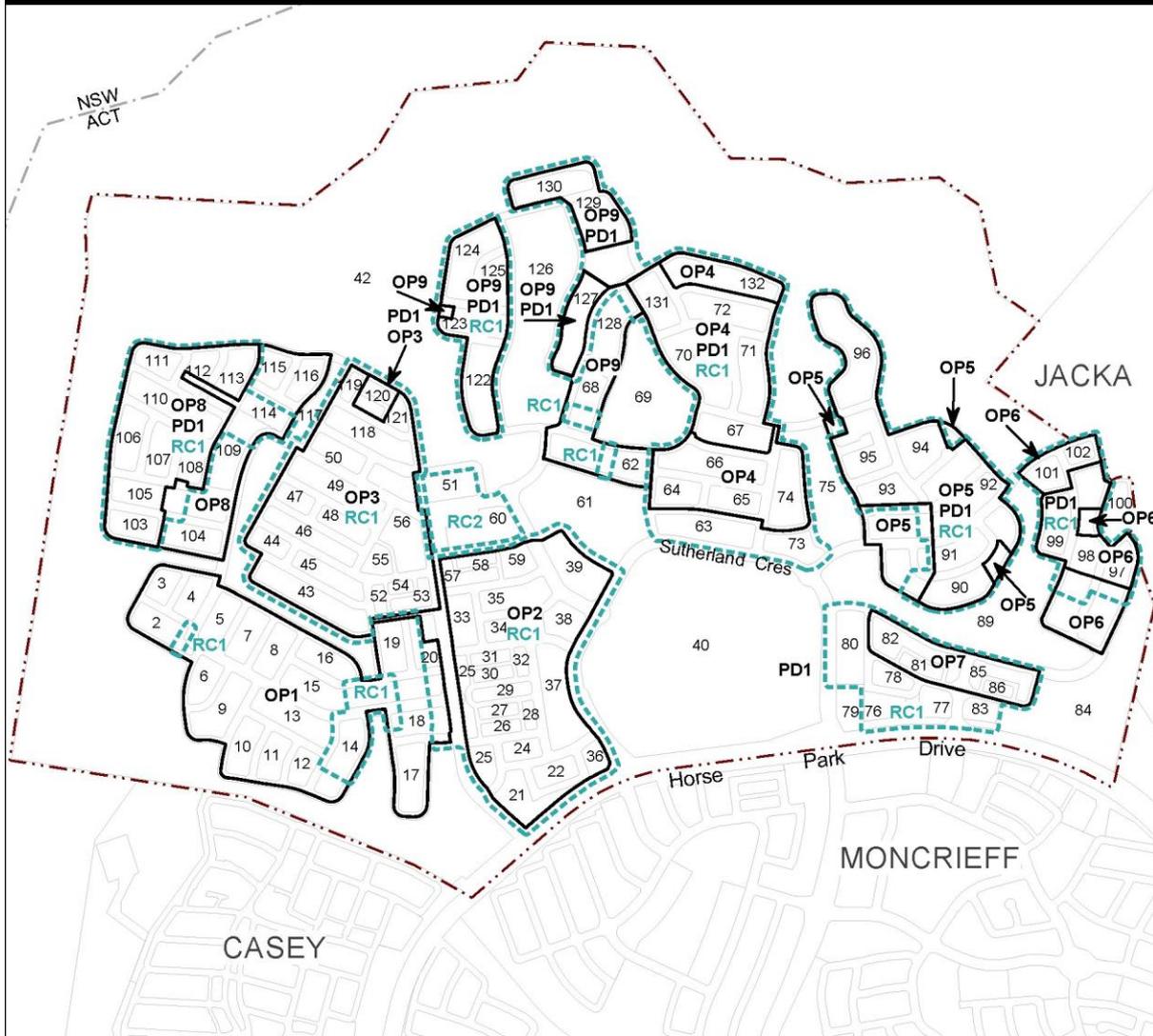


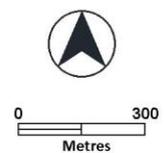
Taylor Precinct Map and Code

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Taylor Precinct Map



- PDn** Additional prohibited development applies see Table 1
- OPn** Ongoing provisions apply see Taylor Precinct Code
- RCn** Additional rules and criteria apply see Taylor Precinct Code



Assessment Tracks

The following table identifies additional prohibited development for blocks and parcels shown in the Taylor Precinct Map (identified as PDn).

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	RZ3	<i>subdivision</i>

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
1.1 Courtyard walls	
<p>R1</p> <p>This rule applies to blocks or parcels in locations identified in Figures 1, 2, 3, 4, 5, 6, 7, 8 and 9.</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>
1.2 Vehicular access	
<p>R2</p> <p>This rule applies to blocks or parcels in locations identified in Figures 1, 2, 3, 4, 5, 6 and 7.</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>
1.3 Waste	
<p>R3</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>

Rules	Criteria
1.4 Principle private open space	
<p>R4</p> <p>This rule applies to blocks or parcels in locations identified in Figures 3, 4, 5, 6, 7, 8 and 9.</p> <p>Principal private open space is to be provided in accordance with residential RZ1 suburban zone requirements.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.5 Consolidation	
<p>R5</p> <p>This rule applies to blocks or parcels in locations identified in Figures 3, 4, 5, 6, 7, 8 and 9.</p> <p>Consolidation complies with rule R36 of the Residential Zones Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

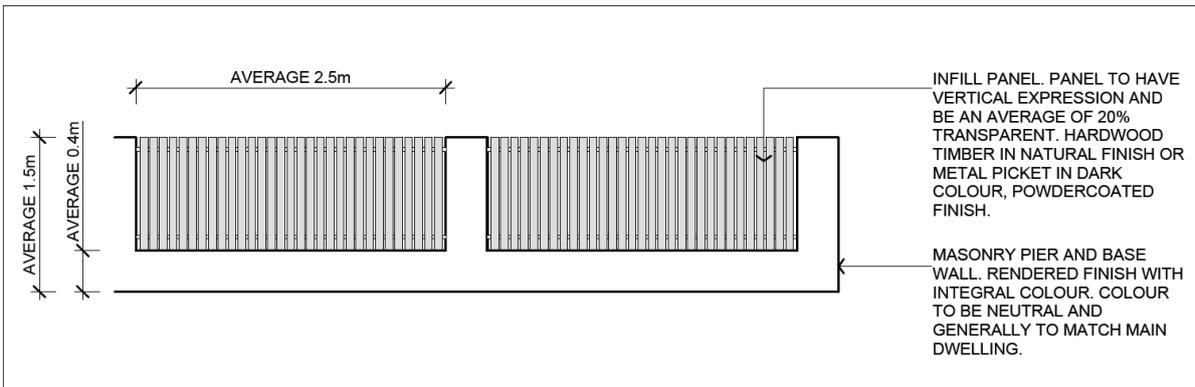


Diagram 1 Elevation of courtyard wall

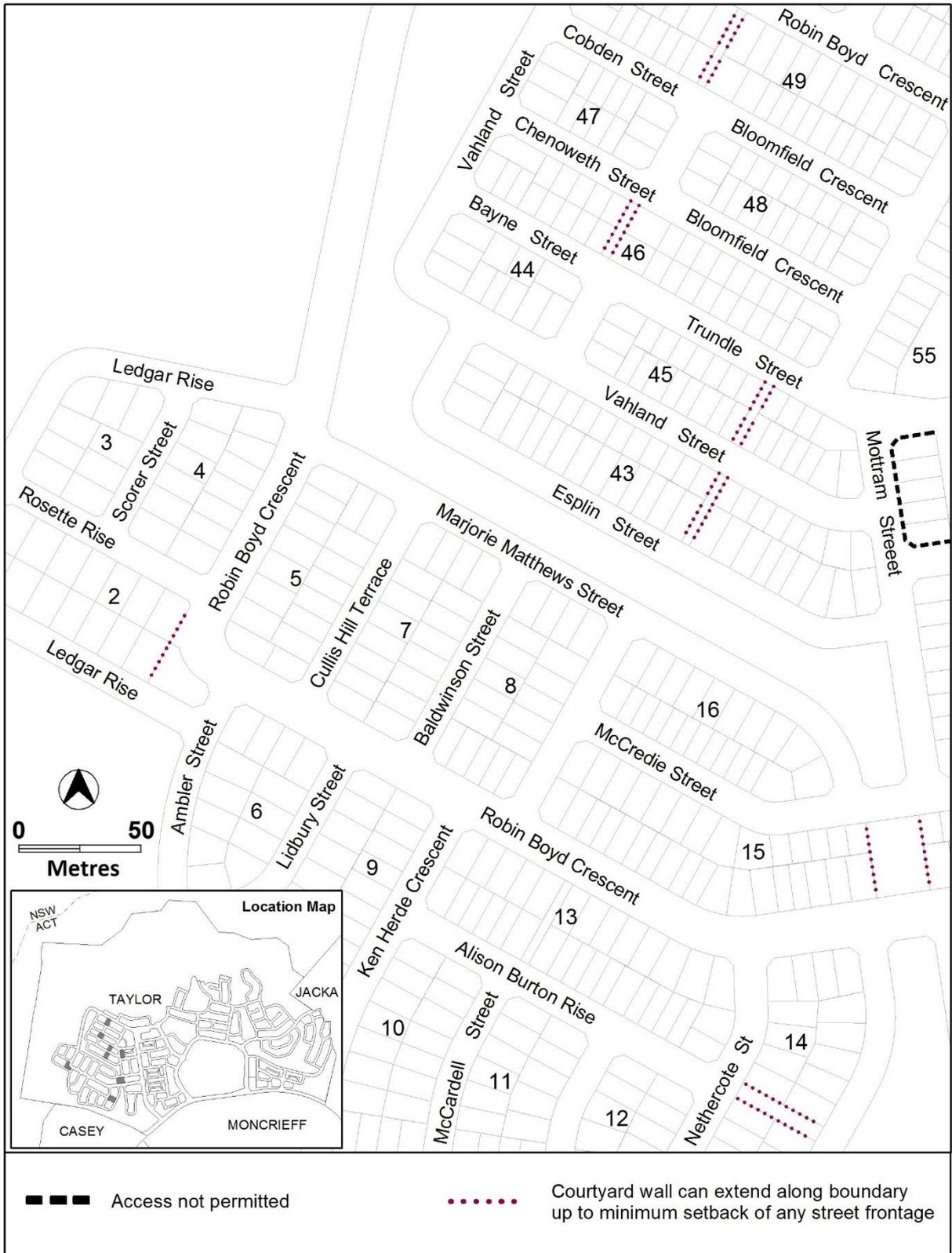


Figure 1 Taylor residential area 1



Figure 2 Taylor residential area 2



Figure 3 Taylor residential area 3

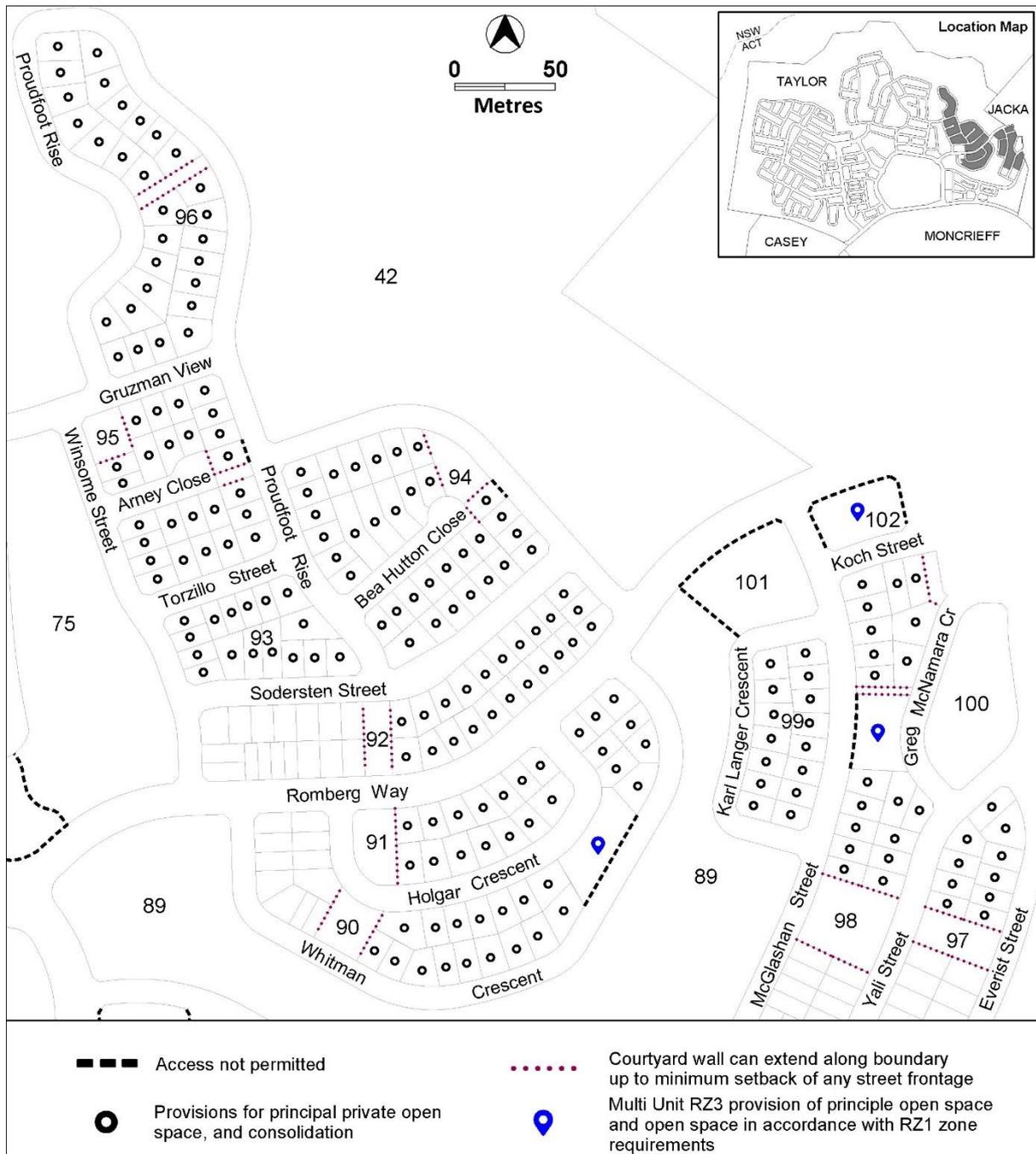


Figure 4 Taylor residential area 4

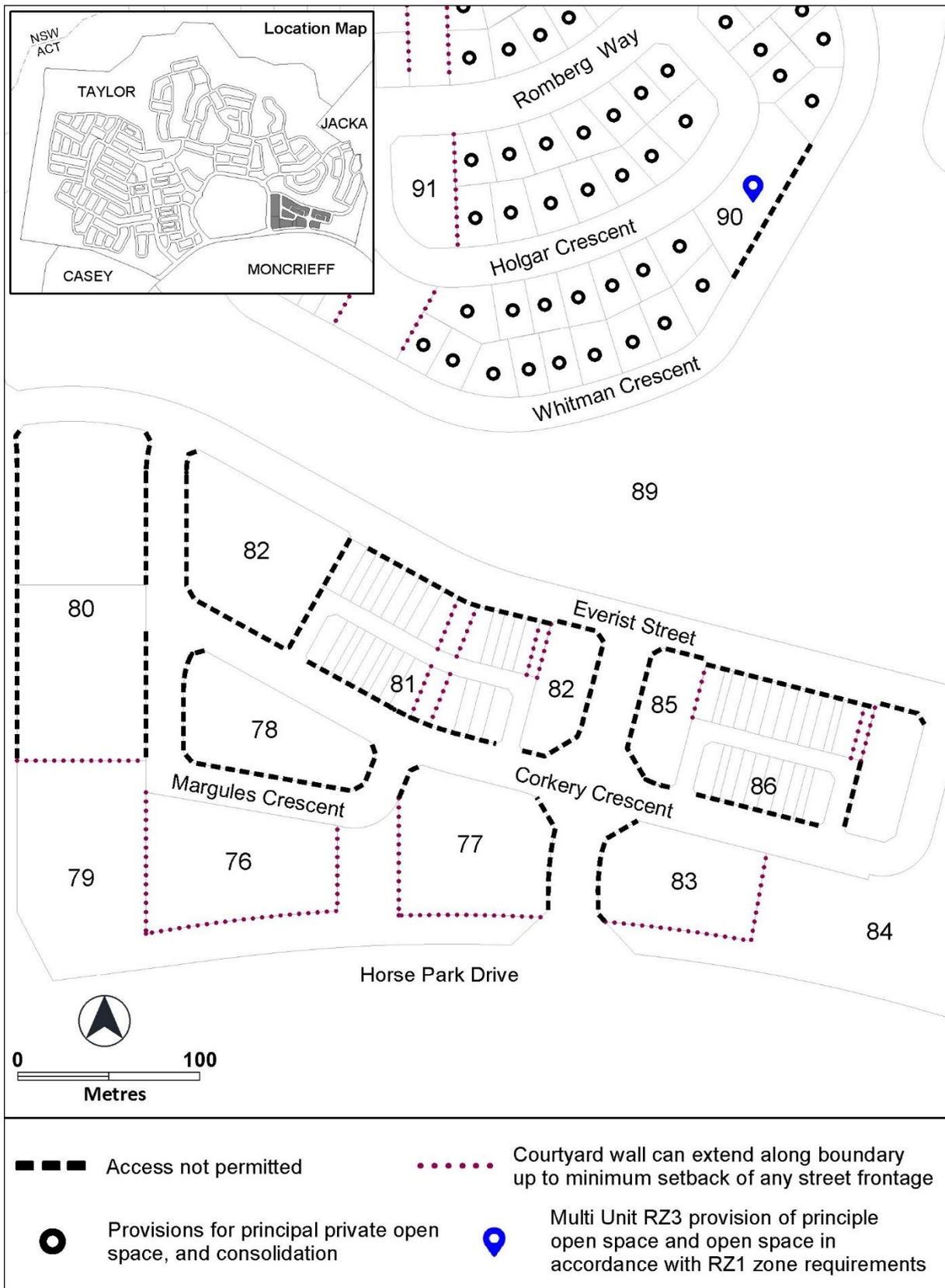


Figure 5 Taylor residential area 5

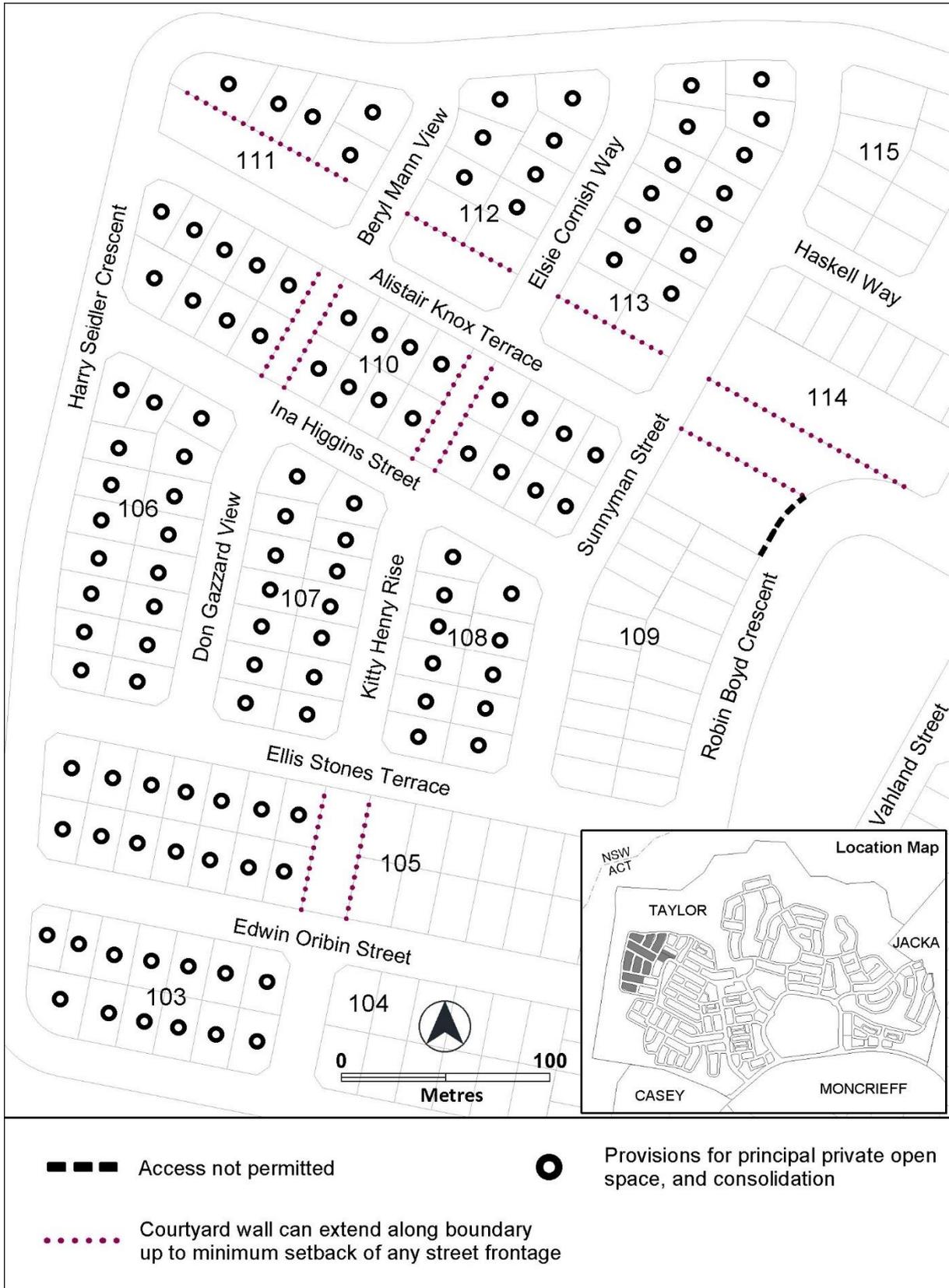


Figure 6 Taylor residential area 6

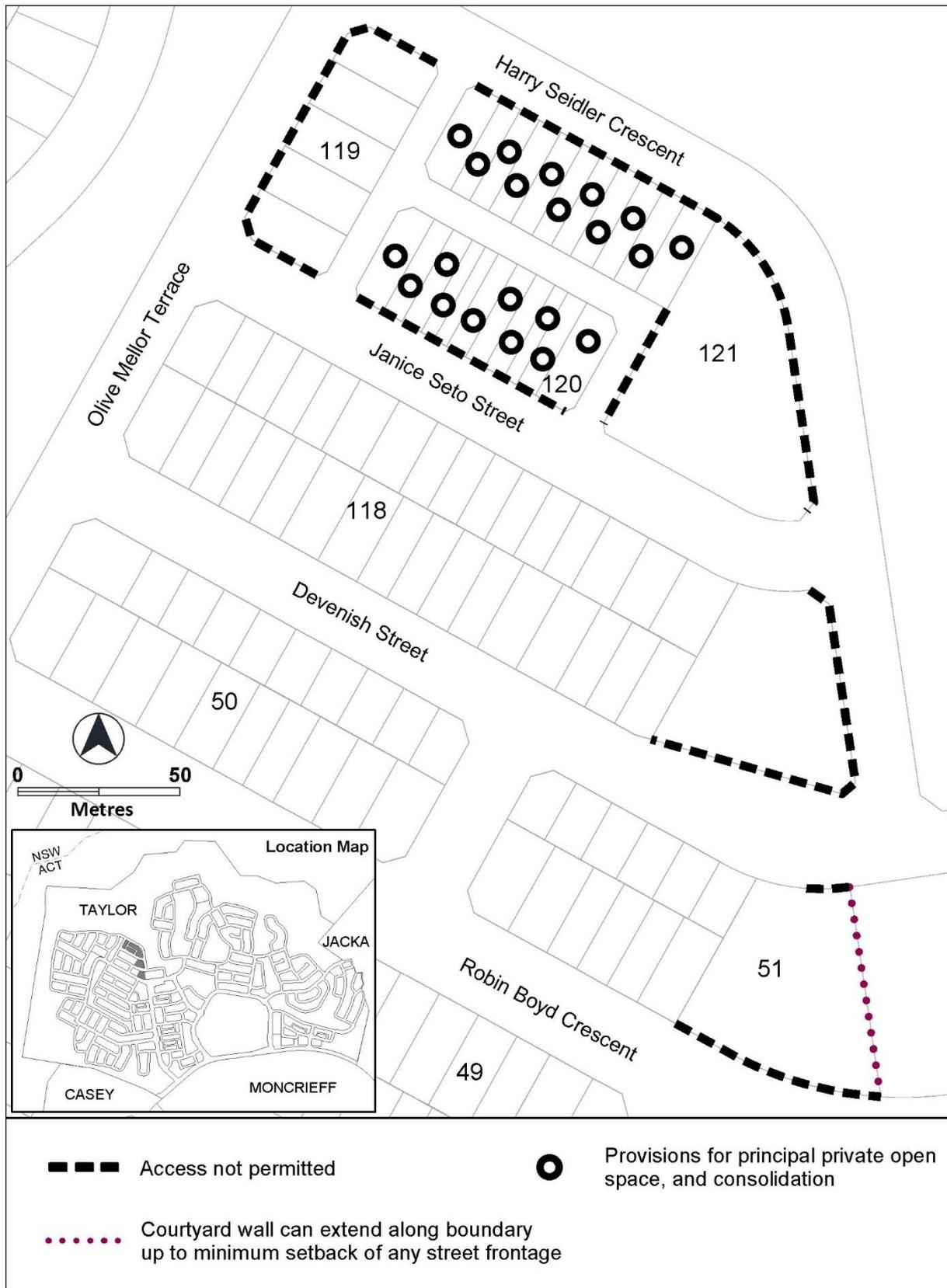


Figure 7 Taylor residential area 7

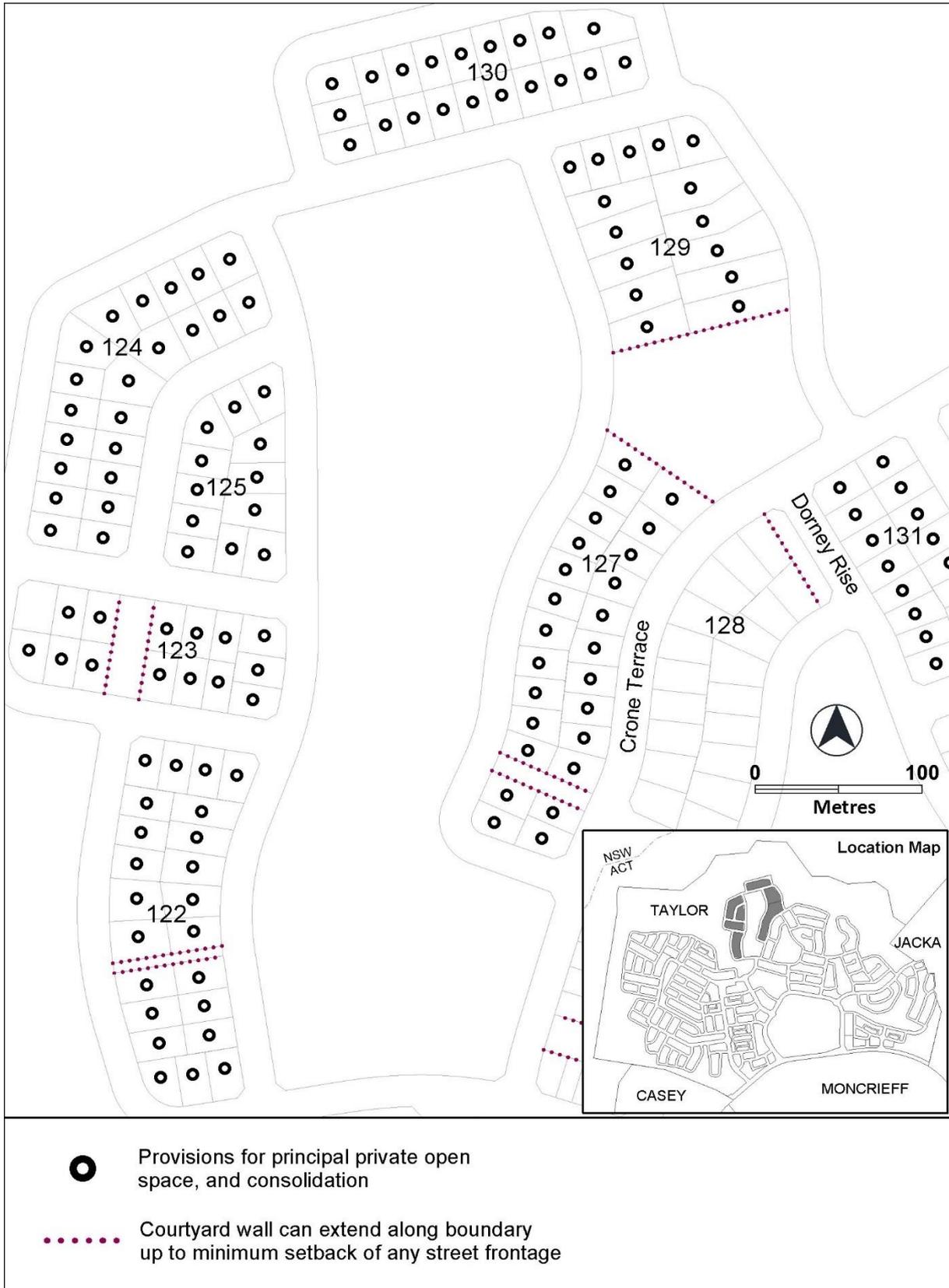


Figure 8 Taylor residential area 8

RC2 – Taylor Commercial

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

Element 2: Building and site controls

Rules	Criteria
2.1 Gross floor area	
<p>R6</p> <p>This rule applies to blocks or parcels in locations identified in Figure 9.</p> <p>A <i>SHOP</i>, excluding <i>supermarket</i>, is limited to a maximum <i>gross floor area</i> of 500m².</p> <p>A <i>supermarket</i> is limited to a maximum <i>gross floor area</i> of 200m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Vehicular access	
<p>R7</p> <p>This rule applies to blocks or parcels in locations identified in Figure 9.</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>
2.3 Courtyard walls	
<p>R8</p> <p>This rule applies to blocks or parcels in locations identified in Figure 9.</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>
2.4 Building height	
<p>R9</p> <p>This rule applies to blocks or parcels in locations identified in Figure 9.</p> <p>The maximum number of storeys is 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.5 Active frontage	
<p>R10</p> <p>This rule applies to blocks or parcels in locations identified in Figure 9.</p> <p>A 3m awning is required along active frontages.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.6 Loading docks	
<p>R11</p> <p>This rule applies to blocks or parcels in locations identified in Figure 9.</p> <p>Loading docks to be located as shown in Figure 9.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

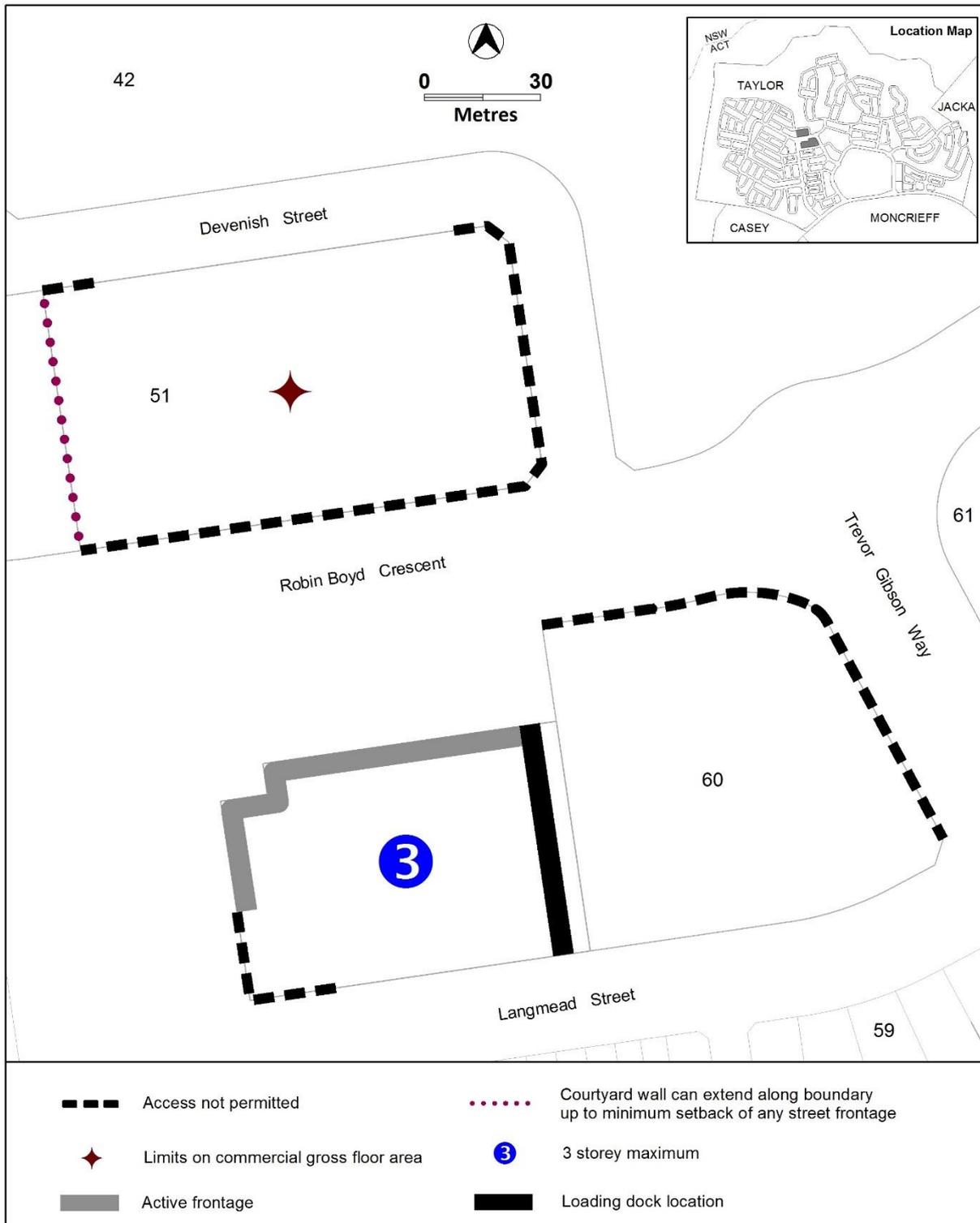


Figure 9 Taylor commercial area 1

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 Taylor Precinct Map.

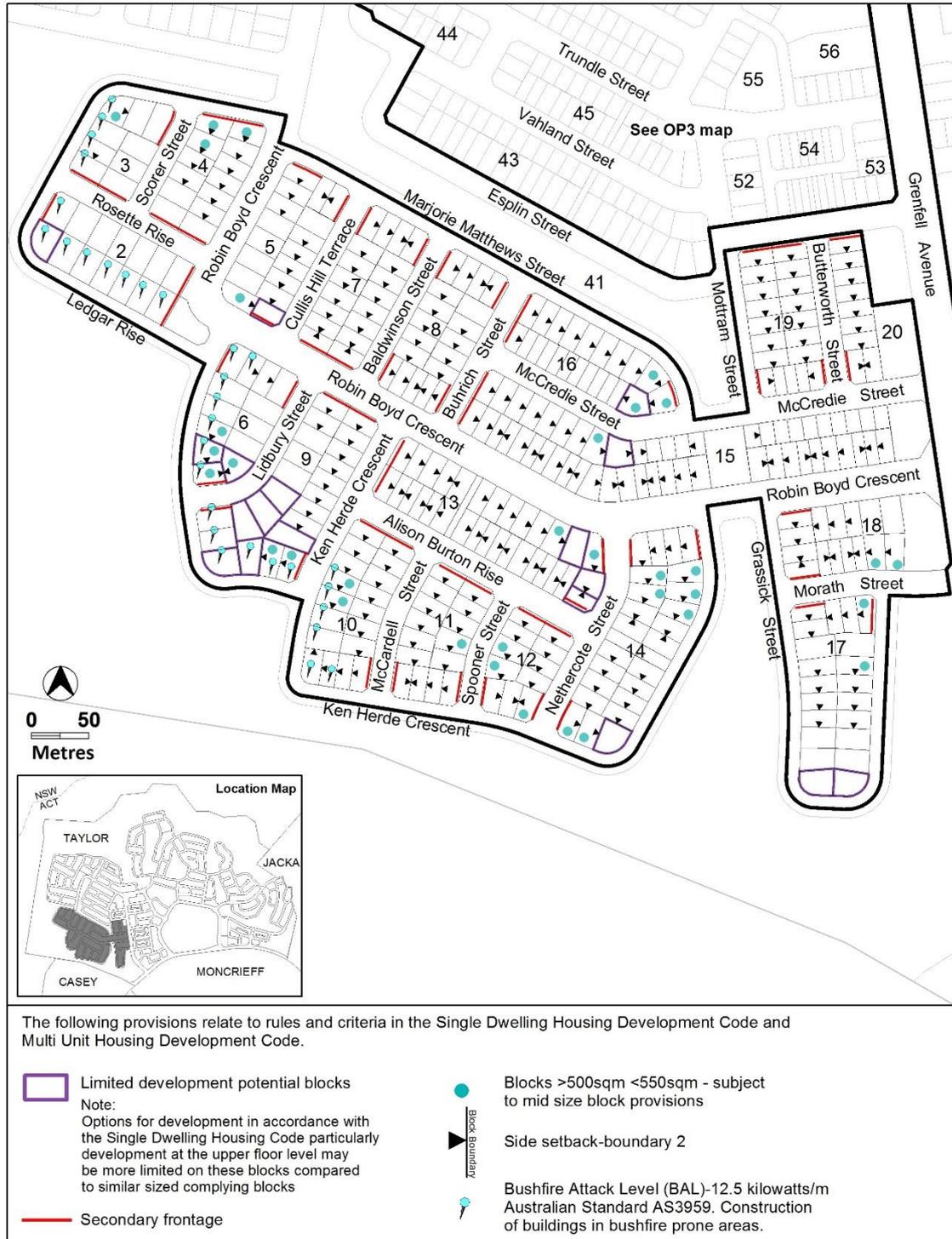


Figure 10 Taylor residential area ongoing provisions

OP2 – Taylor residential area

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

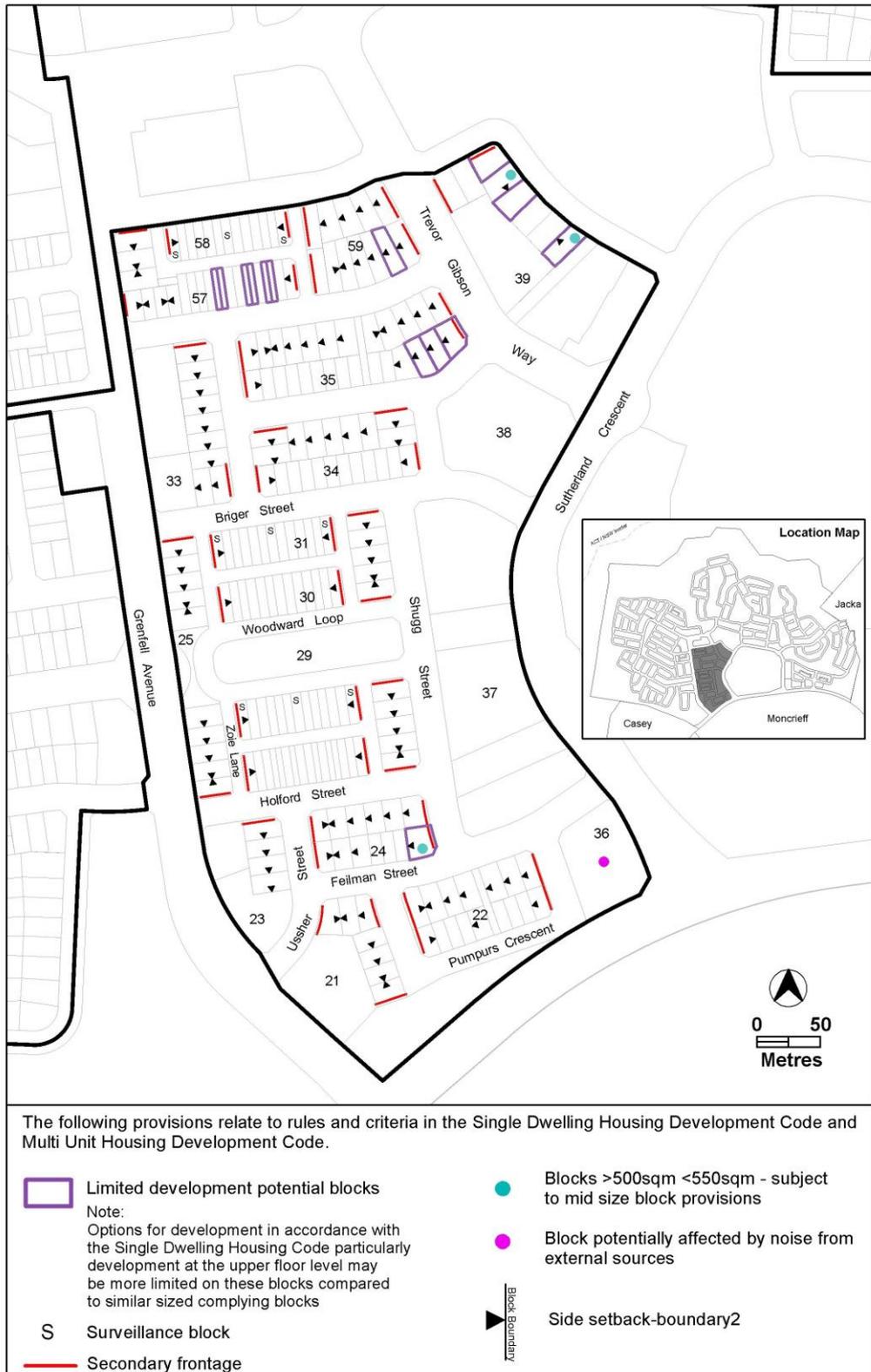


Figure 11 Taylor residential area ongoing provisions

OP3 – Taylor residential area

This part applies to blocks and parcels identified in area OP3 shown on the Taylor Precinct Map.

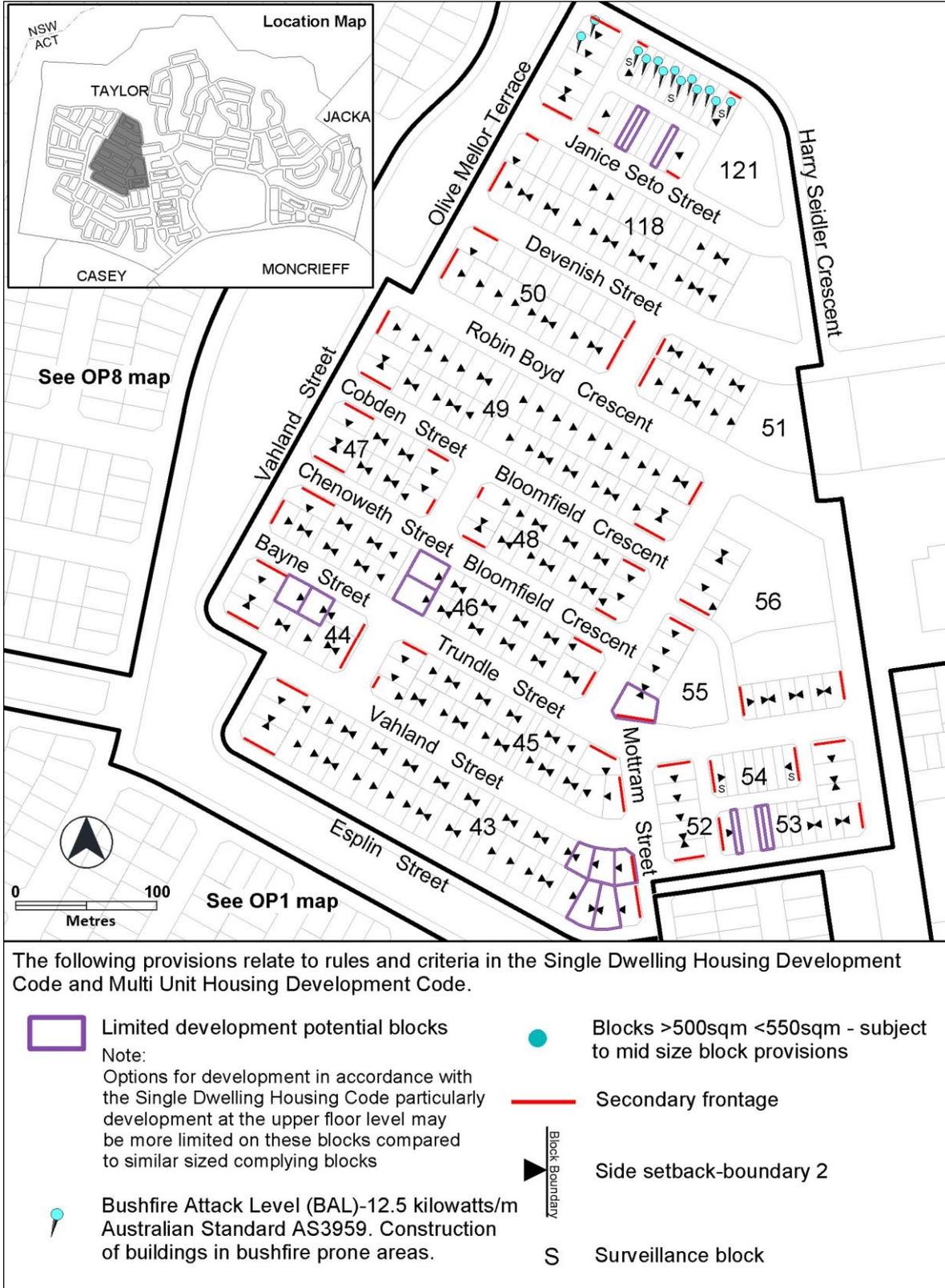


Figure 12 Taylor residential area ongoing provisions

OP4 – Taylor residential area

This part applies to blocks and parcels identified in area OP4 shown on the Taylor Precinct Map.

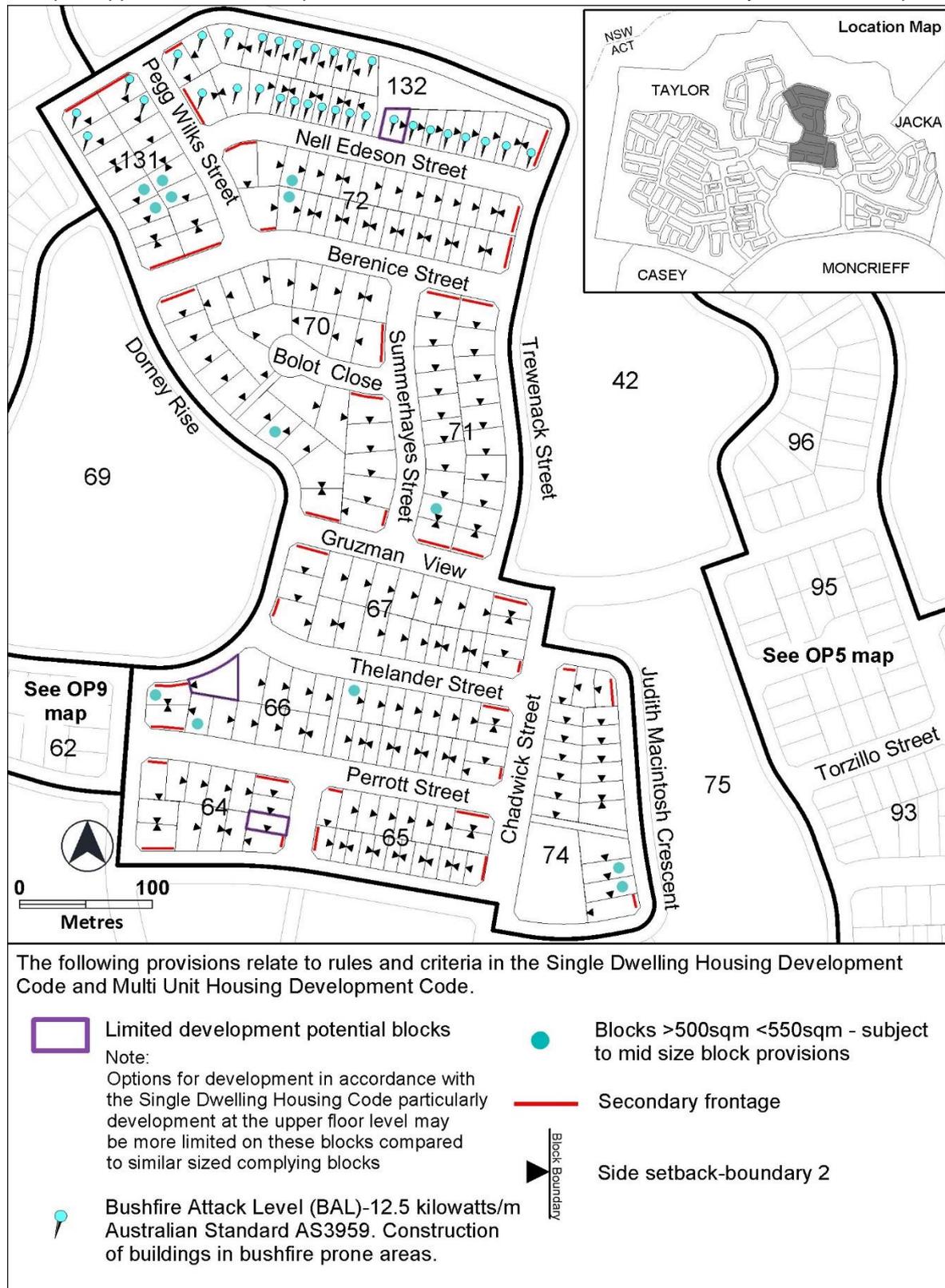


Figure 13 Taylor residential area ongoing provisions

OP5 – Taylor residential area

This part applies to blocks and parcels identified in area OP5 shown on the Taylor Precinct Map.

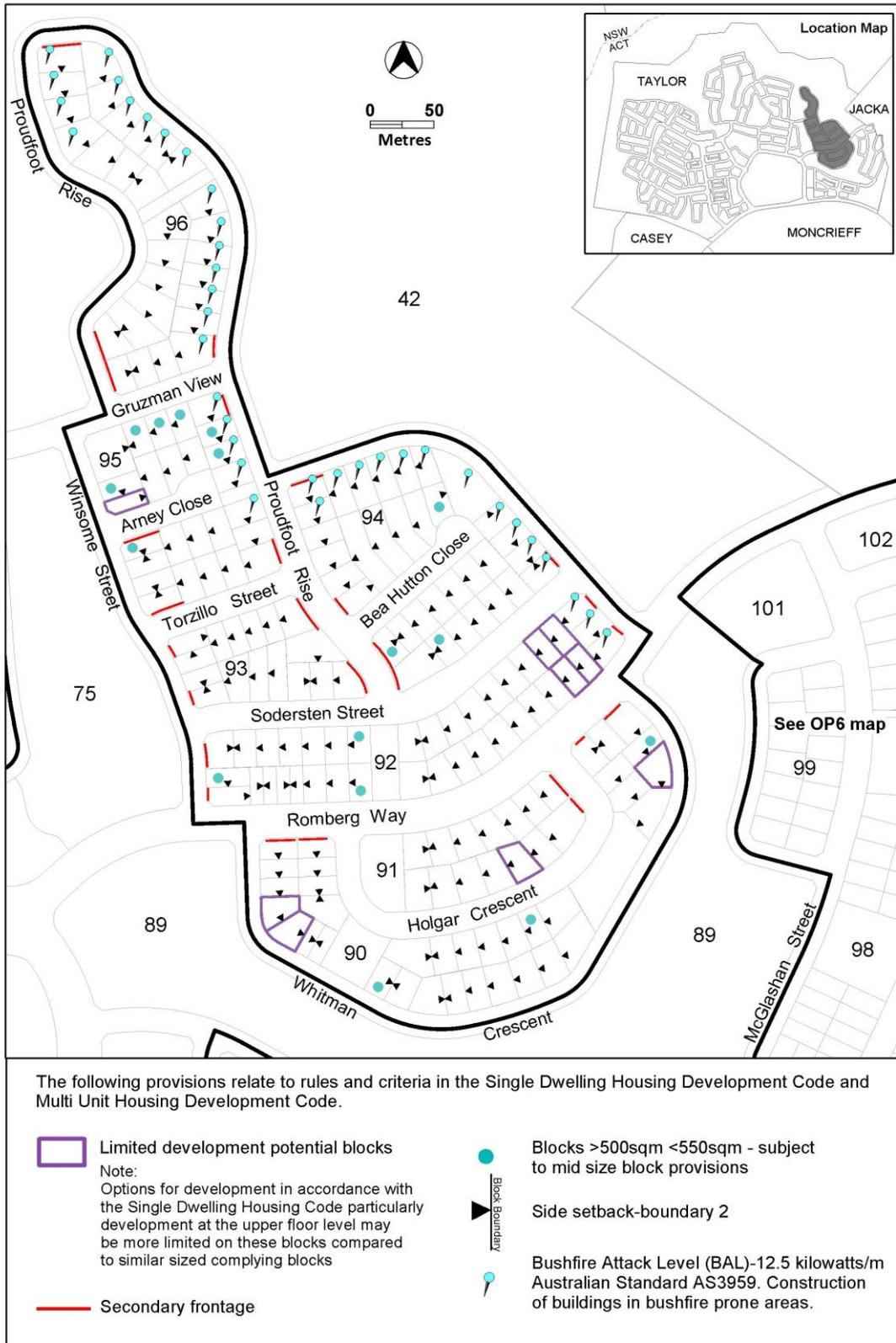


Figure 14 Taylor residential area ongoing provisions

OP6 – Taylor residential area

This part applies to blocks and parcels identified in area OP6 shown on the Taylor Precinct Map.

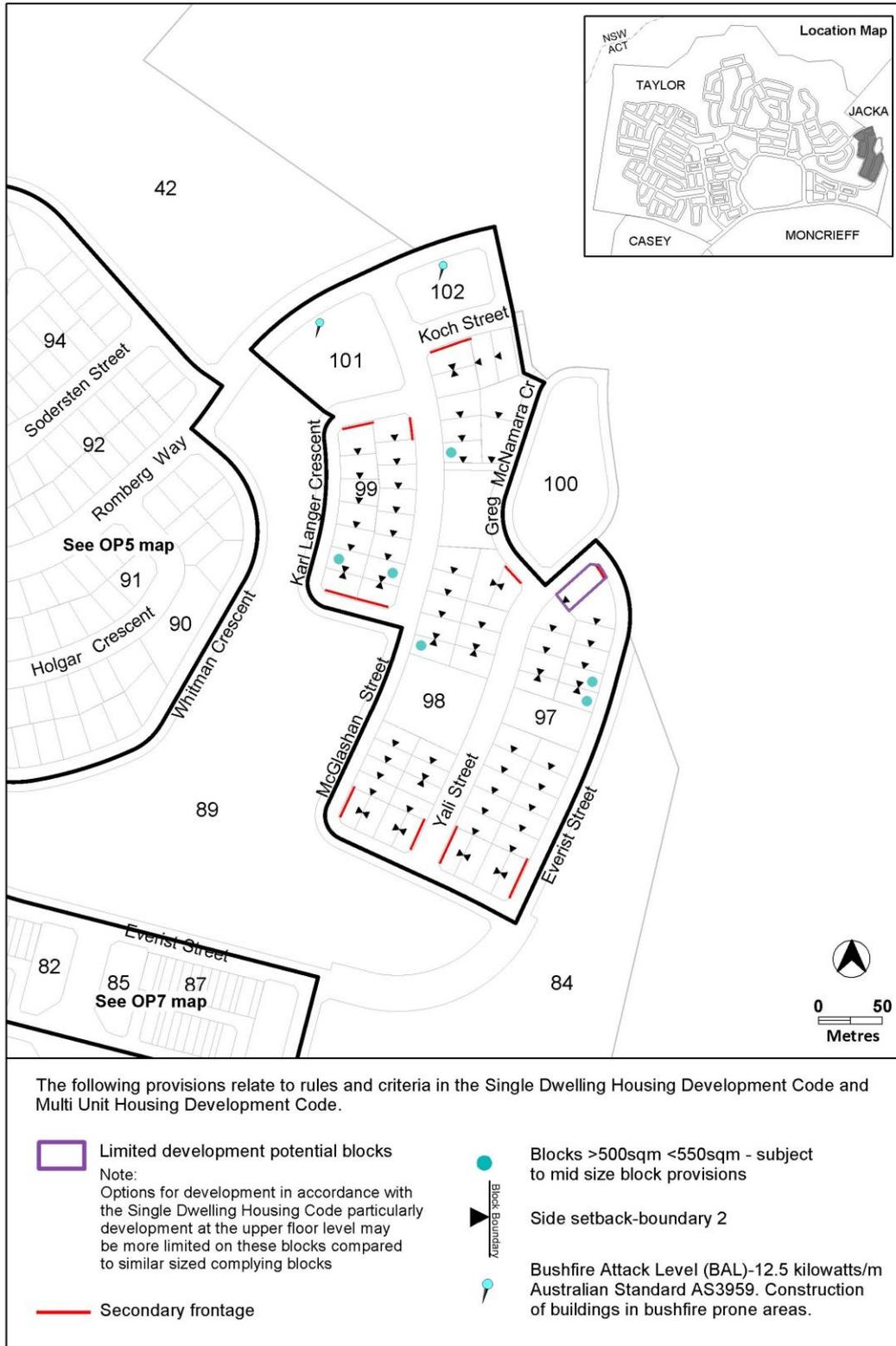


Figure 15 Taylor residential area ongoing provisions

OP7 – Taylor residential area

This part applies to blocks and parcels identified in area OP7 shown on the Taylor Precinct Map.

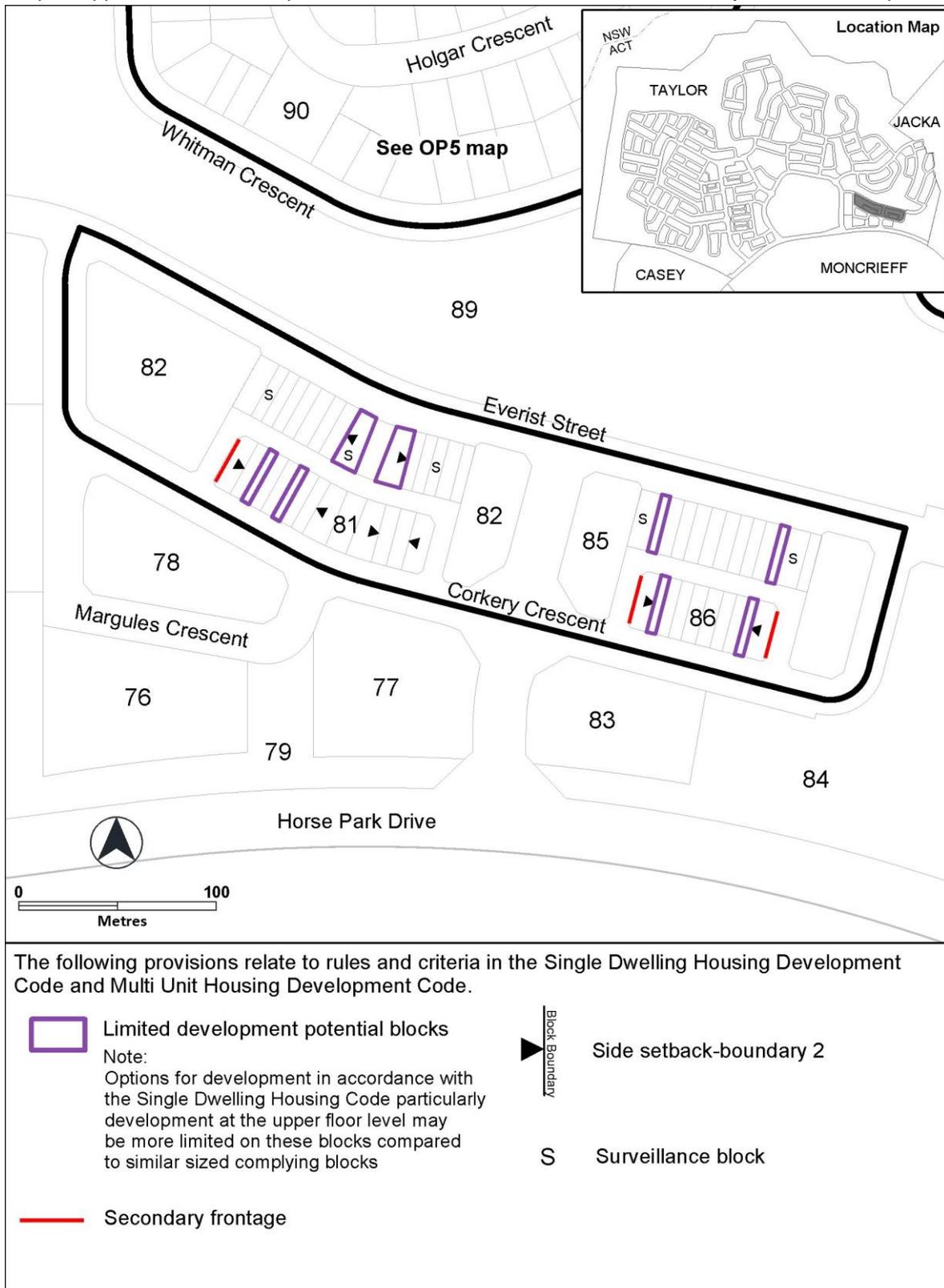


Figure 16 Taylor residential area ongoing provisions

OP8 – Taylor residential area

This part applies to blocks and parcels identified in area OP8 shown on the Taylor Precinct Map.



The following provisions relate to rules and criteria in the Single Dwelling Housing Development Code and Multi Unit Housing Development Code.

-  Limited development potential blocks
 Note:
 Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks
-  Blocks >500sqm <550sqm - subject to mid size block provisions
-  Secondary frontage
-  Side setback-boundary 2
-  Bushfire Attack Level (BAL)-12.5 kilowatts/m Australian Standard AS3959. Construction of buildings in bushfire prone areas.

Figure 17 Taylor residential area ongoing provisions

OP9 – Taylor residential area

This part applies to blocks and parcels identified in area OP9 shown on the Taylor Precinct Map.

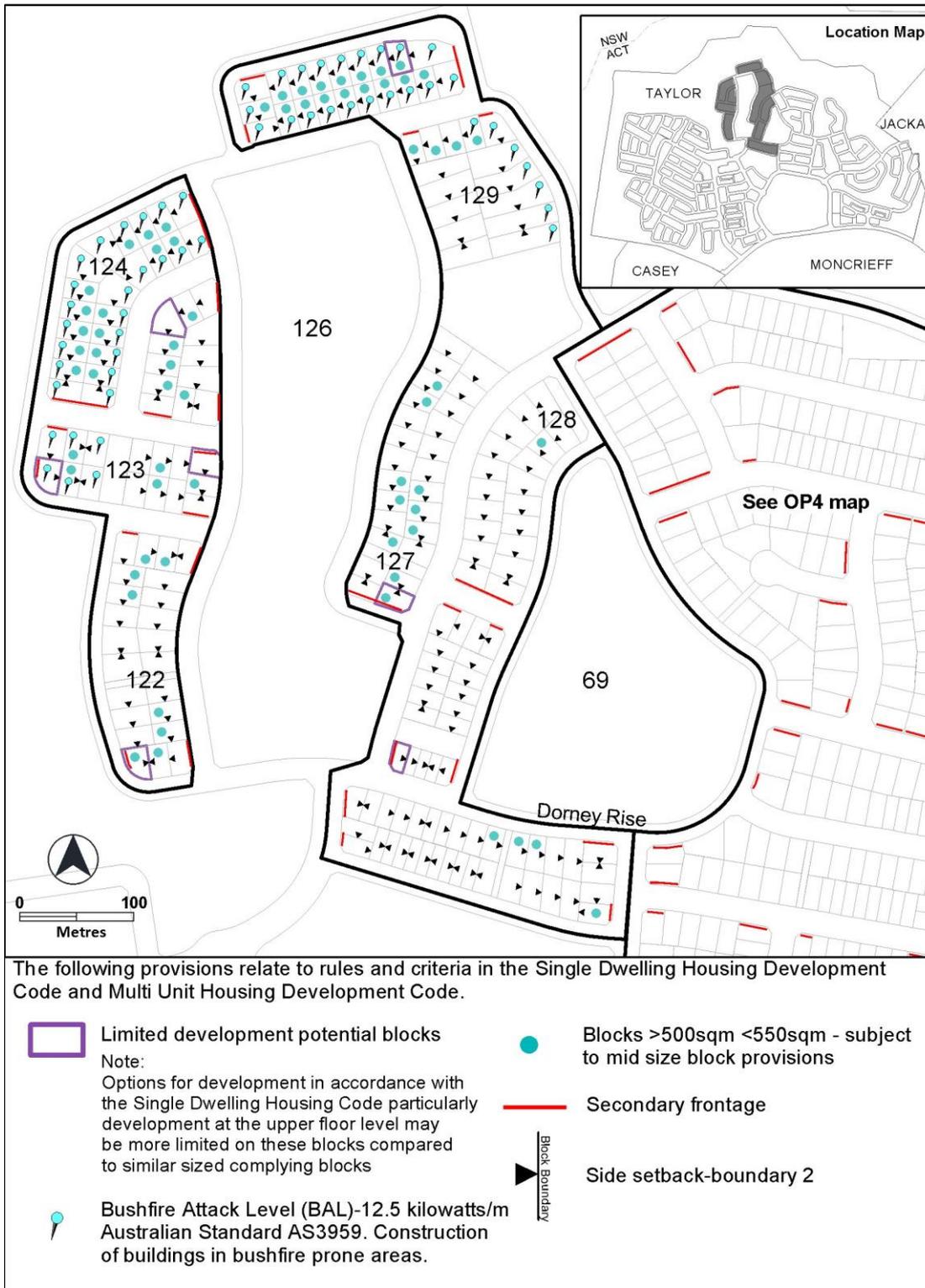


Figure 18 Taylor residential area ongoing provisions