



ACT

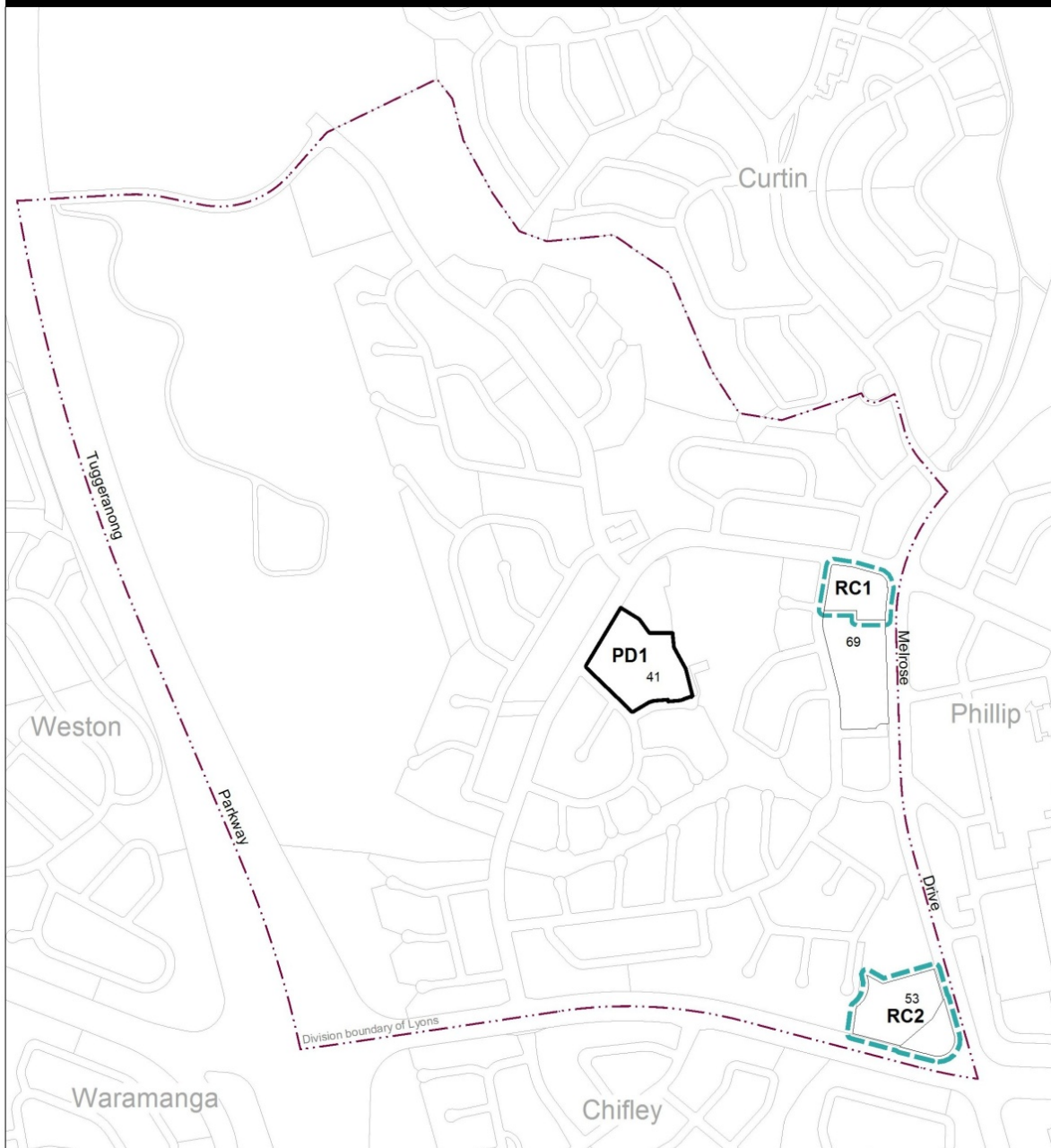
Government

Environment and
Sustainable Development

Lyons Precinct Map and Code

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Lyons Precinct Map



Additional prohibited development applies see Table 1



Additional rules and criteria apply see Lyons Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Lyons Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following table constitutes part of the relevant zone development table.

Table 1 – Additional prohibited development

| Additional prohibited development | | |
|-----------------------------------|------|--|
| Suburb precinct map label | Zone | Development |
| PD1 | CFZ | <i>retirement village</i> <i>supportive housing</i> |

Lyons Precinct Code

Contents

| | |
|---|---|
| Introduction..... | 4 |
| Additional rules and criteria | 6 |
| RC1 – Residential zone additional provisions..... | 6 |
| Element 1: Buildings | 6 |
| 1.1 Number of storeys..... | 6 |
| RC2 – RZ5 zone additional provisions | 7 |
| Element 1: Buildings | 7 |
| 1.1 Building height..... | 7 |
| 1.2 Separation between buildings..... | 8 |
| 1.3 Setbacks | 8 |
| Element 2: Environment | 8 |
| 2.1 Landscape area | 8 |
| 2.2 Public realm | 8 |

Figure 1 Building heights 9

Introduction

Name

The name of this code is **Lyons Precinct Code**.

Application

The code applies to the Division of Lyons.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

| | |
|--------|--|
| ACTPLA | Planning and Land Authority within the ACT Environment and Sustainable Development Directorate |
| EPA | ACT Environment Protection Authority |

| | |
|---------|---|
| ESA | ACT Emergency Services Agency |
| ESDD | ACT Environment and Sustainable Development Directorate |
| NCA | National Capital Authority |
| P&D Act | Planning and Development Act 2007 |
| TAMS | ACT Territory and Municipal Services Directorate |

Additional rules and criteria

This part applies to blocks and parcels identified in the Lyons Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Residential zone additional provisions

This part applies to blocks and parcels identified in area RC1 shown on the Lyons Precinct Map.

Element 1: Buildings

| Rules | Criteria |
|---|---|
| 1.1 Number of storeys | |
| R1 This rule applies to land within a 60m radius of the midpoint of the curve of the property boundary at the intersection of Melrose Drive and Launceston Street. The maximum number of <i>storeys</i> is 10. | C1 This is a mandatory requirement. There is no applicable criterion. |

RC2 – RZ5 zone additional provisions

This part applies to blocks and parcels identified in area RC2 shown on the Lyons precinct map.

Desired character

Increased building height to a maximum of 10 storeys with smaller separate buildings at 8 storeys along Hindmarsh Drive and Melrose Drive, separated by open space areas to maximise opportunities for landscaped communal and recreational spaces and provision for deep root planting areas. Higher built elements should be located adjacent to Melrose Drive and Hindmarsh Drive, with variation in the height of the buildings. Lower building elements should be located adjacent to block 2 – Woden Gardens. A variety of building typologies and materials should be used to create interest in the built form.

Element 1: Buildings

| Rules | Criteria |
|--|---|
| 1.1 Building height | |
| <p>R2</p> <p>This rule applies to the areas identified in Figure 1.</p> <p>The maximum number of <i>storeys</i> in the areas shown on figure 1 are as follows:</p> <p>a) in area 'a' – 10 storeys. Area 'a' is measured as :</p> <p>i) A maximum length of 85 metres along the Melrose Drive frontage from the midpoint at the intersection with Hindmarsh Drive</p> <p>ii) A maximum length of 30 metres along the Hindmarsh Drive frontage from the midpoint at the intersection with Melrose Drive</p> <p>b) In area 'b' – 10 storeys. Area 'b' is measured as:</p> <p>i) A maximum length of 44 metres from the side boundary along the Hindmarsh Drive frontage</p> <p>ii) A maximum depth of 67metres.</p> <p>c) In area 'c' – 8 storeys.</p> <p>d) In area 'd' – 8 storeys. Area 'd' is measured as:</p> <p>i) A maximum length of 47 metres along the Melrose Drive frontage adjacent to area 'a' above</p> <p>ii) A maximum depth of 41metres.</p> <p>e) In area 'e' – 4 storeys.</p> <p>Roof top plant that is set back and screened from the street is not included in the number of storeys.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

| Rules | Criteria |
|---|--|
| 1.2 Separation between buildings | |
| <p>R3</p> <p>Development complies with all of the following:</p> <p>a) Development adjoining Hindmarsh Drive or Melrose Drive within the areas identified in Figure 1 complies with all of the following:</p> <p>i) Buildings are entirely contained within areas a, b, c and d and are not joined at the interface of these areas</p> <p>ii) In area c there is a minimum of two buildings</p> <p>b) The minimum separation between buildings is 20m</p> <p>Note this rule does not apply to buildings at the interface with area 'e'.</p> | <p>C3</p> <p>Development along Hindmarsh Drive presents as distinct buildings separated by landscaped open space consistent with the <i>desired character</i>.</p> |
| 1.3 Setbacks | |
| <p>R4</p> <p>Buildings are setback a minimum of 6metres from the Melrose Drive and Hindmarsh Drive frontages and intersection.</p> | <p>C4</p> <p>There are landscape buffers along the Melrose Drive and Hindmarsh Drive frontages and intersection.</p> |

Element 2: Environment

| Rules | Criteria |
|--|---|
| 2.1 Landscape area | |
| <p>R5</p> <p>Development incorporates a central landscape area with a minimum area of 3,000m² adjoining the northern side block boundary with provision of deep root planting areas.</p> <p>Development in this area does not compromise deep root planting areas and is limited to:</p> <p>a) landscaping and landscape structures</p> <p>b) shade structures and the like</p> | <p>C5</p> <p>Development includes a reasonable area of open space that is consistent with the <i>desired character</i>.</p> |
| 2.2 Public realm | |
| <p>There is no applicable rule.</p> | <p>C6</p> <p>The tree canopy of the Melrose Drive and Hindmarsh Drive street verges are maintained and enhanced to restore a high quality public realm.</p> |

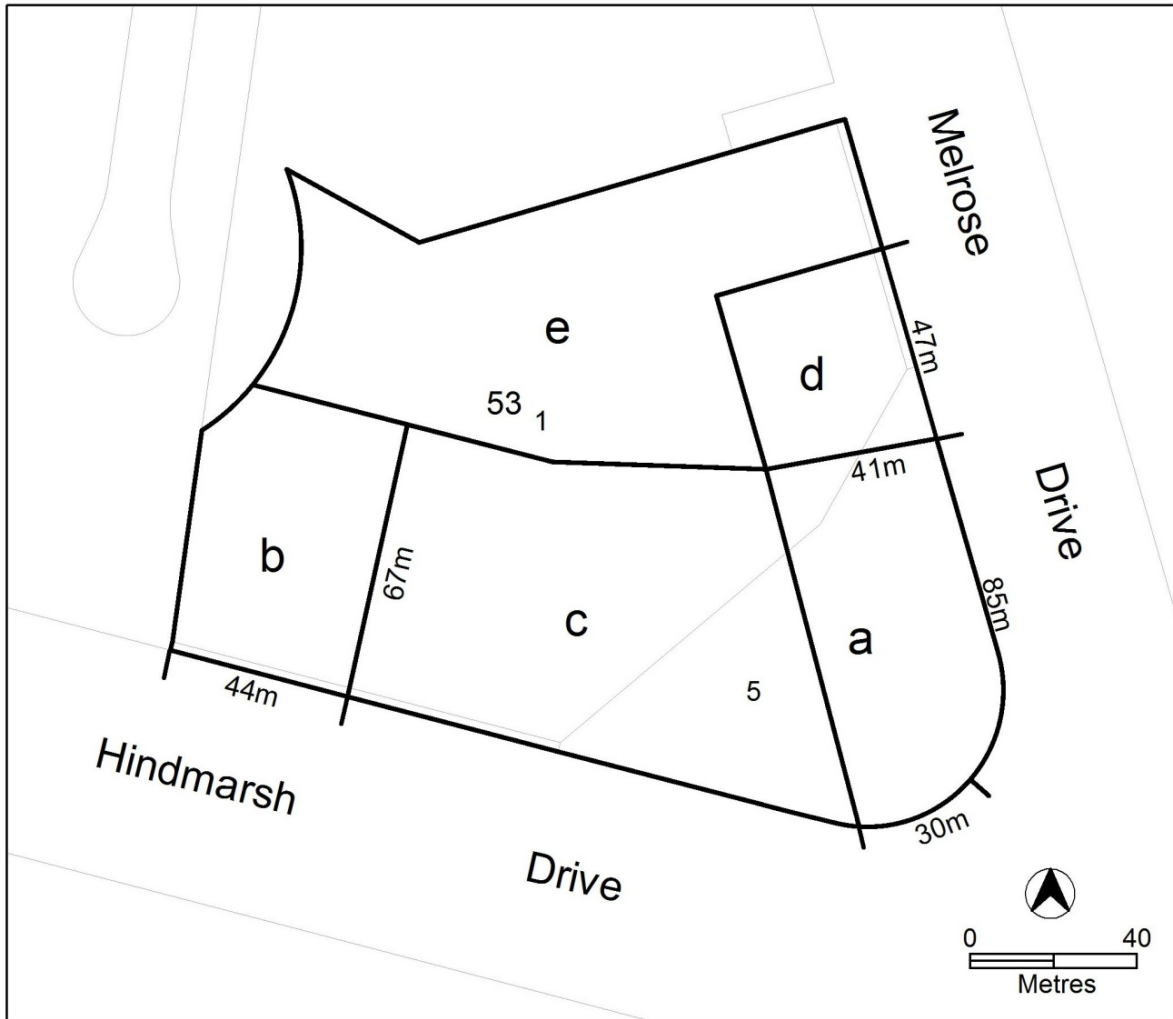


Figure 1 Building heights