



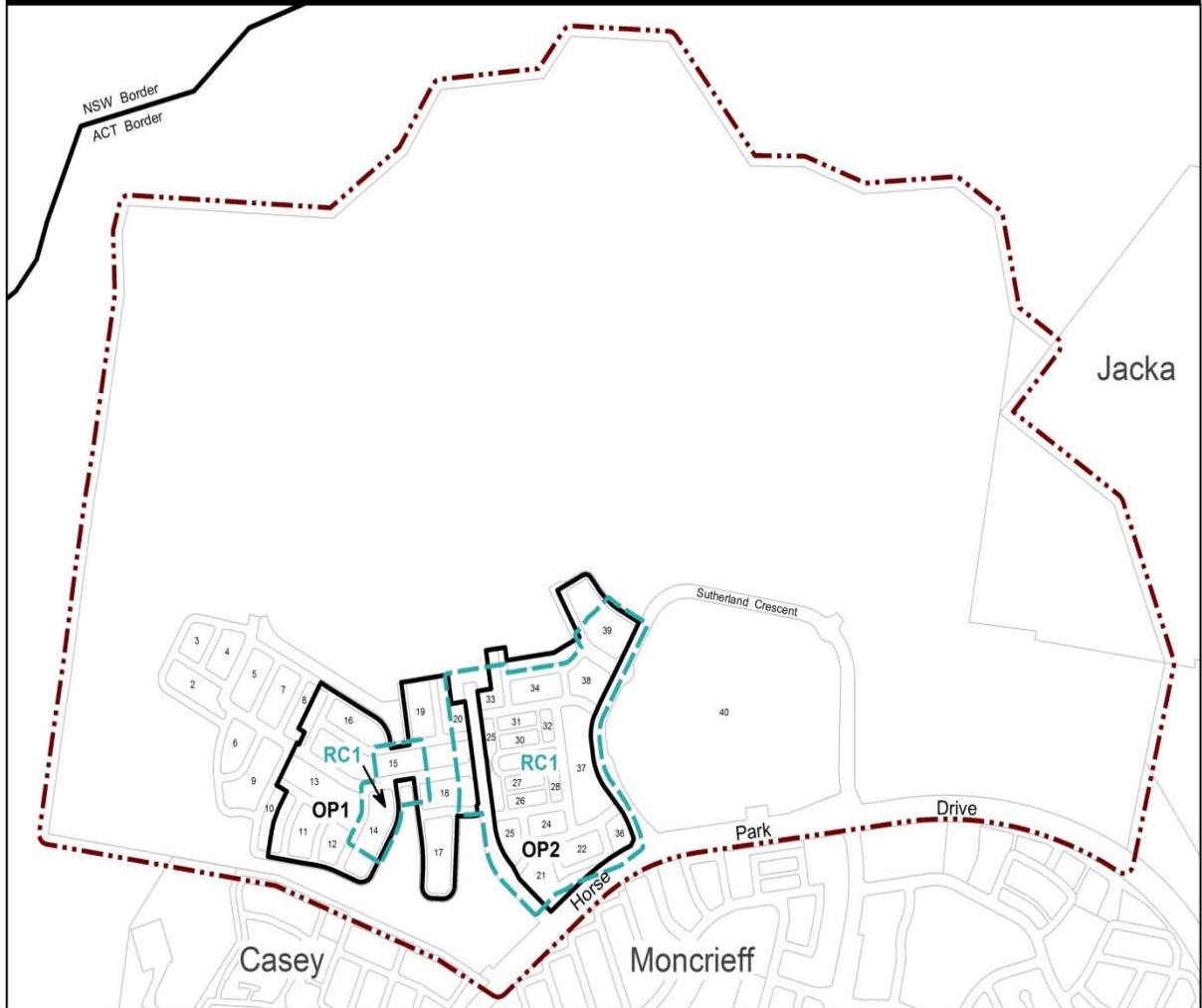
**ACT**  
Government

Environment, Planning and  
Sustainable Development

# Taylor Precinct Map and Code

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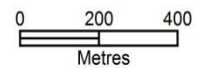
# Taylor Precinct Map



Ongoing provisions apply see Taylor Precinct Code



Additional rules and criteria apply see Taylor Precinct Code



# Assessment Tracks

No additional provisions apply.

# Taylor Precinct Code

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# Introduction

## Name

The name of this code is the **Taylor Precinct Code**.

## Application

The code applies to the Division of Taylor.

## 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” are 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**

EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
EPSDD	ACT Environment, Planning and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TCCS	ACT Transport Canberra and City Services

## Additional rules and criteria

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

### RC1 – Taylor Residential

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

#### Element 1: Building and site controls

Rules	Criteria
<b>1.1 Courtyard walls</b>	
<p>R1</p> <p>This rule applies to blocks or parcels in locations identified in Figures 1 and 2.</p> <p>Courtyard walls are permitted to zero setback for the nominated boundary. The length of the wall can extend along the boundary up to the minimum setback of any street frontage.</p> <p>Note: See Diagram 1 for an elevation of a typical courtyard wall.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

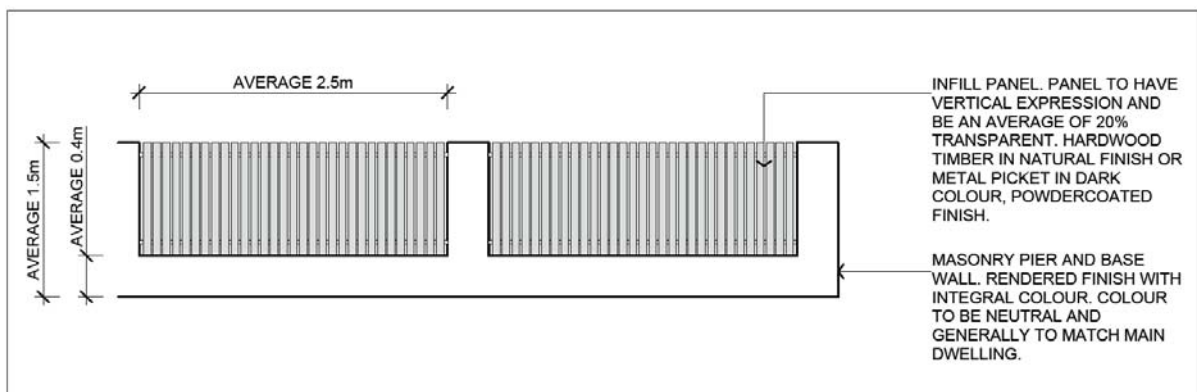
#### Element 2: Access

Rules	Criteria
<b>2.1 Vehicular access</b>	
<p>R2</p> <p>This rule applies to blocks or parcels in locations identified in Figure 2.</p> <p>Vehicular access is not permitted to or from blocks where indicated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



### Element 3: Waste management

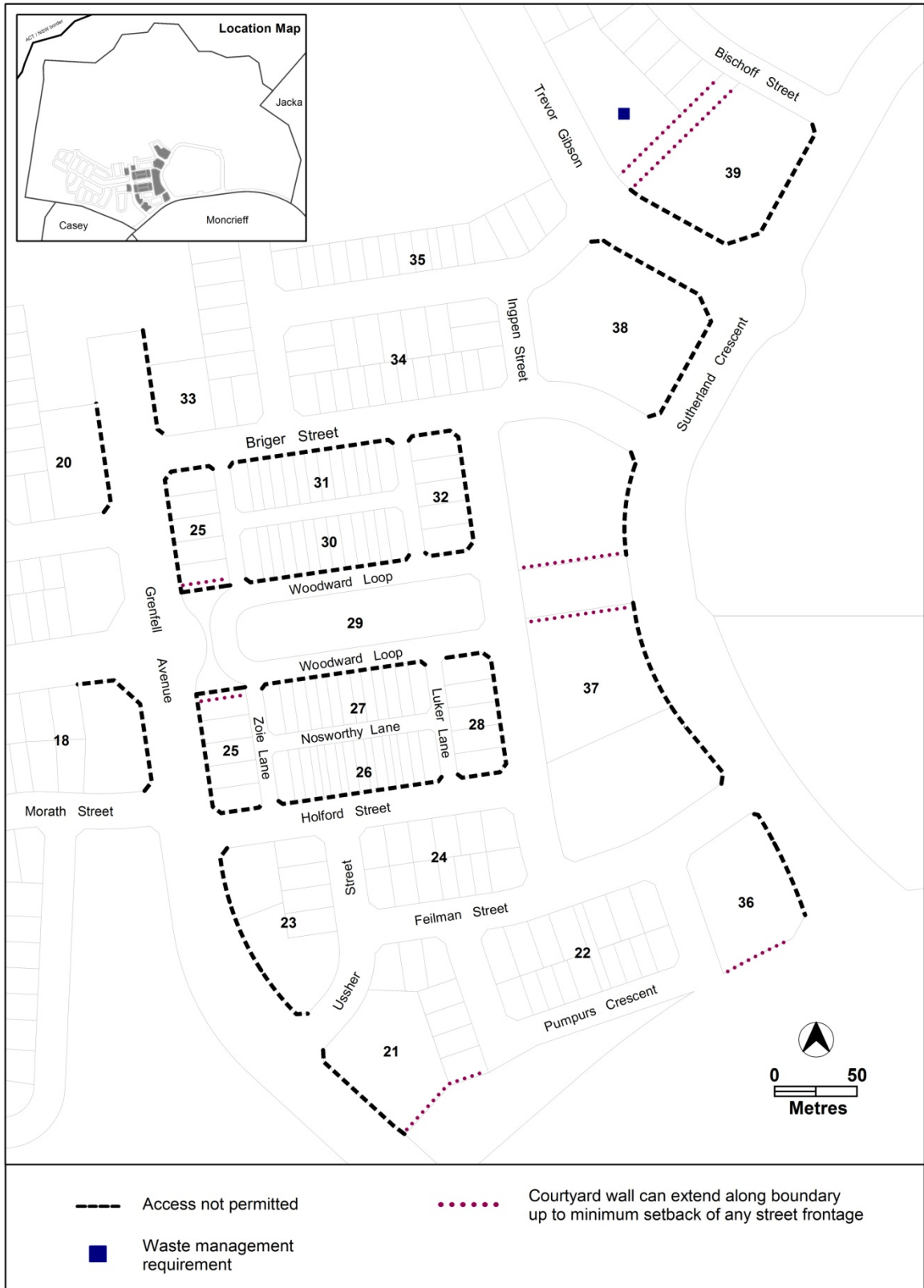
Rules	Criteria
<b>3.1 Waste</b>	
<p><b>R3</b></p> <p>This rule applies to blocks or parcels in locations identified in Figure 2.</p> <p>Notwithstanding that the identified blocks may contain 10 or less dwellings, for the purposes of C94 and R99 of the Multi Unit Housing Development Code, waste will be collected within the property boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



**Diagram 1 Elevation of courtyard wall**



**Figure 1 Taylor residential area 1**



**Figure 2 Taylor residential area 2**

## Other ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Taylor Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

### OP1 – Taylor residential area

This part applies to blocks and parcels identified in area OP1 shown on the Coombs Precinct Map.

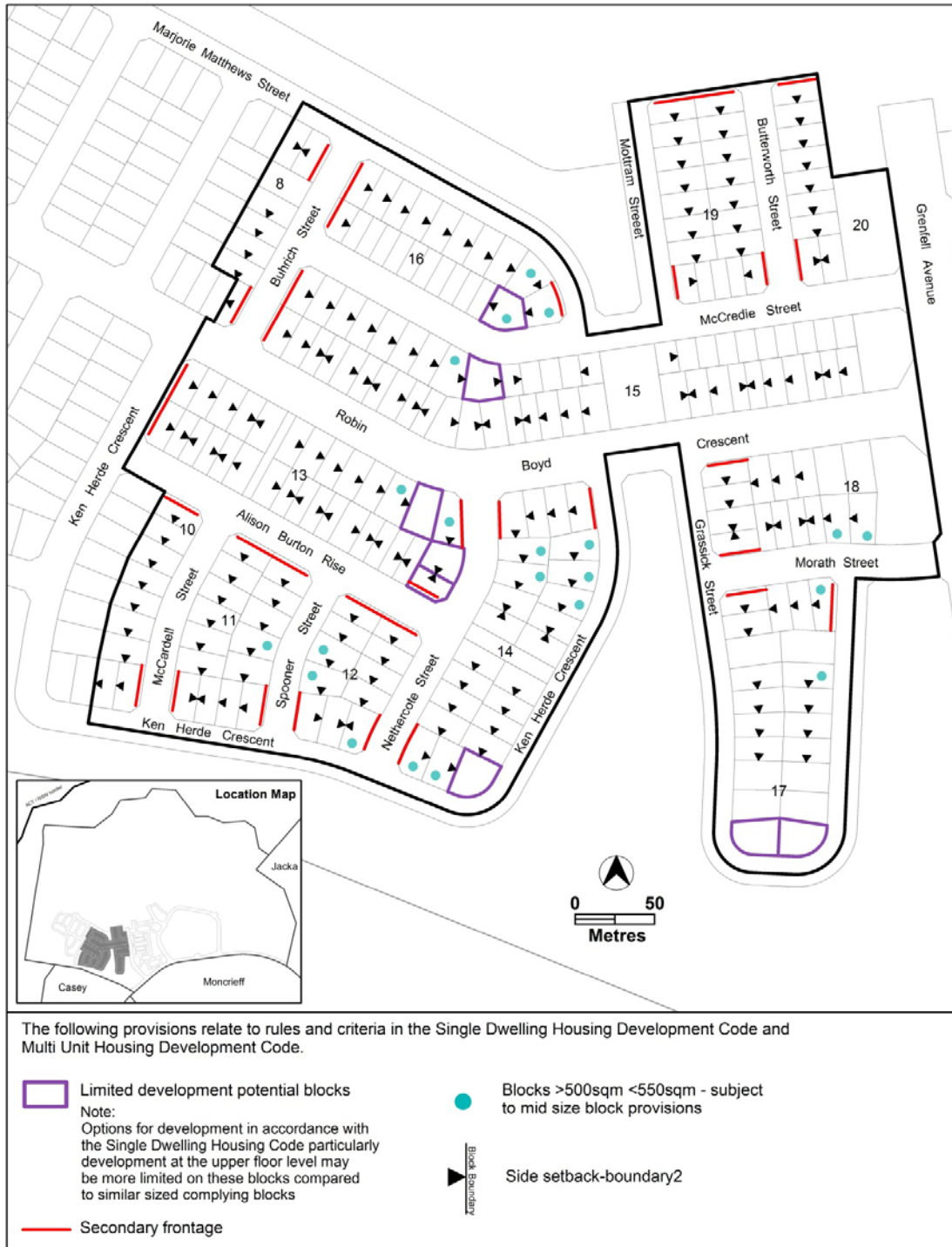
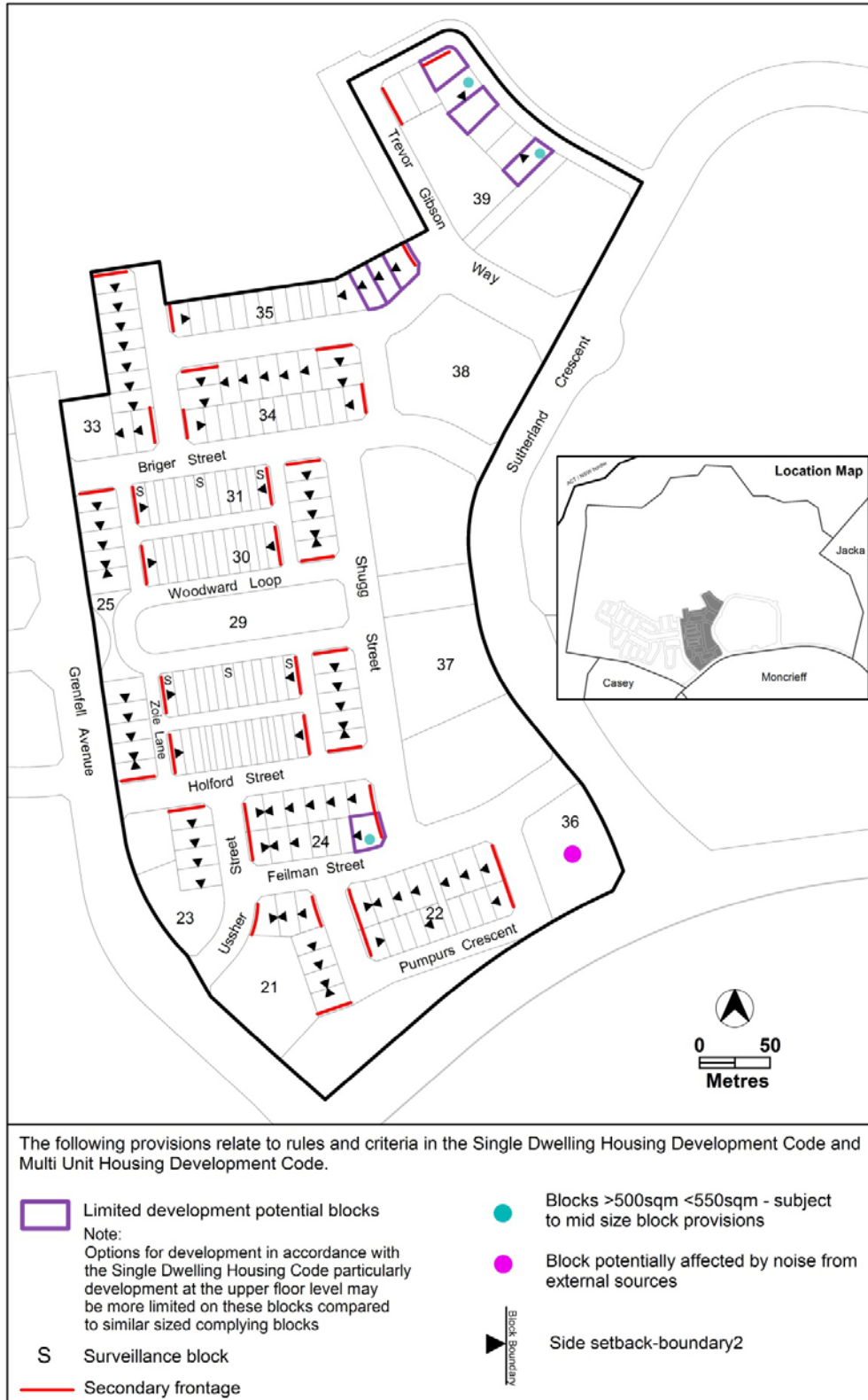


Figure 3 Taylor residential area ongoing provisions

# OP2 – Taylor residential area

This part applies to blocks and parcels identified in area OP2 shown on the Taylor Precinct Map.



**Figure 4 Taylor residential area ongoing provisions**