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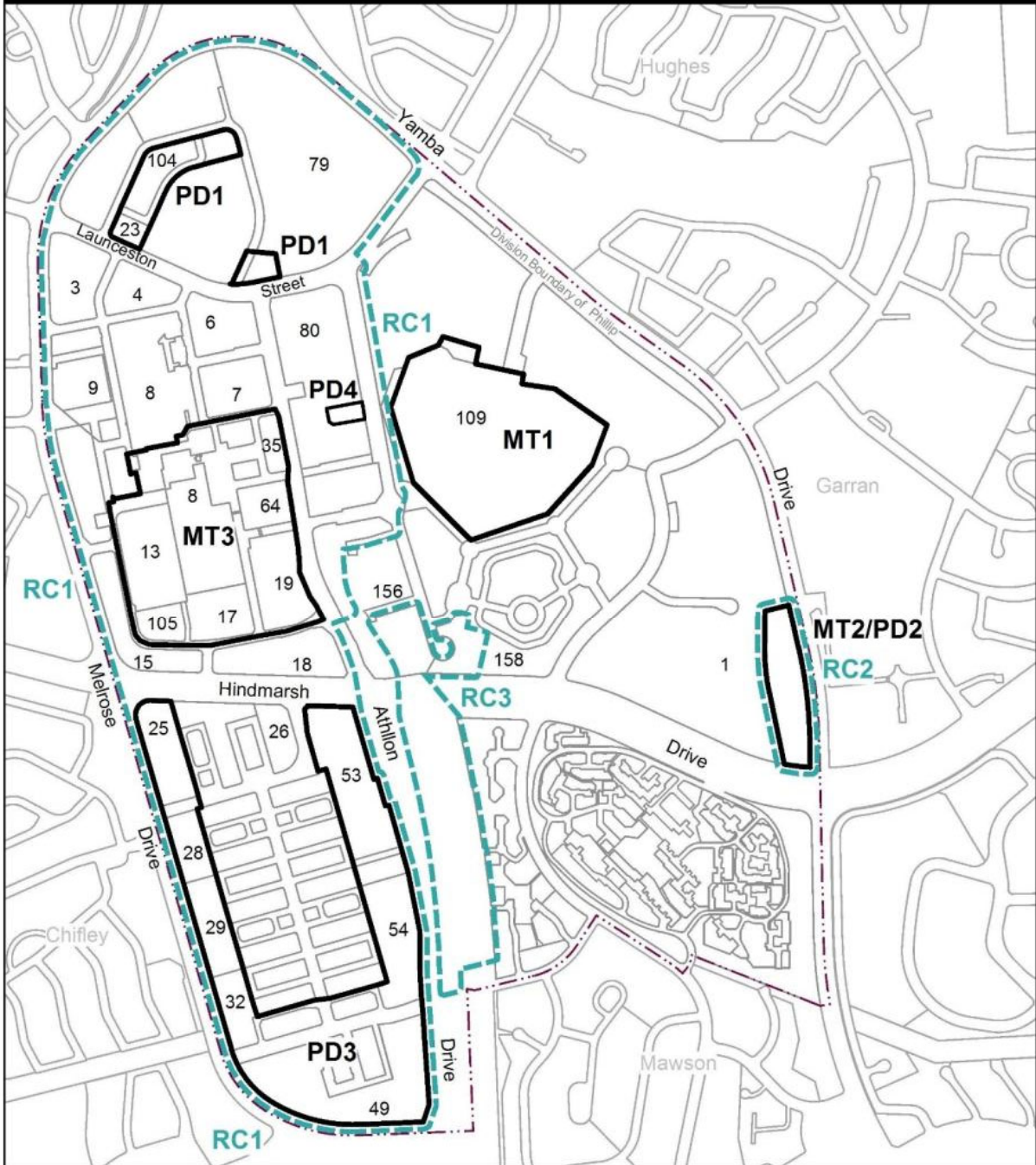
Environment and
Sustainable Development

Phillip Precinct Map and Code

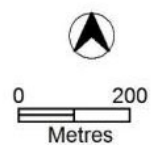
includes
Woden Town Centre

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Phillip Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Phillip Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Phillip 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 tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CZ2	<i>RESIDENTIAL USE</i>
PD2	CZ2	<i>drink establishment indoor recreation facility restaurant (except where ancillary to other permitted use) SHOP tourist facility</i>
PD3	CZ3	<i>RESIDENTIAL USE COMMERCIAL ACCOMMODATION</i>
PD4	CFZ	<i>business agency educational establishment emergency services facility health facility hospital office place of worship public agency religious associated use residential care accommodation retirement village supportive housing</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	PRZ1	<i>cemetery</i>
MT2	CZ2	<i>scientific research establishment</i>
MT3	CZ1	<i>produce market</i>

Phillip Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Phillip.

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 Phillip Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Woden Town Centre

This part applies to blocks and parcels identified in area RC1 shown on the Phillip Precinct Map. RC1 includes the Woden Town Centre.

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites in CZ1 with boundaries to primary active frontages shown in figure 1.</p> <p>Only the following uses are permitted along the primary active frontage at the ground floor level:</p> <ul style="list-style-type: none"> a) <i>business agency</i> b) <i>club</i> c) COMMUNITY USE d) <i>drink establishment</i> e) <i>financial establishment</i> f) <i>hotel</i> g) <i>indoor entertainment facility</i> h) <i>indoor recreation facility</i> i) <i>public agency</i> j) <i>restaurant</i> k) SHOP 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to sites in CZ2 and CZ3 with boundaries to primary active frontages shown in figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
1.2 SHOP – CZ2 – floor area limit	
<p>R3</p> <p>This rule applies to CZ2.</p> <p>The maximum <i>gross floor</i> area of any SHOP is 200m².</p> <p>For Block 13 Section 81 Phillip, the maximum <i>gross floor area</i> of supermarket is 800m².</p>	<p>C3</p> <p>SHOPS are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</p> <p>This criterion does not apply to Block 13 Section 81 Phillip.</p>

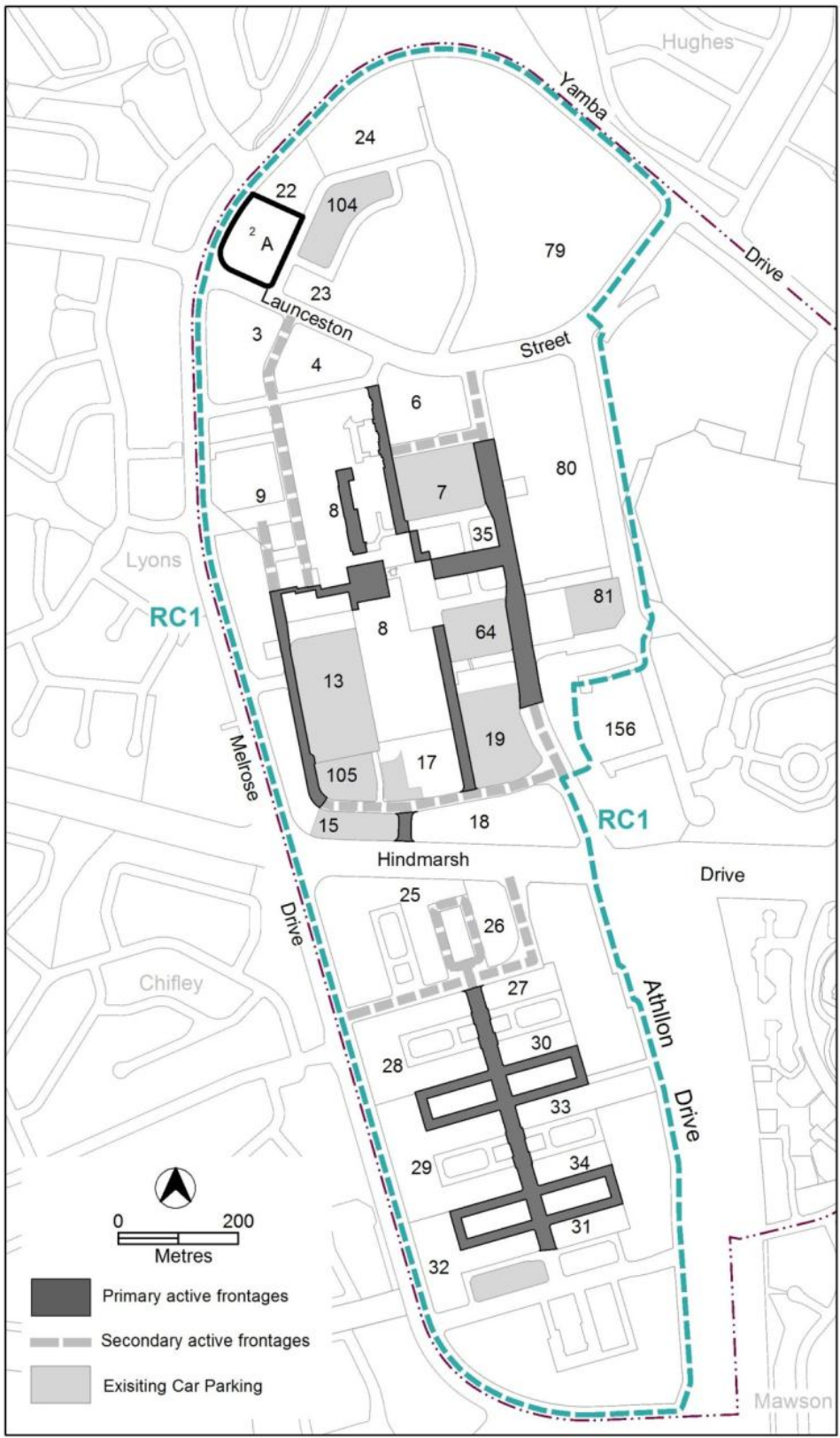


Figure 1 Existing car parks, active frontages and community recreation facilities

Rules	Criteria
1.3 Permissible use restrictions	
<p>R4</p> <p>This rule applies to area 'a', 'b' and area 'e' in figure 2.</p> <p><i>RESIDENTIAL USE</i> is only permitted above the first floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5</p> <p>This rule applies to development in section 7.</p> <p>The following uses:</p> <p>a) <i>RESIDENTIAL USE</i></p> <p>b) <i>COMMERCIAL ACCOMMODATION USE</i></p> <p>are only permitted on land located within 36m of the Callam Street road reserve.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 NON RETAIL COMMERCIAL USE – Phillip Oval	
<p>There is no applicable rule.</p>	<p>C6</p> <p>This criterion applies to sections 23 and 104.</p> <p><i>NON RETAIL COMMERCIAL USE</i> is only permitted where it is demonstrated to be compatible with the operation of a day and night sporting oval.</p>
1.5 Development on nominated car parking areas	
<p>R7</p> <p>This rule applies to the shaded blocks shown in figure 1 noted as existing parking.</p> <p>Development complies with all of the following:</p> <p>a) the existing number of car parking spaces is retained on the site and made available for public use at all times</p> <p>b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i> in addition to the spaces required by item a).</p>	<p>C7</p> <p>Development achieves all of the following:</p> <p>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</p> <p>b) makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory</p>

Rules	Criteria
1.6 Additional development – Phillip swimming and ice skating centre	
<p>R8</p> <p>This rule applies to area 'A' in figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides or retains an ice skating rink suitable for national ice hockey competition b) provides or retains a 50–metre public pool with direct public address to Irvine Street c) development for other uses involves redevelopment of the pool as an indoor facility. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Buildings

Rules	Criteria
2.1 Building heights	
<p>R9</p> <p>This rule applies to CZ1 and CZ2.</p> <p>The maximum <i>height of building</i> for the areas shown in figure 2 is:</p> <ul style="list-style-type: none"> a) for area 'a', 24 storeys b) for area 'b', 16 storeys c) for area 'c', 12 storeys d) for area 'd', 6 storeys <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.</p>	<p>C9</p> <p>The maximum <i>height of building</i> for one building tower element per block in areas 'a', 'b' and 'c' may be increased by an additional four storeys where development achieves all of the following:</p> <ul style="list-style-type: none"> a) the development maintains the building height hierarchy of the centre by retaining the taller buildings at the middle of the town centre; and b) development is close to public transport stops and stations. <p>Note: This criterion does not apply to area 'd'.</p>



Figure 2 Building heights and marker buildings

Rules	Criteria
There is no applicable rule.	<p>C10</p> <p>For development that is 12 storeys and above, the applicant shall provide a visual assessment that:</p> <ul style="list-style-type: none"> a) Provides a description of the project and assessment of the physical and visual environment (local context) for the site and surrounding areas including existing landform, vegetation, land use, cycle and pedestrian connections, streetscape and nearby developments b) Provides analysis and relevant illustrations of the key views and approach roads to the proposed development that addresses potential impacts that the development could have on the surrounding landscape character and visual amenity c) Provides evidence and supporting material that outlines how the development has been designed to respond to the local context, mitigate any impacts on the broader landscape setting and visual environment and how it responds to the town centre skyline.
There is no applicable rule.	<p>C11</p> <p>This criterion applies to development in the area indicated by the hatched area shown in figure 2. One higher building element up to 24 storeys may be permitted where development complies with all of the following:</p> <ul style="list-style-type: none"> a) is set back from each road frontage, and b) does not significantly impact on the existing solar access of nearby residential development between the hours of 9am and 3pm on the winter solstice (21 June).
There is no applicable rule.	<p>C12</p> <p>Development in section 80 that is higher than the Callam Offices is setback from Callam Office building at least one metre for each metre of height greater than that of the Callam Offices main roof.</p>

Rules	Criteria
<p>R13</p> <p>This rule applies to section 81.</p> <p>A marker building is permitted up to a maximum <i>height of building</i> of RL670AHD.</p> <p>Note: RL670AHD equates to approximately 92m above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R14</p> <p>This rule applies to section 81.</p> <p>The maximum gross floor area of each floor above 12 storeys is not more than 850m².</p>	<p>C14</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides a narrow silhouette and minimises overshadowing to surrounding dwellings area of principal private open space and main daytime living area b) creates architectural interest and visually reduces the overall scale of the building mass; and c) provides an elegant conclusion to the lower built form.
<p>There is no applicable rule.</p>	<p>C15</p> <p>This criterion applies to section 81.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) retains the existing active travel path, or relocates it to a suitable alternate location with written endorsement from TCCS, and b) provides active uses at the ground floor facing Wilbow Street.
<p>R16</p> <p>This rule applies to CZ3.</p> <p>The maximum <i>height of building</i> for area 'e' and area 'f' shown in figure 2 is four <i>storeys</i>.</p> <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of <i>storeys</i>.</p>	<p>C16</p> <p>In area 'e':</p> <ul style="list-style-type: none"> a) five <i>storeys</i> is permitted where development complies with all of the following: <ul style="list-style-type: none"> i) development fronts on to either Townshend Street, Colbee Court or Dundas Court ii) the fifth <i>storey</i> is setback a minimum of 3 metres from the front boundary b) six <i>storeys</i> is permitted for development facing Altree Court. <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of <i>storeys</i>.</p>

Rules	Criteria
<p>R17</p> <p>This rule applies to CZ3.</p> <p>The portion of development above the first floor fronting on to Grenville Court, Prospect Court, Bellona Court or Devine Court is set back a minimum of 6m from the street front boundary.</p>	<p>C17</p> <p>Setbacks for development above the first floor in sections 37, 40, 42, 46 and 112 may be reduced, up to 0m from each boundary, where development does not significantly impact on adjoining dwellings through overlooking or overshadowing.</p>
<p>2.2 Solar access</p>	
<p>R18</p> <p>Development retains a minimum 3 hours solar access to at least 1,000m² of the town square area shown in figure 3 between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>C18</p> <p>Development retains reasonable solar access to the town square.</p>
<p>R19</p> <p>Development retains a minimum 3 hours solar access to the main daytime living areas and <i>private open space</i> of <i>dwellings</i> on adjoining blocks between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>C19</p> <p>Development retains reasonable solar access to the main daytime living areas of <i>dwellings</i> on adjoining <i>blocks</i> and their associated <i>principal private open space</i>.</p>
<p>2.3 Built form</p>	
<p>R20</p> <p>This rule applies to development in CZ1 and CZ2 addressing:</p> <p>a) Bowes Street</p> <p>b) Furzer Street</p> <p>Buildings are set back a minimum of four metres from the <i>front boundary</i> adjoining each street at the ground floor level, up to 12 storeys. The minimum front setback for development above 12 storeys is 6m.</p>	<p>C20</p> <p>Building setbacks:</p> <p>a) provide sufficient space for large canopy street trees</p> <p>b) provide reasonable space for pedestrians and cyclists</p> <p>c) are consistent with the front boundary setbacks of existing adjacent buildings; and</p> <p>d) do not prejudice the future development of adjoining sites.</p>

Rules	Criteria
<p>R21</p> <p>This rule applies to development in CZ1 and CZ2 addressing:</p> <ul style="list-style-type: none"> a) the pedestrian spine shown in figure 3 b) Callam Street c) Corinna Street d) Easty Street e) Irving Street f) Matilda Street g) Melrose Drive h) Wilbow Street <p>Buildings are built to the <i>front boundary</i> at the ground floor level. The minimum front setbacks above ground floor level are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 22m above datum ground level b) 3m for the portion of development above 22m up to 12 storeys c) 6m for the portion of development above 12 storeys. 	<p>C21</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances, public amenities and landscaped areas. <p>Minor departures from the building setbacks are permitted for the portion of development above 12 storeys where the building is designed to limit the building floor plate size of the tower to reduce the bulk and scale of the development and allow for solar access on to the public spaces, streets and adjacent development.</p>
<p>R22</p> <p>This rule applies to development in CZ1 and CZ2 addressing the town square.</p> <p>Buildings are built to the front boundary at the ground floor level. The minimum front setbacks above ground floor level are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 12m above datum ground level b) 6m for the portion of development above 12m up to 12 storeys c) 9m for the portion of development above 12 storeys. 	<p>C22</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances and landscaped areas. <p>Minor departures from the building setbacks are permitted for the portion of development above 12 storeys where the building is designed to limit the building floor plate size of the tower to reduce the bulk and scale of the development and allow for adequate solar access on to the town square.</p>

Rules	Criteria
<p>R23</p> <p>This rule applies to development in CZ1 and CZ2 addressing Bradley Street.</p> <p>The minimum front setbacks are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 12m above datum ground level b) 3m for the portion of development above 12m up to 9 storeys c) 6m for the portion of development above 9 storeys. 	<p>C23</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances and landscaped areas.
<p>R24</p> <p>This rule applies to section 7.</p> <p>Redevelopment complies with the following:</p> <ul style="list-style-type: none"> a) a publicly accessible road is provided in the location shown in figure 3 b) a landscaped area is provided adjoining and parallel to the Matilda Street road reserve as shown by the hatched area in figure 3 that complies with all of the following: <ul style="list-style-type: none"> i. is publicly accessible at all times ii. has a minimum width measured perpendicular to the block boundary adjoining Matilda Street of 20m. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C25</p> <p>Buildings achieve a high standard of design quality demonstrated through the following:</p> <ul style="list-style-type: none"> a) Building are designed to include a range of high quality building materials and colours that are compatible with adjacent development and that contribute to a pedestrian scale, particularly at the lower levels of the building b) Buildings are designed to be well articulated to reduce the bulk and scale of development and provide architectural expression in the built form c) Residential buildings include elements that improve the use and performance of the building, such as wintergarden balconies and passive surveillance of primary and secondary active frontage streets and places d) Providing effective sun shading to areas of west facing glazing and balconies, through measures such as overhangs, adjustable external screens or vegetation. e) Residential buildings provide a range of apartment sizes and types, such as dual-key, cross-over, shop-top and apartments suitable for families. f) Providing green infrastructure, such as roof top planting, green walls, deep root planting areas or garden areas incorporating shrubs and rain gardens. g) Plant rooms that are integrated or concealed within building form.
<p>R26</p> <p>This rule applies to development addressing primary active frontages in CZ3.</p> <p>The minimum floor to ceiling height at the ground floor is 3.6m.</p>	<p>C26</p> <p>Floor to ceiling heights:</p> <ul style="list-style-type: none"> a) contribute to natural ventilation b) promote penetration of daylight c) are adaptable for commercial uses.

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C27</p> <p>Above ground structured car parks comply with all of the following:</p> <ul style="list-style-type: none"> a) incorporate commercial tenancies at ground floor along the front boundary b) use high quality architectural elements, landscaping and/or green infrastructure to screen the structures from public spaces and streets c) pedestrian access points are well lit and clearly visible from the street, and d) where publicly accessible parking is provided, ensures direct public access to and from the car parking to the public space.
2.4 Active frontages	
<p>R28</p> <p>For buildings located along primary active frontage areas shown in figure 1, ground floor frontages and building designs comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy. 	<p>C28</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) direct pedestrian access from main pedestrian areas, and b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.
<p>R29</p> <p>This rule applies to residential development adjoining primary and secondary active frontages shown in figure 1.</p> <p>Development includes balconies and/or windows to main living areas addressing the public space/street.</p>	<p>C29</p> <p>Residential development provides opportunities for passive surveillance of public spaces.</p>

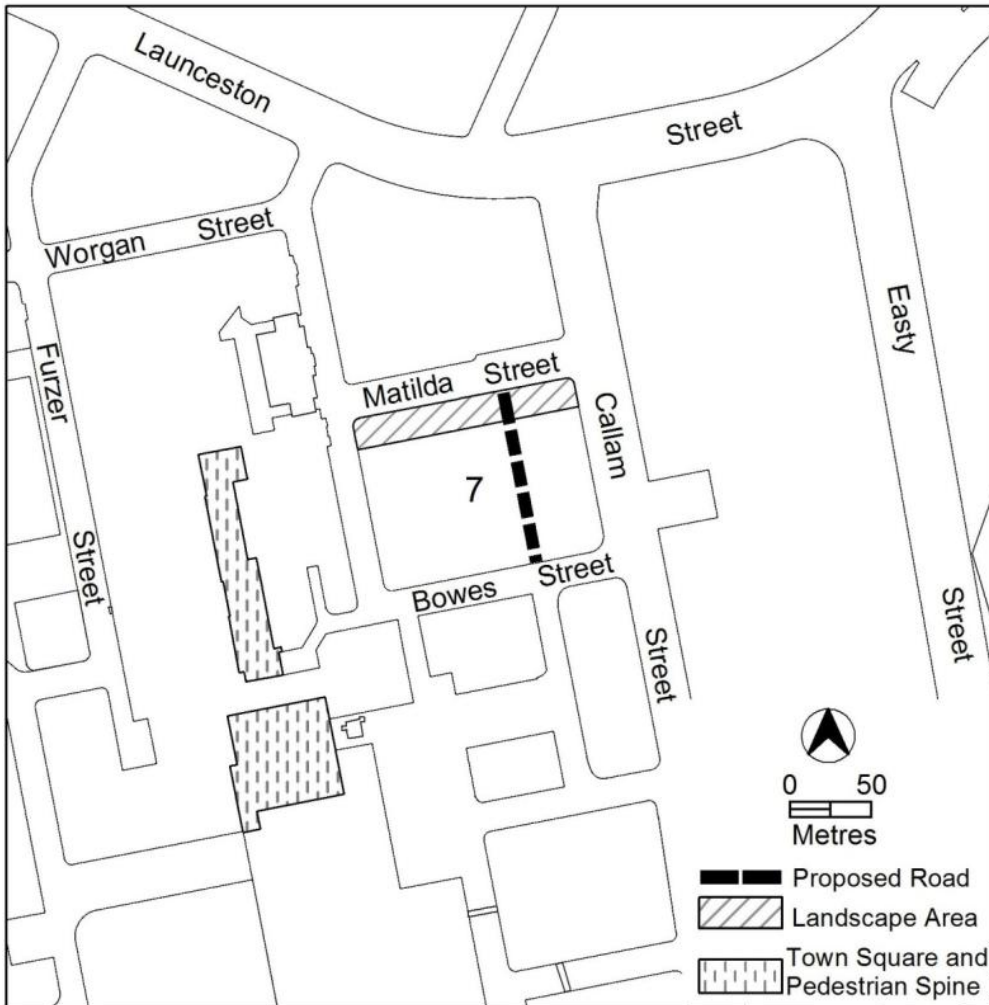


Figure 3

Rules	Criteria
<p>R30</p> <p>For buildings located along secondary active frontage areas shown in figure 1, ground floor frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade for access and egress for persons with disabilities. 	<p>C30</p> <p>Development at ground level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for commercial use b) where building access is provided, direct pedestrian access at street level c) provide opportunities for views into and out of the building.
<p>There is no applicable rule.</p>	<p>C31</p> <p>Extensive lengths of blank facades, open structured car parks and loading docks are not located along primary active frontage areas, and do not dominate secondary active frontage areas shown in figure 1.</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C32 Utility infrastructure, such as electricity substations and water boosters, located along primary active frontages are minimised and/or screened where possible.</p>
<p>2.5 Landscape zone</p>	
<p>R33 This rule applies to secondary active frontages shown in figure 1. Where a building frontage is greater than 30m in length and active uses are not incorporated on the ground floor, a landscaped area with a minimum depth into the block of 3m from the front boundary is provided for a minimum of 20% of the length of the front boundary. Planting is wholly contained within the leased block boundaries. Note: It is the responsibility of the lessee to ensure that any proposed plantings do not conflict with existing services.</p>	<p>C33 Landscaped areas are provided along secondary frontages to soften the street environment and add points of interest. The landscaped areas are integrated with the adjacent verge level, and contained wholly within the block boundaries.</p>
<p>2.6 Awnings</p>	
<p>R34 This rule applies to buildings fronting: a) Ball Street b) Bradley Street c) Brewer Street d) Callam Street e) Colbee Court f) Corinna Street g) Dundas Court h) Townshend Street i) bus interchange. j) town square k) pedestrian spine Buildings provide a continuous awning along the entire length of the building located along the front boundary with a minimum: a) height from <i>datum ground level</i> of 3.2m, and b) depth from the building facade of 3m.</p>	<p>C34 Protection from the natural elements is provided along pedestrian movement corridors by incorporating: a) continuous awnings that are compatible with existing structures b) shelter that allows for street trees and other landscaping c) visually safe and amenable shelter design.</p>

Rules	Criteria
2.7 Screening	
There is no applicable rule.	C35 Waste collection areas are screened from public view.
2.8 Driveways	
<p>R36</p> <p>No new driveways are permitted along:</p> <ul style="list-style-type: none"> a) Callam Street, north of Wilbow Street b) Launceston Street. c) Melrose Drive d) Townshend Street <p>Note: Replacement or relocation of existing driveways is not restricted by this rule.</p>	This is a mandatory requirement. There is no applicable criterion.

RC2 – Yamba Drive Corridor Site

This part applies to blocks and parcels identified in area RC2 shown on the Phillip Precinct Map.

RC2 includes the Yamba Drive corridor site.

Element 3: Buildings

Rules	Criteria
3.1 Number of storeys	
<p>R37</p> <p>The maximum number of <i>storey</i> is 4.</p>	<p>C37</p> <p>The number of <i>storeys</i> comply with all of the following:</p> <ul style="list-style-type: none"> a) compatibility with existing, or future desired character of, adjacent development b) appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale d) no higher than the established tree canopy along main avenues with primarily landscaped frontage.
3.2 Setback	
<p>R38</p> <p>The minimum front setback to Yamba Drive is 10m.</p>	<p>C38</p> <p>Building frontages to Yamba Drive achieve all of the following:</p> <ul style="list-style-type: none"> a) consistent with established building lines b) a landscaped setting.
3.3 Materials and finishes	
<p>R39</p> <p>Building colours are off-white to light buff/grey.</p>	<p>C39</p> <p>Any alternative colours used achieve all of the following:</p> <ul style="list-style-type: none"> a) Relate to clearly defined elements of the building b) are predominantly earthy toned c) minor elements in the building facade may be accented d) subsidiary to the main off-white to light buff/grey materials.

RC3 – Callam Street/Athllon Drive Corridor

This part applies to blocks and parcels identified in area RC3 shown on the Phillip Precinct Map.

Element 4: Buildings

Rules	Criteria
4.1 Number of storeys	
<p>R40</p> <p>This rule applies to area 'a' in figure 4.</p> <p>Development is limited to 6 storeys, with a marker building permitted up to a maximum <i>height of building</i> of RL648AHD.</p> <p>Note: RL648AHD equates to approximately 58m above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R41</p> <p>This rule applies to area 'a' in figure 4.</p> <p>The portion of development above 6 storeys is limited to 850m² <i>gross floor area</i> per floor.</p>	<p>C41</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides a narrow silhouette and minimises overshadowing to surrounding residential areas b) creates architectural interest and visually reduces the overall scale of the building mass; and c) provides an elegant conclusion to the lower built form.
<p>R42</p> <p>This rule applies to area 'b' in figure 4.</p> <p>The maximum number of <i>storeys</i> is 4.</p>	<p>C42</p> <p>Building heights may be increased to 6 <i>storeys</i> where development:</p> <ul style="list-style-type: none"> a) provides an appropriate transition in height from the existing adjoining development b) does not adversely impact on surrounding residential development through overshadowing and/or overlooking; and c) includes areas for deep root planting.
<p>R43</p> <p>This rule applies to area 'c' in figure 4.</p> <p>The maximum number of <i>storeys</i> is 3, except where within 52m of Yarralumla Creek centre line, where the maximum number of <i>storeys</i> is 6.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4.2 Setback	
<p>R44</p> <p>The minimum front building setback to block boundaries addressing Athllon Drive is 4m.</p>	<p>C44</p> <p>Building frontages to Athllon Drive provide a landscaped setting.</p>

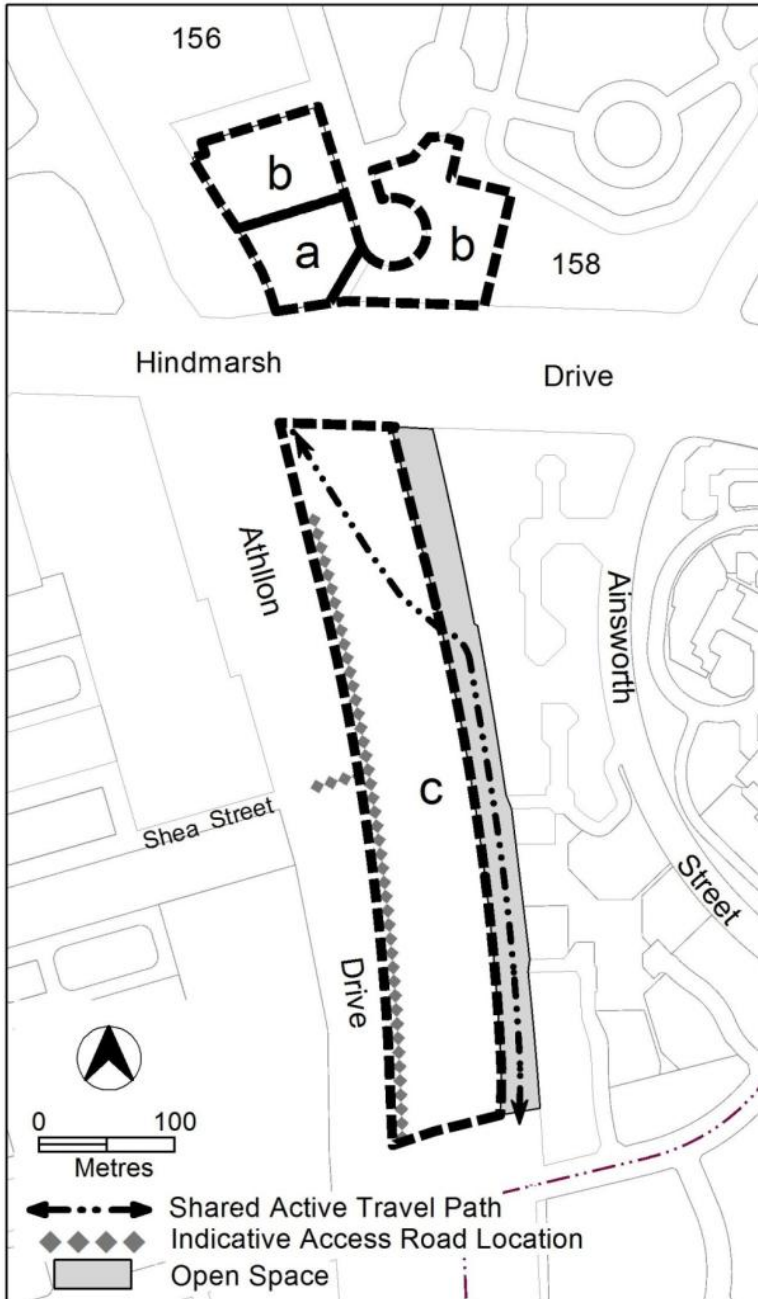


Figure 4

Rules	Criteria
4.3 1 in 100 year flood levels	
There is no applicable rule.	C45 This criterion applies to area 'C' in figure 4. Residential development is not permitted within the 1 in 100 year flood level of Yarralumla Creek.

Rules	Criteria
4.4 Vehicle access	
There is no applicable rule.	C46 This criterion applies to area 'C' in figure 4. Development incorporates the indicative access road in the location shown.
4.5 Open space interface	
R47 This rule applies to area 'c' in figure 4. Development retains the existing shared active travel path connection to the Hindmarsh Drive underpass.	C47 Any changes to the existing shared active travel path alignment complies with all of the following: a) retains easy and direct continuous active travel connection between Woden town centre and Mawson group centre b) are endorsed by TCCS.
R48 This rule applies to area 'c' in figure 4. Development along the open space area and shared active travel path provides all of the following: a) addresses the open space and shared active travel path with windows to habitable rooms, balconies and areas of open space adjoining the shared boundary b) openings for direct pedestrian access to the shared active travel path.	C48 Development provides passive surveillance and pedestrian access to the shared active travel path and open space area.

Element 5: Heritage

5.1 Potential archaeological deposits	
There is no applicable rule.	C49 This criterion applies to area 'C' in figure 4. Development applications will be referred to the ACT Heritage Council, and its advice considered before the determination of the application.