacts. An EIS application has been progressed for the proposal which was completed in June 2023.
1.3 Economic, social and environmental objectives will be pursued in a balanced and integrated way, having regard to both short-term and long-term factors, such that present needs can be met without prejudicing the welfare of future generations, and without serious or irreversible loss of life-supporting natural resources or damage to the environment.	The proposed landscape strategy for the site enhances the existing landscape setting while improving the site conditions to be accessible by future occupants and visitors.
1.4 Wherever appropriate, the broader global and regional context and potential cumulative impacts of decisions will be taken into account. Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for failing to prevent environmental degradation.	Community engagement has been a key driver of this project. A comprehensive program of community consultation has been undertaken since February 2020 and is still ongoing as at the submission of this Heritage Core DA.

Provision	Response
Environmental Sustainability	
<p>1.5 Planning policies will seek to ensure the efficient use of all resources and to reduce consumption of non-renewable resources. Waste minimisation, reuse and recycling will be encouraged, whilst energy-rating and conservation measures will be applied wherever appropriate, particularly in transport, subdivision planning, and building design and construction.</p> <p>1.6 The pattern of development is to reflect land capability constraints resulting from topography, soils, geotechnical factors, drainage, natural hazards, microclimate and the sensitivity of ecosystems. Particular attention will be given to the need to conserve soil, water and vegetation; maintain biological diversity; safeguard important ecosystems and ecological processes; and provide and protect wildlife corridors.</p> <p>1.7 Land and water resources will be planned in accordance with the principles of integrated catchment management and water sensitive urban design. Policies will seek to protect identified environmental values, whilst focusing on opportunities for multi-purpose use of resources. Special attention is to be given to protecting sources of the Territory’s water supply and to maintaining environmental flows in rivers and streams.</p> <p>1.8 Planning policies will provide for the sustainable management of rural areas, ensuring that rural lands nominated for future urban development or other purposes can be retained in productive use and properly managed for the time being. Appropriate activities to reduce net greenhouse gas emissions will be encouraged.</p> <p>1.9 Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas.</p> <p>1.10 Integrated land use and transport planning will seek to maximise accessibility and transport efficiency, prioritise active travel, reduce energy consumption, increase physical activity, support the preferred pattern of development, promote safety, safeguard environmental quality, and minimise greenhouse gas emissions.</p> <p>1.11 Policies for environmental planning and management will ensure amenity, minimise pollution, and protect public health and safety.</p>	<p>Environmental considerations have been addressed extensively as part of the EIS preparation and the precinct designs have been progressed considering the recommendations of various consultants that were engaged to assess the environmental qualities of the site, potential impacts, and mitigation measures.</p> <p>The substantial body of work done to date to address the site existing environmental conditions and future aspirations has been reflected in the EIS submission. This includes but is not limited to considerations towards the site’s distinct topography, soil and geotechnical features, natural and human-made hazards and mitigation measures, local ecosystem, significant species and offset measures, waste management, water management and WSUD principles, reduction of greenhouse gas emissions, integrated land use and transport network, sustainable energy solutions, and public health and safety.</p> <p>The proposal is considered to be environmentally sustainable and will achieve a 5 Star Green Star Communities rating which the Green Building Council considers as “Australian Excellence”</p> <p>Please refer to the DRR attachments for further information.</p>

Provision	Response
Economic Sustainability	
<p>1.12 Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.</p> <p>1.13 The characteristics of the city that contribute to economic growth: Canberra’s role as the national capital and the seat of Federal Parliament; the ease of getting around the city; the safe and clean environment; and the vibrancy of centres as places of social, cultural and business exchange, will be enhanced.</p> <p>1.14 An adequate and diverse supply of industrial land will be maintained to facilitate both conventional and new forms of industry.</p> <p>1.15 Tourism will be fostered by permitting a variety of entertainment, leisure and accommodation facilities, including opportunities for ecotourism, in appropriate locations throughout the Territory.</p> <p>1.16 Sufficient land will be set aside for major communications, educational, scientific, or other activities requiring broadacre sites in appropriate locations outside urban areas.</p> <p>1.17 In planning future development and redevelopment, particular emphasis will be placed on cost-effective provision and management of existing and new infrastructure and services, taking into account whole-of-life and whole-of-system costs, including the ecological footprint of proposed developments and activities.</p>	<p>The revitalisation proposal for the existing Brickworks site not only will ensure future conservation of this heritage listed site but also will create various opportunities for a range of commercial, retail, community, and tourism activities that diversify the local economy and promote and attract investment to the site.</p> <p>The proposal seeks to create a vibrant mixed-use precinct for social, cultural, and businesses interactions to coexist within a landscaped precinct that responds to the site’s environmental attributes.</p> <p>A variety of entertainment and leisure facilities have been proposed across the precinct which also provide opportunities for ecotourism.</p> <p>Educational establishment is a use proposed for the Heritage Site Crown Lease. Although no educational facility is currently proposed for this site, the provision of this use within the Crown Lease would provide an opportunity for future facilities and diversify the available uses while providing flexibility if/when the need arises.</p> <p>The proposed alteration and additions to the existing Brickworks buildings (one and two-storeys) with an existing building footprint of circa 2 hectares would be highly economical while reducing the development ecological footprint.</p> <p>The proposal is therefore considered to be economically sustainable.</p>
Social Sustainability	
<p>1.18 Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.</p> <p>1.18A Development is planned to promote active living through the following six principles:</p> <ol style="list-style-type: none"> a) providing connectivity between uses and activity nodes b) preserving open space c) encouraging mixed land use and density d) ensuring public places are safe and attractive for all 	<p>The proposal is aiming to create a vibrant mixed-use precinct that provides for a range of readily accessible community, cultural, sporting, and recreation facilities that are easily accessible by the future and existing residents within the locality and across Canberra. The proposed mixed-use nature of the Heritage site would create a new neighbourhood centre within Yarralumla that provides for a range of activities for Canberrans.</p> <p>The proposal promotes active living through:</p> <ol style="list-style-type: none"> a) Providing connectivity between various uses and activity nodes via the proposed shared path network b) Preserving open space where possible within the existing and proposed landscape characters of the site to be safely enjoyed by all.

Provision	Response
<p>e) providing supportive infrastructure that encourages regular physical activity</p> <p>f) ensuring environments promote social inclusion, and are equitable and where practicable are accessible by all.</p> <p>1.19 A variety of open space types will be provided in each district or local area to meet the diverse recreational needs of residents and visitors, and to contribute to community health.</p> <p>1.20 Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.</p> <p>1.21 Provision of affordable, adaptable and special-needs housing will be promoted throughout the city, as well as modification or redevelopment of existing stock to meet emerging social needs.</p> <p>1.22 Urban development will be planned in a manner that promotes community vitality and safety, applying principles of crime prevention through environmental design. Provision will also be made for emergency services infrastructure necessary to ensure a high standard of safety for residents and visitors.</p> <p>1.23 The needs of people with disabilities will be recognised in all facets of urban planning, particularly including the design and operation of transport and access systems and the assessment of development proposals.</p> <p>1.24 All new developments and re-developments will be planned with appropriate and segregated network facilities for pedestrians and cyclists; provision for accessible public transport; a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; and a network of open spaces.</p> <p>1.25 Heritage and cultural values will be safeguarded, including in particular those of the Territory's Aboriginal peoples and those derived from both its rural history and urban development as the National Capital. The distinctive qualities of residential areas and other places, as well as elements of community heritage, will also be recognised and their conservation promoted.</p> <p>1.26 Identified places of heritage significance will be protected in accordance with requirements for their conservation contained in the Heritage Register and any relevant heritage guidelines under the Heritage Act 2004. Special provisions are included in the Heritage Act for the recognition, registration and conservation of Aboriginal heritage.</p>	<p>c) The proposal facilitates the creation of a vibrant mixed-use precinct through considering various compatible and complementary uses such as commercial, community, cultural, and entertainment use. The proposed density for the site is low to medium density which is appropriate for the site considering the existing various constraints and opportunities while advocating the community aspirations for the site as heard during public consultation period.</p> <p>d) The proposed mixed-use nature of the site would provide opportunities for active and passive surveillance. The designs have been progressed with CPTED considerations as further detailed in Section 6.1 below. The proposed external lighting has been designed to sufficiently illuminate the paths for safe pedestrian and cyclist use after hours. The proposed materiality and landscaping would create attractive places to be used by all.</p> <p>e) The proposed infrastructure across the precinct will encourage regular physical activity through design and accessibility.</p> <p>f) The proposed path network has been designed to be inclusive for use by all.</p> <p>A variety of open spaces have been provided across the proposed estate while allowing flexibility for future adaptability.</p> <p>Provision for emergency service infrastructure has been considered across the precinct to ensure a high standard of safety for occupants and visitors.</p> <p>The needs of people with disabilities have been addressed in detail as part of the Heritage Core Design and Siting DA. Whilst the site angulates the design considers 1:20 accessible access along the main pedestrian thoroughfares.</p> <p>The proposed transport and path networks are legible and designed in accordance with relevant Australian Standards and progressed through consultation with TCCS and other stakeholders.</p> <p>The proposed revitalisation of the Heritage Core in accordance with the approved CMP will ensure the ongoing conservation of the heritage and cultural values of the precinct.</p>

Provision	Response
2. Spatial Planning And Urban Design Principles	
Urban Areas	
<p>2.1 Canberra will continue to develop as a series of discrete urban areas within a landscape setting of hills, ridges and other open spaces. Each town will offer a diversity of housing types; the broadest possible range of employment opportunities; and convenient, linked access prioritising active travel to centres, community facilities and open space.</p>	<p>The proposed designs consider the local and broader landscape setting of the site and maintain/enhance the site’s landscape characteristics while developing the site in a manner to create continuity within the surrounding landscaped areas. The proposal is designed to integrate the distinct topography, heritage, and environmental characteristics of the site by transforming various limitations into opportunities through exceptional design practice that is sustainable and inclusive to all.</p>
<p>2.2 Future residential settlement will be accommodated through development of greenfields areas, subject to detailed feasibility and suitability studies; some expansion of existing towns; and appropriate use of suitable vacant or underdeveloped sites.</p>	<p>The site is located within the well-established suburb of Yarralumla which has provided the perfect setting for connection to the existing transport/path network. The commercial and retail activity is concentrated within the Heritage Core which, once established, would act as a local mixed-use node for the precinct.</p>
<p>2.3 Commercial and retail activity will be concentrated in centres and other planned nodes of intensive activity that are well served by public transport to ensure an efficient pattern of development. Primary emphasis will be placed on strengthening and enhancing existing and new centres and nodes, including improved urban design and encouragement of more mixed-use development.</p>	<p>The proposed development, being located away but relatively close to the City Centre, is considered to comprise low to medium density development to maintain the ‘ garden city’ character of Canberra.</p>
<p>2.4 Planning policies will support revitalisation of the City Centre as the preeminent centre of governance, commerce and entertainment for the ACT and its region, while keeping the City Centre in appropriate balance with other town centres. Within the City Centre, provision will also be made for a range of major community facilities and opportunities for high-density residential development.</p>	<p>The proposed EDP DA Master Plan brings together an urban fabric that fosters active living and physical activity by providing a network of shared paths that is augmented with a well-designed landscaping strategy.</p>
<p>2.5 A wide range of housing types will be permitted in identified residential areas close to centres and major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintaining residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra’s suburban areas.</p>	<p>The proposed road hierarchy for the estate has been designed to consider the existing traffic network capacities while connections to existing infrastructure have been carefully considered to minimise transport impacts and avoid rat-running. Public safety and amenity of occupants have been considered in the designs while providing efficient vehicular movement and traffic flow.</p>
<p>2.6 Higher density development will be encouraged within and near major centres, and in other suitable locations that are well served by public transport.</p>	<p>Substantial open space has been retained within the estate in form of parklands (Quarry Park and Remnants Park) in addition to other landscaped areas as evident on the Landscape Master Plan.</p>
<p>2.6A Development will provide suitable and well-designed supportive infrastructure that enhances the experience of the urban environment for people of all abilities and encourages and supports regular physical activity.</p>	
<p>2.7 Development will be planned to encourage use of public transport, walking and cycling, including commuter cycling. Routes will be reserved for an</p>	

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enhanced inter-town public transport system. Requirements for vehicle parking will be related to commercial needs and transport policy objectives.

2.8 Industrial areas will be in locations accessible to suitable freight services, and where industrial activity is unlikely to have a significant adverse effect on the environment or the amenity of residential areas.

2.9 A planned hierarchy of roads will be maintained in order to promote road safety, protect the amenity of residential and commercial areas, and facilitate the efficient movement of major traffic flows and heavy vehicles.

2.10 Adequate provision of open space throughout the Territory will remain a high priority. Open space will be planned and carefully maintained as an integrated, hierarchical system that provides for a diversity of sport and recreation activities, contributes to the legibility and character of urban development, is cost-effective to maintain, and assists in the effective management of stormwater.

Non-urban Areas

2.11 Planning policies will protect the landscape and environmental qualities of the hills and ridges surrounding urban areas, the Murrumbidgee and other river corridors, the mountains and forests west of the Murrumbidgee River, and productive rural landscapes.

Not applicable as the site is located within the established urban area of Yarralumla within Canberra Central District.

2.12 Planning for non-urban and natural areas will also recognise the values of land for research, education, recreation and tourism purposes.

2.13 Clearance zones will be established where necessary around major facilities to protect the operational efficiency of those facilities and to minimise adverse environmental impacts.

Urban Design

2.14 Policies and procedures to promote high quality, creative design of development, urban spaces and landscape settings will be applied throughout the Territory, and innovation encouraged, in keeping with the spirit of the National Capital as an exemplar of best practice. Particular care will be taken to ensure high-amenity, quality design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes. The relationship between the public and private realms will also be emphasised in terms of the design quality of precincts and shared spaces, including spaces around buildings, as well as that of individual developments.

A series of high-quality precincts from parks to residential units and a central revitalised mixed-use heritage precinct have been brought together in this well-designed urban project that protects and enhances the landscape features of the site while keeping with the 'garden city' and 'bush capital' spirit of Canberra.

2.15 Policies will acknowledge Canberra as the national capital and the symbolic heart of Australia and will seek to preserve the landscape features

The proposed EDP DA retains key landscape features that define this area of Canberra and respects the surrounding context in relation to scale and configuration of development. The landscape strategy to the perimeter of the precinct seeks to preserve the landscape character of Yarralumla and address visual impacts of development, for example from key active travel links such as the Uriarra Track running to the south of the estate.

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that give the national capital its character and setting; respect and reinforce the key elements of Walter Burley Griffin's formally adopted plan for Canberra within the proposed urban settlement pattern; enhance and strengthen approaches and backdrops to the city and its national institutions; conserve open space between urban areas as visual separation buffers consistent with the landscape setting; retain areas that are identified as the rural setting surrounding the city; and retain key vistas created by the landscape network within new settlement areas.

2.16 Retention of Canberra's unique landscape setting, including the integration of natural and cultural elements that create its 'garden city' and 'bush capital' qualities, will be accorded the highest priority. Special attention will be given to safeguarding visual amenity, protecting vegetation and other important features within the established urban landscape, and ensuring the high quality of environmental design in new developments or redevelopment.

2.17 Advertisements and signs will be carefully controlled to maintain environmental amenity.

Response

Proposed signs strategy across the estate has been carefully designed with environmental considerations. An "all of site" precinct wide signage strategy will be implemented to ensure ease of access whilst also conveying important heritage messaging through a Heritage Implementation Strategy that has been approved by the ACT Heritage Council.

The signage proposed within the Heritage Core area has been address against the Signs General Code under **Section 6.2**.

3

Yarralumla Precinct Code

The Yarralumla Precinct Code includes controls that apply to specific sites within the Yarralumla District. The relevant controls (rules and criteria) are reproduced below along with how they are addressed by the proposed application.

These rules and criteria are taken from the Yarralumla Precinct Code, effective 7 October 2022.

Block c Section B (**the site**) is identified within 'RC1 - Yarralumla Brickworks' (**Figure 1**) and is subject to Additional Merit Track assessable development for 'Business Agency', 'Office', and 'RESIDENTIAL USE'. The site is not subject to any Additional Prohibited Development under the Precinct Code.

It is important to note that Commercial Accommodation Use and Residential Use are proposed to be prohibited for the site as part of the EDP DA works. Once approved, this would be uplifted to the Precinct Code via a technical amendment.

A response to Rules and Criteria relating to area RC1 is shown in **Table 2** below.

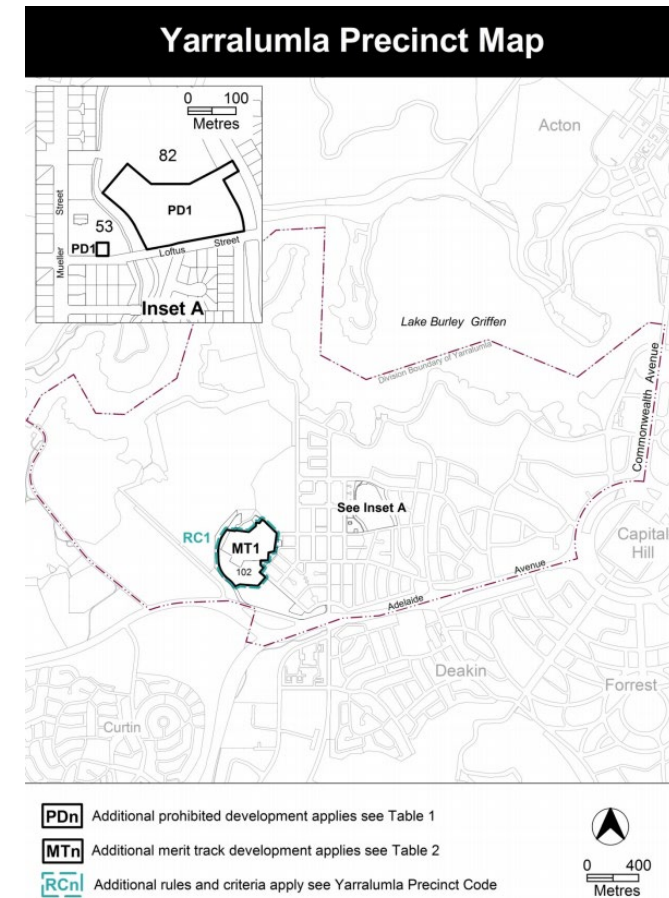


Figure 1: Yarralumla Precinct Map (effective :7 October 2022)

Table 2: Yarralumla Precinct Code (effective 7 October 2022)

Rule	Criteria	Response
Element 1: Use		
1.1 Shop and Offices – Floor Area Limit		
R1 The maximum gross floor area across the RC1 area for all: a) SHOP except where associated with or related to entertainment, accommodation and leisure uses – 500m ² b) office – 1500m ²	This is a mandatory requirement. There is no applicable rule.	Rule to be met. A technical amendment is being considered for the site that provides a GFA definition for Office and SHOP use to exclude the thick kiln walls. Based on the above and calculations on the Area Plans provided, the GFA for SHOP use is under 500m ² and the GFA for Office use is less than 1500m ² .
Element 2: Buildings		
2.1 Number of Storeys		
There is not applicable rule.	C2 Buildings achieve all of the following: a) consistency with the desired character b) scale appropriate to the function of the use c) minimal detrimental impacts including overshadowing and excessive scale The maximum number of storeys is a) residential use – 3 b) in all other uses – 2	Criterion satisfied. a) No desired character has been identified for Yarralumla District or the site under the Precinct Code. However, the proposal’s performance against the Statement of Strategic Directions and the relevant zone objectives has been addressed under Section 2 and 4 respectively. b and c) The proposed extensions to the existing heritage buildings have been designed to maintain the existing overall scale of the Heritage Core that is appropriate for each proposed use and minimise shadow impacts while accounting for the site’s topography. Uses other than Residential Use are proposed within the existing Heritage Core which is not more than 2 storeys.
2.2 Setbacks		
R3 The minimum setback to the northern and eastern boundaries is 20m.	C3 Buildings achieve minimal detrimental impacts including overshadowing and excessive scale	Rule met This rule currently applies to the estate boundary and the proposed buildings on site are proposed to

Rule	Criteria	Response
		<p>be set back by 20m from the estate boundary (to the north and east).</p> <p>Proposed setbacks for the block have also been identified under the proposed Planning Control Plans (as part of the EDP DA) which would provide for the intention of the Rule to be met where applicable.</p> <p>Please refer to the documents submitted with this application for more information.</p>

The Planning Controls Plan (PCP) that accompanies this submission further proposes additional controls for inclusion into the Yarralumla Precinct Code for specific blocks proposed within the Estate. Please refer to the submitted PCPs and **Attachment U – Proposed Planning Controls** for more information.

4

Zone Objectives

The site is zoned CZ6 Leisure and Accommodation Zone. The relevant zone objectives have been addressed below.

CZ6 Leisure and Accommodation Zone - Objectives (effective 19 August 2016)

Zone Objective	Planning Response
a) Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region	The proposed mix of uses considered for the Heritage Core along with the proposed parks (as part of the EDP DA) would provide opportunities for entertainment and leisure uses. The rest of the proposed blocks across the estate are considered for residential use.
b) Protect leisure and accommodation uses from competition from higher order commercial uses, and encourage activities that enhance the region's economic diversity and employment prospects	The proposed revitalisation of the existing heritage building along with the proposed mixed-use nature of the estate will enhance the local economy and provide opportunities for employment.
c) Ensure leisure and accommodation facilities have convenient access to public transport	Existing bus stops are located along Novar Street and Dudley Street within 600m of the site to the east and southeast.
d) Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy	The amenity of the residential areas within the estate and surrounding the site has been considered throughout the design of the development. Various design and landscape treatments have been considered to ensure the amenity of the residential areas would not be adversely affected.
e) Ensure the location of facilities, and their design and landscaping is compatible with environmental values	The site's environmental values have been considered during the design stage. An EIS has been submitted parallel to this application and completed. The EIS recommendations have been considered through the designs.
f) Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape	A comprehensive Landscape Master Plan and landscape strategy has been proposed for the site which considers and builds on the existing landscape features of the estate. Existing significant vegetation has been retained where practicable.
g) Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm	The precinct encourages activity through the proposed design of the centre and revitalisation of the Heritage Core. Opportunities for active and passive surveillance have been considered throughout the designs.

5

Commercial Zones Development Code

The Commercial Zones Development Code includes both Zone specific and general development controls. The relevant parts of the Code that apply to development on this site include:

- **Part A - General controls**
- **Part E - Additional Controls for CZ6**
- **Part G - Endorsement by government agencies (entities)**

All of the relevant controls (rules and criteria) are reproduced below along with how they are addressed by the proposal. These rules and criteria are taken from the Commercial Zones Development Code, effective 30 November 2022.

Table 3: Commercial Zones Development Code (effective 30 November 2022)

Rule	Criteria	Response
Part A – General Controls		
Element 1: Lease and development conditions		
1.1 Approved lease and development conditions		
R1 This rule applies to blocks affected by approved lease and development conditions that provide for one or more of the following matters: a) plot ratio b) building envelope c) building height d) front street setback e) side setback f) rear setback g) building design h) materials and finish i) interface j) vehicle access k) parking l) solar access m) private open space n) landscaping o) water sensitive urban design. Approved lease and development conditions for the matters listed above shall take precedence over	C1 The development meets the intent of any current, relevant lease and development conditions.	Not relevant to this proposal.

Rule	Criteria	Response
the provisions of this code, but only to the extent of any inconsistency.		
Element 2: Use		
2.1 Existing Community and Recreation Sites		
<p>R2</p> <p>A development proposal does not reduce the range of community or recreation facilities available.</p>	<p>C2</p> <p>A proposal that reduces the range of community or recreation facilities available demonstrates through a social impact assessment that there is enough land or sufficient other facilities in the locality to meet anticipated demand.</p>	<p>Rule met.</p> <p>The proposal does not reduce the range of community or recreation facilities. Instead, COMMUNITY USE would be incorporated within the Heritage Core.</p>
Element 3: Buildings		
3.1 Building design and materials		
<p>There is no applicable rule.</p>	<p>C3</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) a contribution to the amenity and character of adjacent public spaces b) interesting, functional and attractive facades that contribute positively to the streetscape, pedestrian and cycling experience c) minimal reflected sunlight d) articulated building forms e) a contribution to permeability by providing pedestrian access through or around buildings and connections to external path networks f) floor plans that encourage walking within the building, including the use of stairwells g) physically open or visually permeable stairwells to facilitate natural surveillance 	<p>Criterion satisfied.</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) a contribution to the amenity and character of the adjacent public spaces through revitalising the Heritage Core area and connecting to the existing and proposed public spaces. b) the revitalised façade of the Heritage Core considers the heritage requirements while providing an attractive façade that contribute positively to the streetscape and pedestrian experience throughout the site. c) the proposed materiality have been considered to reduce sunlight reflection. d) the Heritage Core is already well articulated. The buildings articulation is improved through the extensions' designs/materiality proposed. e) the proposed design of the Heritage Core provides for site permeability though providing pedestrian access through and around the buildings and connections to the external path networks. f) floor plans encourage walking within the buildings including the use of staircases. Lifts have

Rule	Criteria	Response
		been provided where required to provide access for people with disability/impaired mobility. g) the staircases have been designed in accordance with the relevant Australian Standards.
There is no applicable rule.	C4 Buildings are of permanent construction.	Criterion satisfied. All buildings are of permanent construction.
3.2 Plant and structures		
There is no applicable rule.	C5 Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.	Criterion satisfied. Services have been integrated with the designs so they are screened from public view.
3.3 Parking structures		
There is no applicable rule.	C6 Parking structures achieve all of the following: a) integrate with the built form of adjacent existing development b) avoid blank walls and provide interesting and attractive facades when facing public areas.	Not applicable as parking structures are not proposed within the Heritage Core.
3.4 Materials and finishes		
There is no applicable rule.	C7 Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings: a) transparency is maximized b) reflectivity is minimized c) shadow profiles or visible joint detailing are included d) visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles.	Criterion satisfied. Visual interest has been provided through the proposed materiality. Where glass or solid wall facades are proposed, all of the following are achieved: a) transparency is maximized; b) reflectivity is minimized; c) shadow profiles or visible joint detailing are included where possible. d) visually interesting building elements are applied through the use of elements such as colour,

Rule	Criteria	Response
3.5 Storage		
<p>R8</p> <p>Outdoor storage areas comply with all of the following:</p> <ul style="list-style-type: none"> a) are located behind the building line b) are screened from view from any road or other public area c) do not encroach on car-parking areas, driveways, or landscape areas. 	<p>C8</p> <p>Where the proposed use requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.</p>	<p>Not applicable as outdoor storage is not proposed.</p>
3.6 Wind		
<p>There is no applicable rule.</p>	<p>C9</p> <p>This criterion applies to buildings with a height of building greater than 19m but less than 28m.</p> <p>The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a height of building of 19m.</p> <p>Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.</p>	<p>Not applicable as the height of the buildings within the Heritage Core are less than 19m.</p>
<p>R10</p> <p>This rule applies to buildings with a height of building greater than 28m.</p> <p>As a consequence of the proposed development wind speeds do not exceed the following:</p> <ul style="list-style-type: none"> a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s b) all other adjacent streets and public places - 16 m/s. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable as the height of the buildings within the Heritage Core are less than 28m.</p>

Rule	Criteria	Response
Compliance with this rule is demonstrated by a wind assessment rep		
3.7 Ventilation		
<p>R11</p> <p>This rule applies to buildings used or proposed to be used for one or more of the following:</p> <p>a) food retail</p> <p>b) restaurant.</p> <p>All exhaust and ventilation systems are installed and operated to comply with Australian Standard AS1668.1 The Use of Ventilation and Airconditioning in Buildings.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule to be met.</p> <p>All exhaust and ventilation systems will be installed and operated in accordance with the relevant Australian Standards.</p>
3.8 Shopping arcades and malls – CZ3		
<p>R12</p> <p>This rule applies to CZ3.</p> <p>Internal shopping arcades or malls are not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable as the site is zoned CZ6.</p>
3.9 Supportive housing and residential care accommodation		
<p>R13</p> <p>All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones – Multi Unit Housing Development Code and the relevant Australian Standard for Adaptable Housing.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable as Supportive Housing or Residential Care Accommodation are not proposed.</p>
Element 4: Site		
4.1 Landscaping		
<p>There is no applicable rule</p>	<p>C14</p> <p>Landscaping associated with the development achieves all of the following:</p>	<p>Criterion satisfied.</p> <p>The proposed Landscape elements have been designed to integrate the Land’s heritage, cultural, and geological elements to maintain the connection to the industrial process that took place at the Brickworks. The EDP DA Master Plan sees</p>

Rule	Criteria	Response
	<ul style="list-style-type: none"> a) response to site attributes, including streetscapes and landscapes of documented heritage significance b) appropriate scale relative to the road reserve width and building bulk c) vegetation types and landscaping styles which complement the streetscape d) integration with parks, reserves and public transport corridors e) minimal adverse effect on the structure of the proposed buildings or adjoining buildings f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas g) minimal overlooking between buildings h) satisfies utility maintenance requirements i) minimises the risk of damage to aboveground and underground utilities j) screens aboveground utilities k) provides adequate sight lines for pedestrians, cyclists and vehicles, especially near street corners and intersections l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security. 	<p>the Brickworks become the public centrepiece of an open, landscaped park/plaza, with a pedestrian network that is highly permeable with an abundance of interesting spaces to visit.</p> <p>The Remnants Park and Quarry Park are central to this approach and will be publicly accessible parkland.</p> <p>Strong design direction from Doma focussed the design team to achieve a unique and distinctive destination that provides for a diversity of activities that the broader community will enjoy.</p> <p>The proposed landscaping as part of the Heritage Core achieve all of the following:</p> <ul style="list-style-type: none"> a) respond to the site’s attributes, including the proposed streetscape and landscapes, as well as heritage elements within the site. b) appropriate scale relative to the adjacent road widths and the building bulk. c) vegetation types and landscaping styles which complement the proposed streetscape. d) integration with the proposed parks and open spaces. e) minimal adverse effect on the structure of the proposed/existing buildings. f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows, and admitting winter sunlight to outdoor and indoor spaces. g) reduce overlooking between the Heritage Core buildings and the proposed residential buildings to the west.

Rule	Criteria	Response
		<p>h) satisfies utility maintenance requirements.</p> <p>i) minimises the risk of damage to aboveground and underground utilities where possible.</p> <p>j) screens aboveground utilities where possible.</p> <p>k) provides adequate sight lines for pedestrians, cyclists and vehicles.</p> <p>l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security in accordance with CPTED requirements.</p> <p>Please refer to the Landscape Plans submitted with this application for further information.</p>
There is no applicable rule.	<p>C15 Tree planting in and around car parks provides shade and softens the visual impact of parking areas.</p>	Not applicable as no open at-grade permanent parking areas are proposed within the Heritage Core block.
4.2 Lighting		
<p>R16 External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.</p>	This is a mandatory requirement. There is no applicable criterion.	<p>Rule met.</p> <p>External lighting has been provided to associated Australian Standards.</p> <p>Please refer to the submitted Lighting report and plans for more information.</p>
<p>R17 All external lighting provided is in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>C17 Light spill is minimised.</p>	<p>Rule met.</p> <p>External lighting has been provided to associated Australian Standards (subject to detail design).</p> <p>Please refer to the submitted Lighting report and plans for more information.</p>
4.3 Easements		
R18		<p>Rule met.</p> <p>Encroachment is not proposed.</p>

Rule	Criteria	Response
Buildings do not encroach over easements or rights of way.	This is a mandatory requirement. There is no applicable criterion.	
Element 5: Access		
5.1 Access		
There is no applicable rule	<p>C19</p> <p>Pedestrian and cyclist entrances, and driveways to the site achieves all of the following:</p> <ul style="list-style-type: none"> a) are clearly visible from the front boundary b) pedestrian and cycle access is provided through the site to increase permeability c) pedestrian and cycle access paths to commercial buildings feed into and provide connections to existing path networks d) priority is provided for pedestrian and cyclist access 	<p>Criterion satisfied.</p> <p>The pedestrian and shared paths along with the internal driveways across the site have been designed to be:</p> <ul style="list-style-type: none"> a) clearly visible from each site front boundary b) paths are provided through the site to increase permeability c) the proposed paths connect to the existing path network in the locality d) priority has been provided for pedestrian and cyclist access.
R20 Loading docks or vehicular entries to buildings are not located on frontages to the street.	<p>C20</p> <p>Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.</p>	<p>Criterion satisfied.</p> <p>Loading dock is proposed to the southeast of the Heritage Core, is screened through design and landscaping, and is separated from pedestrian movements in front of the buildings.</p> <p>Vehicular access has also been designed to integrate with the proposed designs and landscaping as well as avoiding conflict with pedestrian movement within the site.</p>
5.2 Traffic Generation		
There is no applicable rule	<p>C21</p> <p>The existing road network can accommodate the amount of traffic that is likely to be generated by the development.</p>	<p>Criterion satisfied.</p> <p>The existing and proposed road network can accommodate the future development traffic generation.</p> <p>Please refer to Attachment C – Traffic Impact and Parking Report for more information.</p>
5.3 Service Access and Delivery		
R22	C22	Rule met.

Rule	Criteria	Response
<p>Goods loading and unloading facilities comply with all of the following:</p> <ul style="list-style-type: none"> a) are located within the site b) allow for service vehicles to enter and leave the site in a forward direction. <p>Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.</p>	<p>Facilities for the loading and unloading of goods achieve all of the following:</p> <ul style="list-style-type: none"> a) safe and efficient manoeuvring of service vehicles b) does not unreasonably compromise the safety of pedestrians or cyclists c) does not unreasonably compromise traffic movement or the operation of any adjoining road, cycleway or pedestrian pathway d) does not unreasonably affect on-street or off-street car parking e) adequate provision for the manoeuvring of vehicles. 	<p>Goods loading and unloading has been proposed to the southeast of the Heritage Core and achieves all of the following:</p> <ul style="list-style-type: none"> a) is located on site. b) allows for service vehicles to enter and Leave the site in a forward direction. <p>Please refer to the documentation submitted for further information.</p>

Element 6: Noise

6.1 Potentially Noisy Uses

<p>R23</p> <p>This rule applies to any of the following:</p> <ul style="list-style-type: none"> a) club b) drink establishment c) emergency services facility d) hotel e) indoor recreation facility f) industry (except light industry) g) indoor entertainment facility h) outdoor recreation facility i) restaurant. <p>Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).</p> <p>The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>Rule met.</p> <p>The Heritage Core Precinct is designed to accommodate potentially noisy uses as listed under this rule including restaurant and indoor recreation facility.</p> <p>A Noise Management Plan has been prepared in consultation with the EPA and submitted with this application.</p>
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Rule	Criteria	Response
<p>Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>		
Element 7: Environment		
7.2 Earthworks		
<p>There is no applicable rule.</p>	<p>C29 The extent of earthworks is minimised.</p>	<p>Criterion satisfied. The extent of earthworks has been minimised and limited to where required to revitalise the estate as part of the EDP DA. Please refer to the Fill Plan submitted with this application for more information.</p>
7.3 Tree Protection		
<p>R30 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees c) is a declared site. The authority shall refer the development application to the Conservator or Flora and Fauna. Note 1: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application. Note 2: Protected tree and declared site are defined under the Tree Protection Act 2005.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable as the site does not have any protected trees.</p>
<p>R31 Trees on development sites may be removed only with the prior agreement in writing of the Territory.</p>	<p>C31</p>	<p>Rule to be met Please refer to the tree assessment, removal, and management documentation submitted with this</p>

Rule	Criteria	Response
	Retained trees are protected and maintained during construction to the satisfaction of the Territory.	application and refer to the Conservator of Flora and Fauna for endorsement.
7.4 Heritage		
<p>R32</p> <p>This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council.</p> <p>Note: The authority will consider any advice from the Heritage Council before determining the application</p>	This is a mandatory requirement. There is no applicable criterion.	<p>Rule to be met</p> <p>The estate includes an ACT Heritage Council heritage listed place being the Canberra Brickworks (item 20068).</p> <p>A revised Conservation Management Plan (August 2021) was submitted and approved by the Heritage Council (Attachment M – Conservation Management Plan).</p> <p>A SHE is being progressed with the ACT Heritage Council parallel to this application.</p>
Element 8: Subdivision		
8.1 Subdivision		
<p>R33</p> <p>Subdivision is only permitted where all of the following are met:</p> <p>a) the subdivision is part of a development application for another assessable development</p> <p>b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code</p>	This is a mandatory requirement. There is no applicable criterion.	Not applicable as subdivision is not proposed as part of this application.
Element 9: Demolition		
9.1 Statement of Endorsement		
<p>R34</p> <p>The development application for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater,</p>	This is a mandatory requirement. There is no applicable criterion	<p>Rule to be met.</p> <p>Documentation has been provided with this application for referral to entities.</p>

Rule	Criteria	Response
<p>electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 confirming all of the following:</p> <ul style="list-style-type: none"> a) all network infrastructure on or immediately adjacent the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements. 		
<p>9.2 Hazardous Materials Survey</p>		
<p>R35</p> <p>This rule applies to one of the following:</p> <ul style="list-style-type: none"> a) the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985 b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005. <p>Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority.</p> <p>A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following:</p> <ul style="list-style-type: none"> a) is a licensed disposal facility in the ACT b) another site outside the ACT. <p>If hazardous materials, including asbestos, are to be transported for disposal interstate, approval</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule to be met.</p> <p>A Hazardous Material Survey has been conducted for the site and included with this application for referral to the EPA.</p>

Rule	Criteria	Response
<p>from the Environment Protection Authority prior to removal of material from the site. An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>		
Element 10: Neighbourhood Plans		
10.1 Consideration		
<p>There is no applicable rule.</p>	<p>C36 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan</p>	<p>Criterion satisfied. The proposal's performance against the applicable key strategies of the Yarralumla Neighbourhood Plan has been provided in the Design Response Report submitted with this application.</p>
Part E – Additional Controls for CZ6		
Element 17: Use		
17.1 Shops		
<p>R55 Shops are permitted only where related to the sale of entertainment, accommodation and leisure goods such as specialty items or arts, crafts and souvenirs.</p>	<p>C55 Shops are appropriate to the primary function of the zone for tourist, recreation and leisure purposes.</p>	<p>Criterion satisfied. Shop use is appropriate to the primary functions of the zone and is consistent with the Territory Plan requirements.</p>
<p>R56 The maximum gross floor area for each shop is 250m². This rule does not apply to shops selling predominantly one or more of the following: a) arts b) crafts c) souvenirs.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>Not applicable as Rule 1 of the Yarralumla Precinct Code takes precedence. Please refer to Section 3 for assessment against this Code.</p>

Rule	Criteria	Response
Element 18: Buildings – CZ6		
18.1 Number of storeys		
R57 The maximum number of storeys is 2.	C57 Buildings achieve all of the following: a) consistency with the desired character b) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.	This rule is not applicable as Criterion 2 of the Yarralumla Precinct Code takes precedence. Please refer to Section 3 for an assessment against the requirements of this Code.
18.2 Setbacks		
R58 Minimum boundary setback is 6m. Note: This applies to front, side and rear boundaries.	C58 Buildings comply with all of the following: a) are compatible with the desired character b) are appropriate to the scale and function of the use c) minimise detrimental impacts including overshadowing and excessive scale.	Criterion satisfied. a) the proposal's performance against the Statement of Strategic Directions and the site's zone objectives have been addressed above. b) the proposed designs provide opportunities for extension of heritage buildings while revitalising the heritage elements with appropriate scales and functions. c) the proposed designs have been considered to minimise impacts on adjacent blocks including overshadowing and excessive scale. Setbacks have been identified for the site as per the Planning Control Plans submitted with this application to achieve the desired outcome. The setbacks shown are proposed to be uplifted to the Precinct Code with associated figures.
Part G – Endorsement by Government Agencies (Entities)		
Element 20: Loading and Unloading Facilities		
20.1 Goods		
R62 Goods loading and unloading facilities are endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.	Rule to be met. Documentation has been provided for referral to TCCS.

Rule	Criteria	Response
Element 21: Waste Management		
21.1 Management of Construction Waste		
R63 This rule applies to development that is likely to generate more than 20m ³ of waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS. Notes: 1. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT. 2. TAMSD may endorse departures	This is a mandatory requirement. There is no applicable criterion.	Rule to be met. Documentation has been provided for referral to TCCS.
21.2 Post Occupancy Waste Management		
R64 Post occupancy waste management facilities are to be endorsed by TAMS. Note: TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures.	This is a mandatory requirement. There is no applicable criterion.	Rule to be met. Documentation has been provided for referral to TCCS.
R65 A statement of compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.	C65 If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Rule to be met. Documentation has been provided for referral to relevant entities.

Rule	Criteria	Response
Element 22: Utilities		
22.1 Utilities		
R66 This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is approved in writing by the relevant service provider.	This is a mandatory requirement. There is no applicable criterion.	Not applicable as encroachments into easements are not proposed.
R67 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones. Notes: 1. If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMSD (Asset Acceptance) is not required to be obtained 2. Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions. If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	This is a mandatory requirement. There is no applicable criterion.	Rule to be met. Information is provided with this application for referral to relevant entities.
R68 All new permanent or long-term electricity supply lines are underground.	This is a mandatory requirement. There is no applicable criterion.	Rule met All new electricity supply lines are proposed to be underground. Please refer to the Electrical Infrastructure Plan for more information.
R69 Subject to ACTEWAGL approval, all under cover areas drain to the sewer.	This is a mandatory requirement. There is no applicable criterion.	Rule met. All under cover areas drain to the sewer.

Rule	Criteria	Response
Element 23: Environmental Management		
23.1 Erosion and Sediment Control		
<p>R70</p> <p>This rule applies to sites greater than 3000m² Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority.</p> <p>Supporting document: A sediment and erosion control concept plan is prepared in accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule to be met.</p> <p>Please refer to the Erosion and Sediment Control plan submitted with this application.</p>
23.2 Contamination		
<p>R71</p> <p>This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area.</p> <p>Development complies with an environmental site assessment report endorsed by Environment Protection Authority.</p> <p>Supporting document: Environmental site assessment report endorsed by Environment Protection Authority</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule to be met.</p> <p>The subject site is listed as a contaminated site on the ACT Contaminated Sites Register, being a former brickworks dump area.</p> <p>Information has been provided in this submission for EPA endorsement.</p>

6

General Codes

6.1 Crime Prevention Through Environmental Design General Code

This General Code applies to developments across all zones in the ACT, except for development in rural and broadacre zone, and for proposals for single dwellings regardless of the zone. This application is for the Heritage Core DA submission. The CPTED provisions for the EDP DA has been addressed separately within the EDP SARC. Below is the Heritage Core DA performance against CPTED provisions.

Table 4: Crime Prevention Through Environmental Design General Code (effective 16 December 2011)

Rule	Criteria	Response
Element 1: Neighbourhood Design		
1.1 Neighbourhood Design		
There is no rule applicable.	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	Criterion satisfied The precinct has been designed with CPTED considerations and with reference to the CPTED Manual in relation to the proposed extension and revitalisation of the heritage buildings. This includes design configurations that promote surveillance, provide legible paths of travel that promote clear sightlines, minimise opportunities for hiding and entrapment, and support the establishment of buildings and landscaping areas that facilitate crime prevention outcomes.
Element 2: Use		
2.1 General Code		
There is no applicable rule.	C2	Criterion satisfied. The proposal satisfies the criterion. Refer to this assessment against the Code.

Rule	Criteria	Response
	The development described in Table 1 meet the Crime Prevention Through Environmental Design General Code.	
Element 3: Public Realm		
3.1 Open Space and Community (Shared) Areas		
There is no rule applicable.	<p>C3</p> <p>Natural surveillance of open space and community areas is provided by:</p> <ul style="list-style-type: none"> a) locating to adjacent activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) designing out any entrapment spaces. 	<p>Criterion satisfied.</p> <ul style="list-style-type: none"> a) The proposed Heritage Core would act as the future activity centre of the estate. b) pedestrian/cyclist movement have been promoted where appropriate throughout the site. EOT facilities have been provided on site per the EOT General Code. c) the designs provide clear site lines from and between buildings and open areas. d) opportunities for hiding and entrapment space has been minimised through the proposed design. Please refer to the submitted documentation for more information.
There is no rule applicable.	<p>C4</p> <p>Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.</p>	<p>Criterion satisfied.</p> <p>The designs have considered natural access through the site, with clear entry and exit points and accessibility through the spaces.</p>
There is no rule applicable.	<p>C5</p> <p>Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.</p>	<p>Criterion satisfied.</p> <p>Planting proposed within the site do not obscure view along paths and streets or to the entrances and the designs minimise hiding spots.</p>
There is no rule applicable.	<p>C6</p> <p>Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.</p>	<p>Criterion satisfied</p> <p>Trees of appropriate size are proposed in public landscape realm areas. The material palette selected for the site considers this criterion.</p>

Rule	Criteria	Response
There is no rule applicable.	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	Criterion satisfied Planting material such as low shrubs have been selected to deter access where required.
There is no rule applicable.	C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	Criterion satisfied Hard landscaping features are used to delineate movement areas from semi-private areas. Landscape edges and fencing are proposed to delineate the edge of the estate. Please refer to the Landscape documentation submitted with this application for more information.
3.2 Children's Play Areas		
There is no rule applicable.	C9 Children's play areas are located and designed to comply with each of the following: a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits	Not applicable No children's play areas are proposed on-site.
3.3 Lighting		
There is no rule applicable.	C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	Criterion satisfied The public spaces within the development have been designed to achieve the relevant lighting standards. Please refer to the submitted Lighting report and plans for more information.

Rule	Criteria	Response
There is no rule applicable.	<p>C11</p> <p>Legitimate users and activities at night are encouraged by lighting:</p> <p>a) spaces evenly and consistently (except where accent/feature lighting is necessary)</p> <p>b) inset spaces, entries/exits and paths</p> <p>c) to reduce the casting of shadows that could hide intruders</p> <p>d) directional signage</p> <p>e) building entries</p> <p>f) exterior to interior spaces evenly to allow for surveillance</p>	<p>Criterion satisfied</p> <p>The public spaces within the Heritage Core have been designed to achieve the relevant lighting standards.</p> <p>Please refer to the submitted Lighting report and plans for more information.</p>
There is no rule applicable.	<p>C12</p> <p>Areas that are not intended for night time are not lit and are closed off to pedestrians.</p>	<p>Criterion satisfied</p> <p>The public spaces within the Heritage Core have been designed to achieve the relevant lighting standards.</p> <p>Areas that are not intended for night time use have not been lit.</p> <p>Please refer to the submitted Lighting report and plans for more information.</p>
There is no rule applicable.	<p>C13</p> <p>Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.</p>	<p>Criterion satisfied</p> <p>The light fixtures have been selected to minimise damage through illegal activity.</p> <p>Please refer to the submitted Lighting report and plans for more information.</p>
3.4 Signs		
<p>R14</p> <p>A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule met.</p> <p>All directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection.</p>

Rule	Criteria	Response
There is no rule applicable	<p>C15</p> <p>Locate signs so that they comply with each of the following:</p> <p>a) they are clearly visible from a distance at all times</p> <p>b) they are not likely to be obscured by growing vegetation</p> <p>c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities</p>	<p>Criterion satisfied.</p> <p>Signage proposed are located to be clearly visible at all times, they will not be obscured by vegetation, they are strategically placed near activity centres where required, as further addressed under Section 6.2 below.</p>
There is no rule applicable	<p>C16</p> <p>Provide legible signs for all users:</p> <p>a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces;</p> <p>b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.</p>	<p>Criterion satisfied.</p> <p>Signs proposed across the site are legible and based on the signage strategy proposed as further detailed under Section 6.2 below.</p>
Element 4: Built Form		
4.1 Interface between buildings and public realm		
There is no rule applicable.	<p>C17</p> <p>Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.</p>	<p>Criterion satisfied.</p> <p>Building entrances have been designed to be easily identified, providing easy access to all users including people with disability, affording visibility to and from the street and open spaces, minimising the potential for hiding spots.</p>
There is no rule applicable.	<p>C18</p> <p>Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building</p>	<p>Criterion satisfied.</p> <p>Clear sightline from the building foyers have been provided so that occupants and visitors to the space can see the nearest pedestrian areas before leaving the building.</p>
There is no rule applicable.	<p>C19</p> <p>Recessed sections in the building elevation/façade are detailed and located so as that there is</p>	<p>Criterion satisfied.</p> <p>Where possible in accordance with heritage conservation requirements, recessed sections have been detailed so that the opportunity for natural</p>

Rule	Criteria	Response
	opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	surveillance and spill lighting is maximised, while hiding spots are minimised.
There is no rule applicable.	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	Not applicable as the heritage Core does not have any residential or commercial accommodation component (this uses are proposed to be prohibited for the site as part of the EDP).
There is no rule applicable.	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	Criterion satisfied. The proposed designs minimise hiding spot and entrapment spaces as much as practicable while considering the heritage conservation requirements.
4.2 Materials and Finish		
There is no rule applicable.	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	Criterion satisfied. The proposed building materiality are of high quality and selected to reduce opportunities for graffiti and vandalism, facilitate cleaning and replacement, and avoid facilitating illegal access to buildings and services. The proposed revitalisation of the Heritage Core into an activity centre will ensure opportunity for illegal activity is minimised.
Element 6: Travel and Access		
6.1 Pedestrian Routes, Bicycle Paths and Lanes		
There is no rule applicable.	C23 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by: a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas	Criterion satisfied. The designs of these spaces maximise opportunities for natural surveillance through maintaining sightlines along paths between destination points while allowing overlooking from adjacent areas from the ground level and the upper level spaces throughout the site.
There is no rule applicable.	C24 Provide direct access routes to buildings streets, car parks and public transport. Signs should be	Criterion satisfied. Access paths have been designed to provide direct access routes through the site and to the surrounding road network. Signs are proposed to

Rule	Criteria	Response
	used to assist pedestrians where it is not possible to establish clear sightlines between destinations.	improve legibility as further detailed in Section 6.2 below.
There is no rule applicable.	<p>C25</p> <p>Security of pedestrian routes, bicycle paths and lanes are provided by:</p> <p>a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark;</p> <p>b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.</p>	<p>Criterion satisfied.</p> <p>Security of paths and lanes are provided by:</p> <p>a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark;</p> <p>b) ensuring that more than one entrance is provided to avoid "dead-ends" and entrapment spots, where possible.</p>
There is no rule applicable.	<p>C26</p> <p>When planting adjacent to pedestrian /bicycle routes:</p> <p>a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used;</p> <p>b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.</p>	<p>Criterion satisfied.</p> <p>Appropriate planting in accordance with the criterion have been selected.</p> <p>Open sightlines maintained through selecting low planting and high-branching trees while tall bushes and dense cluster of trees adjacent to routes and stopping points are avoided.</p> <p>Please refer to the Landscape documentation for more information.</p>
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	<p>Rule met.</p> <p>Proposed paths have been designed in accordance with the relevant Australian Standards.</p>
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	<p>Rule met.</p> <p>Proposed paths have been designed in accordance with the relevant Australian Standards.</p>
6.2 Pedestrian Underpasses and Overpasses		
There is no rule applicable.	C29	<p>Not applicable</p> <p>No underpasses are proposed.</p>

Rule	Criteria	Response
	<p>The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed:</p> <ul style="list-style-type: none"> a) wide enough to accommodate both pedestrian and cycle traffic b) straight and without recesses c) with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more d) with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f) with signs at each end indicating where it leads and an alternative route to use at night 	
There is no rule applicable	<p>C30 Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians.</p>	<p>Not applicable No overpasses are proposed.</p>
6.3 Bus Interchange, Bus Stops and Taxi Ranks		
There is no rule applicable.	<p>C31 Locate bus stops and taxi ranks so that:</p> <ul style="list-style-type: none"> a) natural surveillance is possible b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc 	<p>Not applicable as new bus stops or taxi ranks are not proposed.</p>
There is no rule applicable.	<p>C32 Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.</p>	<p>Not applicable Major bus stops or taxi ranks are not proposed.</p>

Rule	Criteria	Response
There is no rule applicable.	C33 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.	Not applicable as bus stops or taxi ranks are not proposed across the estate.
There is no rule applicable.	C34 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	Not applicable The proposal does not include any interchange.
Element 7: Services		
7.1 Automatic Teller Machines (ATMs)		
There is no rule applicable.	C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	Not applicable as ATMs are not proposed.
There is no rule applicable.	C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	Not applicable as ATMs are not proposed.
There is no rule applicable.	C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	Not applicable as ATMs are not proposed.
There is no rule applicable.	C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	Not applicable as ATMs are not proposed.


Rule	Criteria	Response
7.2 Local Waste Storage Facilities		
There is no rule applicable	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	Criterion satisfied. The Waste Common Collection Points have been located on-site (to the southwest of the Heritage Core) to avoid creating hiding spots. Adequate lighting has been provided to Australian Standards.
7.3 Local Utility Facilities		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	Criterion satisfied. Where proposed, these facilities will be mounted within an enclosure for protection.
7.4 Delivery and Storage Facilities		
There is no rule applicable.	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	Criterion satisfied. Storage areas are integrated in the designs for each tenancy. Goods loading and unloading has been proposed to the southeast of the Heritage Core.
7.5 Public Toilets		
There is no rule applicable.	C42 Ensure that: a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's playgrounds c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.	Criterion satisfied. Public toilets are located in obvious locations and not isolated from the activity centre. Entrances are highly visible and the designs considered to avoid loitering.

Rule	Criteria	Response
7.6 Public Telephones		
There is no rule applicable.	C43 Public telephones are located in obvious locations, are well lit and well signposted, eg near bus stops or taxi ranks.	Not applicable as no public telephones are proposed as part of this submission.

6.2 Signs General Code

Various signs are proposed as part of this application within the Heritage Core area. The signs proposed fall within the following categories (based on the closest definition per the Code).

Please note that the imagery provided is indicative only to identify signage precedents and does not represent the actual signage content proposed. Details of the signs proposed have been provided on the Signage Elevations while the locations proposed have been identified on the Signage Plans provided.

Signage proposed (with precedent image)	Sign type under the Code
 <p>SIGNAGE TYPE 1 - LIGHT BOX</p> <p>Protruding metal signboard, fixed to mullion or walkway structure Signage will be illuminated</p>	<p>Projection Sign</p> <p>A Projecting Sign is a sign projecting at right angles to a wall and fixed to the wall.</p> <p>A Projecting Sign is not an Under Awning Sign.</p>



SIGNAGE TYPE 2 - AWNING SIGN

Metal signboard, fixed to awning
Signage will be illuminated

Awning/Fascia Sign

An awning/Fascia Sign is an advertisement painted on or otherwise affixed to the fascia of a building, an awning, veranda or return end of an awning.

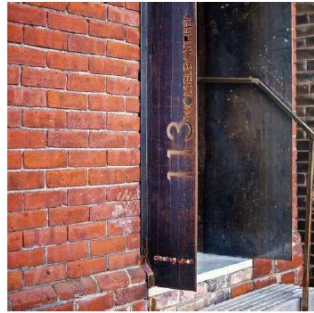


SIGNAGE TYPE 2 - GLAZING DECAL

Glazing decal zone for tenancy signage
Non illuminated

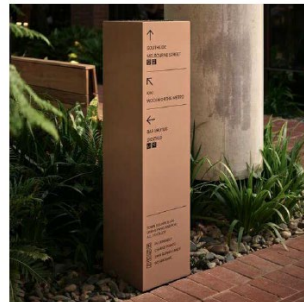
Window Sign

A Window Sign is an advertisement, painted or otherwise affixed, on the outside of the glass of a display window.



SIGNAGE TYPE 3 - DOOR REVEAL

Protruding metal signboard, fixed to mullion
Non illuminated





SIGNAGE TYPE 5 - TOTEM

Totem integrated with landscape
Non illuminated

Pylon/Column Sign

A Pylon/Column Sign is a large display surface with its height being greater than its width. It may be erected on the ground or mounted on one or more vertical supports.

<div style="display: flex; justify-content: space-around;">   </div> <p style="margin-top: 10px;"> SIGNAGE TYPE 4 - EXTRUDED LETTERING Fine, metal lettering Non illuminated </p>	<p>Wall Sign</p> <p>A Wall Sign is an advertisement, painted or otherwise affixed, flat to a wall.</p>
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The relevant provisions of this Code has been addressed for the proposed signage.

Table 3: General Development Controls (effective: 31 March 2008)

Rule	Criteria	Response
Element 1: Use		
1.1 Permissible Signs		
R1 The sign type and location comply with Table 1. Signs Permissible in Zones.	C1 The Sign meets the requirements of C4	Rule met. The sign type and location complies with Table 1. Signs Permissible in Zones (all sign types are allowed within the CZ6 zone).

Rule	Criteria	Response
1.2 Content of Sign		
R2 The sign content and sign location comply with Table 2. Allowable Signage Content and Location.	C2 The Sign meets the requirements of C4	Rule met. The sign content and sign location complies with Table 2.
1.3 Licensing		
R3 A fixed Sign that is designed or located so that it encroaches on, over, or into unleased Territory land, has a valid licence agreement with the Territory for the sign that has been issued under Part 9.11 of the Planning and Development Act 2007.	C3 If development approval is granted for a fixed Sign that is designed or located so that it encroaches on, over, or into unleased Territory Land a condition of approval will be imposed requiring the applicant to enter into a licence agreement with the Territory prior to the approval of the encroaching signage taking effect.	Not Applicable. All signs are proposed on site with no encroachment onto Territory land.
Element 2: Built Form		
2.1 Awning Fascia Sign		
R4 Maximum Extent: Not projecting above or below the fascia.	C4 Signs must: a) Not create a hazard to traffic or pedestrians; b) Be of a character and design standard consistent with the objectives and controls for the relevant zone and locality; c) Recognise the heritage values of sites; d) Not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth; e) Complement the streetscape and amenity of the locality by virtue of its size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts;	Criterion satisfied. The awning signs meet the requirement of C4. a) The sign will not create a hazard to traffic or pedestrians; b) The proposed signs have character and design standard consistent with the objectives and controls for the zone and locality and detailed earlier; c) The proposed signs recognise the heritage values of sites and build on it; d) The proposed signs do not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth; e) The proposed signs complement the streetscape and amenity of the locality by virtue of their size,

Rule	Criteria	Response
	<p>f) If affixed to a building, complement the architectural style of the building by virtue of its size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; and</p> <p>g) Not unnecessarily repeat or duplicate similar signs.</p>	<p>location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts;</p> <p>f) The proposed signs complement the architectural design of the Heritage Core; and</p> <p>g) The Proposed sign do not repeat or duplicate similar signs (each tenant proposes one signage per frontage).</p>
R5 Maximum Thickness: 200mm out from fascia	C5 The Sign meets the requirements of C4	<p>Criterion satisfied.</p> <p>The awning signs satisfy Criterion 4 as detailed above.</p>
R6 Illumination: Not illuminated.	C6 The Sign meets the requirements of C4 and the illumination of the sign; a) minimises the spill effects or escape of light into the night sky; and b) eliminates shadows and promotes the safety of adjoining public areas; and c) the intensity of lighting and hours of illumination do not unreasonable impact on any residential properties.	<p>Criterion satisfied.</p> <p>The awning signs satisfy Criterion 4 as detailed above and the illuminations of the sign:</p> <p>a) minimises the spill effect or escape of light into the night sky, as the illumination intensity is very low; and</p> <p>b) reduces shadows and promotes the safety of adjoining public areas; and</p> <p>c) the low intensity of lighting and hours of illumination do not unreasonably impact on any nearby residential properties.</p>
R7 Minimum setback of 1200mm from the sign to the road kerb/shoulder.	This is a mandatory requirement. There is no applicable criterion.	<p>Rule met.</p> <p>The awning signs are well away from the closest road kerb/shoulder (more than 1200mm).</p>
2.19 Projecting Sign		
R80 Minimum clearance between the lowermost point of the sign and the pathway: 2.4 metres.	C80 This is a mandatory rule. There are no criteria	<p>Rule met.</p> <p>The minimum clearance between the lowermost point of the sign and the pathway is at least 2.4m.</p>
R81 Maximum number: One per building frontage.	C81 The Sign meets the requirements of C4	<p>Criterion satisfied.</p> <p>The projecting signs meet the requirement of C4.</p> <p>a) The sign will not create a hazard to traffic or pedestrians;</p>

Rule	Criteria	Response
		<p>b) The proposed signs have character and design standard consistent with the objectives and controls for the zone and locality and detailed earlier;</p> <p>c) The proposed signs recognise the heritage values of sites.</p> <p>d) The proposed signs do not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth;</p> <p>e) The proposed signs complement the streetscape and amenity of the locality by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts;</p> <p>f) The proposed signs complement the architectural design of the Heritage Core; and</p> <p>g) The Proposed sign do not repeat or duplicate similar signs (each tenant proposes one signage per frontage).</p>
<p>R82 Orientation: Vertical.</p>	<p>C82 The Sign meets the requirements of C4</p>	<p>Rule met. The proposed signs are vertical.</p>
<p>R83 Extent: Not project above the height of the building</p>	<p>C83 The Sign meets the requirements of C4</p>	<p>Rule met. No proposed sign has been provided above the height of the building.</p>
<p>R84 Illumination: Not illuminated.</p>	<p>C84 The Sign meets the requirements of C4 and the illumination of the sign;</p> <p>a) minimises the spill effects or escape of light into the night sky; and</p> <p>b) eliminates shadows and promotes the safety of adjoining public areas; and</p> <p>c) the intensity of lighting and hours of illumination do not unreasonable impact on</p>	<p>Criterion satisfied. The projecting signs meet the requirement of C4 as detailed above.</p>

Rule	Criteria	Response
	any residential properties.	
R85 Minimum setback of 1200mm from the sign to the road kerb/shoulder.	This is a mandatory requirement. There is no applicable criterion.	The projecting signs are well away from the road kerb.
R86 There is no rule applicable.	C86 The Sign meets the requirements of C4	Criterion satisfied, The projecting signs meet the requirement of C4 as detailed above.
2.20 Pylon/Column Sign		
R87 There is no rule applicable.	C87 Aspect: Not to be erected to expose an unsightly back view of the sign.	Criterion satisfied. Not exposed with an unsightly back view of the sign.
R88 Maximum surface area: 6 m ² per side, for a maximum of two sides if back-to-back or four sides if a column design.	C88 The Sign meets the requirements of C4	Rule met. The Maximum surface area is less than 6m ² per side.
R89 Maximum height above the ground: 6 metres	C89 The sign is the height of a building in close proximity, but does not exceed 8 metres.	Rule met. The maximum height is less than 8 meters.
R90 There is no rule applicable.	90 Setting: Erected within a landscaped environment	Criterion satisfied. The Pylon signs proposed are integrated within the landscape design of the Heritage Core and complement it.
R91 Maximum number: Not more than one Pylon sign per frontage to be erected on a site unless the frontage exceeds 100 metres and such signs are not closer than 60 metres.	C91 The Sign meets the requirements of C4	Criterion satisfied. The pylon signs meet the requirement of C4. a) The signs will not create a hazard to traffic or pedestrians; b) The proposed signs have character and design standard consistent with the objectives and controls for the zone and locality as detailed above;

Rule	Criteria	Response
		<p>c) The proposed signs recognise the heritage values of sites and build up on it;</p> <p>d) The proposed signs do not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth;</p> <p>e) The proposed signs complement the streetscape and amenity of the locality by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts;</p> <p>f) The proposed signs complement the architectural design of the Heritage Core; and</p> <p>g) The Proposed sign do not repeat or duplicate similar signs (each tenant proposes one signage per frontage).</p>
<p>R92 Content: Name signs of development estates must include the suburb name.</p>	<p>C92 The Sign meets the requirements of C4</p>	<p>Not applicable as estate signage is not proposed.</p>
<p>R93 Minimum setback from side boundary: 3 metres</p>	<p>C93 The Sign meets the requirements of C4</p>	<p>Criterion satisfied. The pylon signs meet the requirement of C4 as detailed above.</p>
<p>R95 Illumination: Not illuminated.</p>	<p>C95 The Sign meets the requirements of C4 and the illumination of the sign; a) minimises the spill effects or escape of light into the night sky; and eliminates shadows and promotes the safety of adjoining public areas; and c) the intensity of lighting and hours of illumination do not unreasonable impact on any residential properties.</p>	<p>Rule met. The proposed pylon signs are not illuminated.</p>

Rule	Criteria	Response
2.27 Wall Sign		
R126 Maximum thickness: 300mm.	C126 The Sign meets the requirements of C4	Rule met. The maximum thickness of proposed sign is less than 300mm.
R127 Maximum number: One per tenancy.	C127 The Sign meets the requirements of C4	Rule met. The maximum number of signs provided is one per tenancy.
R128 Maximum surface area: 20% of wall space or 6 square metres, whichever is the lesser.	C128 The Sign meets the requirements of C4	Rule met. The surface area of each wall sign proposed is less than 20% of the wall and less than 6m ² .
R129 Location: Ground floor level and first floor level only.	This is a mandatory requirement. There is no applicable criterion.	Rule met. The wall signs have all been proposed on the first floor.
2.28 Window Sign		
R130 Maximum surface area of sign: 25% of the area of the glass panel or panels on which it is displayed.	C130 The Sign meets the requirements of C4	Some window signs will meet the Rule. The criterion has been addressed for the remaining. Criterion satisfied. The wall signs meet the requirement of C4. a) The signs will not create a hazard to traffic or pedestrians; b) The proposed signs have character and design standard consistent with the objectives and controls for the zone and locality as detailed earlier; c) The proposed signs recognise the heritage values of sites and build on it; d) The proposed signs do not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth; e) The proposed signs complement the streetscape and amenity of the locality by virtue of their size,

Rule	Criteria	Response
		location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; f) The proposed signs complement the architectural design of the Heritage Core; and g) The Proposed signs do not repeat or duplicate similar signs (each tenant proposes one signage per frontage).
R131 Illumination: Not illuminated.	C131 The Sign meets the requirements of C4	Rule met. The wall signs proposed are not illuminated.
Element 3: Sign Construction		
3.1 Traffic Safety		
R132 A sign must not: a) Obstruct pedestrians' view of traffic, or vehicle drivers' view of pedestrians, other traffic, or the road ahead; or b) Create confusion for drivers at critical locations, (such as intersections, traffic signals, or merging and weaving situations), due to the design, message/pictures, colours and location of the sign.	This is a mandatory requirement. There is no applicable criterion.	Rule met. a) The signs proposed do not obstruct pedestrians' view of traffic or vice versa. b) are located away from the driveway proposed adjacent to the site and do not create confusion for the drivers.
3.2 Installation fixings		
R133 No support, fixing, suspension or other systems required for the installation of a sign are exposed, unless designed as an integral feature of the sign.	C133 Conduits, wiring, switches or the mounting of other apparatus are discreetly placed and out of general view.	Rule met. All structural elements of the signs proposed are integrated with the designs.
R134 A sign must not be nailed or similarly fixed to a tree.	This is a mandatory requirement. There is no applicable criterion.	Rule met as no sign is proposed to be fixed to a tree.
3.3 Animated or flashing signs		
R135	C135 The sign meets the requirements of C4	Rule met Animated or flashing signage is not proposed.

Rule	Criteria	Response
Signs do not contain animated or flashing elements.		
Element 4: Environment		
4.1 National Capital Plan		
R136 There are no National Capital Plan requirements that apply to the development.	C136 Where a development is subject to Special Requirements under the National Capital Plan (including any relevant Development Control Plan) the development is not inconsistent with the Special Requirements.	Rule met as NCP is not applicable.
4.2 Heritage		
R137 In accordance with section 145(2) of the Planning and Development Act 2007, applications for development on land or buildings subject to interim or full heritage registration are to be accompanied by advice from the Heritage Council stating that the development meets the requirements of the Heritage Act 2004.	C137 If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the Planning and Development Act 2007.	Rule to be met Please refer the documentation provided to the Heritage Council for endorsement. A SHE is being progressed parallel to this application.
4.3 Trees		
R138 In accordance with section 145(2) of the Planning and Development Act 2007, where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application must be accompanied by a Tree Management Plan approved under the Tree Protection Act 2005. Note: "Protected tree" is defined under the Tree Protection Act 2005.	C138 If an approved Tree Management Plan is required, but not provided, then a draft Tree Management Plan is to accompany the application. The draft Tree Management Plan will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Not applicable as the proposed signage does not impact any trees.

Rule	Criteria	Response
4.4 Environmental Control		
R139 A sign must not be nailed or similarly fixed to a tree.	This is a mandatory requirement. There is no applicable criterion	Rule met as no sign is proposed to be affixed to a tree.

6.3 Waterways: Water Sensitive Urban Design

Details of how the proposed development complies with this Code can be found in the Stormwater Treatment Systems report (prepared by Alluvium - **Attachment B**) submitted as part of this application.

6.4 Parking and Vehicular Access General Code

Details of how the proposed development complies with this Code can be found in the Traffic Impact and Parking Report (prepared by Calibre – **Attachment C**) submitted as part of this application.

6.5 End-of-Trip Facilities General Code

Details of how the proposed development complies with this Code can be found in the Traffic Impact and Parking Report (prepared by Calibre – **Attachment C**) submitted as part of this application.

6.6 Access and Mobility General Code

Details of how the proposed development complies with this Code can be found in the Access report (prepared by Indesign Access – **Attachment AY**) submitted as part of this application.

