



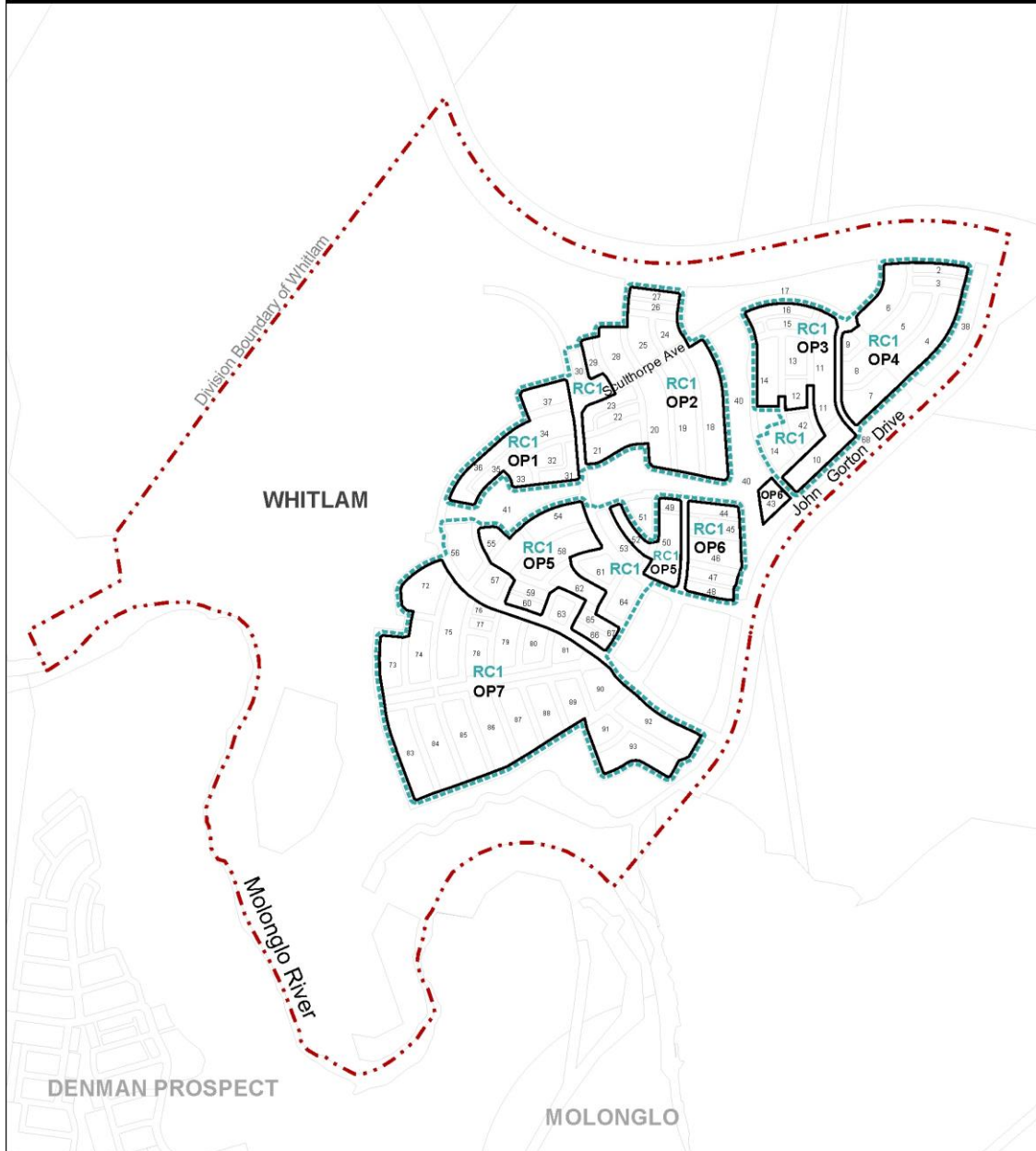
ACT
Government

Environment, Planning and
Sustainable Development

Whitlam Precinct Map and Code

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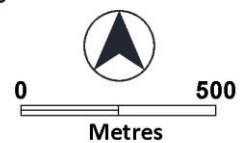
Whitlam Precinct Map



Additional rules and criteria apply see Whitlam Precinct Code



Ongoing provisions apply see Whitlam Precinct Code



Whitlam Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Whitlam.

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

RC1 – Whitlam Residential

This part applies to blocks and parcels identified in area RC1 shown on the Whitlam 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, 6, 7, 8 and 8A.</p> <p>Courtyard wall to a maximum height of 1.5m constructed of rendered brick, block or stonework in combination with feature panels that include openings not less than 25% of the surface area, and setback 600mm from the front boundary to incorporate landscaping.</p> <p>The length of the wall is to extend along the boundary and terminate 5 metres from the corner boundary adjoining a road.</p> <p>Note: See Diagram 1 for examples of 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, 6, 7, 8 and 8A.</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 Minimum number of storeys	
<p>R3</p> <p>This rule applies to blocks or parcels in locations identified in Figure 4.</p> <p>Minimum number of <i>storeys</i> is 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
1.4 Setbacks	
<p>R4</p> <p>This rule applies to blocks or parcels in locations identified in Figures 1, 2, 3, 4, 6, 7, 8 and 8A.</p> <p>Minimum boundary setbacks <i>to lower floor level</i> and/or <i>upper floor level</i> are nominated.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5</p> <p>This rule applies to blocks or parcels in locations identified in Figures 1, 2, 3, 4, 5, 6, 7, 8 and 8A.</p> <p><i>Lower floor level</i> complies with the following side boundary setbacks within the <i>primary building zone</i> and the <i>rear zone</i>:</p> <ul style="list-style-type: none"> a) minimum setback of 3m from side boundary 1 b) minimum setback of 1.5m from side boundary 2 <p>Garage setback is a minimum of 1.5m from side boundary 2.</p> <p>The <i>lower floor level</i> minimum rear boundary setback and all <i>upper floor level</i> setbacks in Table 5 and Table 6B of the Single Dwelling Housing Development Code apply.</p> <p>The northern boundary of section 11 blocks 13 and 17 are considered side setbacks for the purposes of this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5A</p> <p>This rule applies to blocks or parcels in locations identified in Figure 8A.</p> <p>The exceptions to minimum front boundary setbacks in Tables 2C and 3C in the Single Dwelling Housing Development Code do not apply</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
1.5 Finished floor level	
<p>R5B</p> <p>This rule applies to blocks or parcels in locations identified in Figure 8A.</p> <p>Finished floor level of any dwelling entrance accessible from the front boundary must be no lower than the front boundary reduced level (RL) where the pathway from that entrance connects to the front boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.6 Garage doors and carports	
<p>R5C</p> <p>This rule applies to blocks or parcels in locations identified in Figure 8A.</p> <p>Maximum total width of garage doors and external width of carports is the lesser of:</p> <p>a) 6m</p> <p>b) 50% of the façade of the dwelling.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.7 Bushfire asset protection zone	
<p>R5D</p> <p>This rule applies to the area shown on blocks or parcels in locations identified in Figure 8A.</p> <p>Habitable structures are not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Amenity

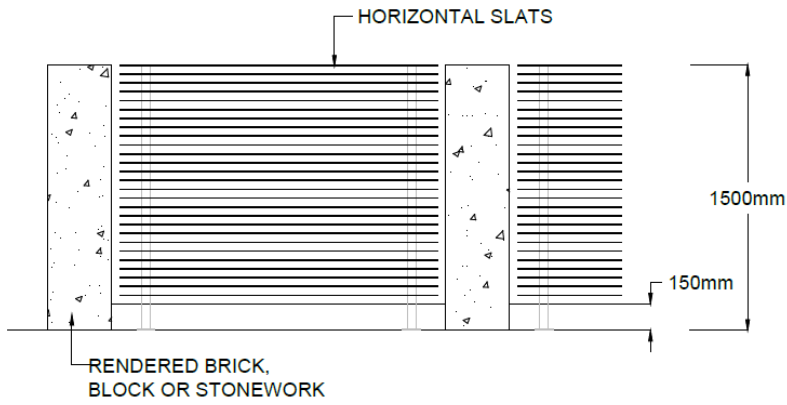
Rules	Criteria
2.1 Acoustic protection – front wall height	
<p>R6</p> <p>This rule applies to blocks or parcels in locations identified in Figures 2, 3, 4, 5, 6 and 7.</p> <p><i>Dwelling walls facing the front boundary and within the primary building zone are a minimum wall height of 6 metres above datum ground level for the entire width of the dwelling.</i></p> <p>Note: The purpose of this rule is to provide acoustic protection measures for the estate.</p>	<p>C6</p> <p>An individual acoustic assessment is provided demonstrating that adequate acoustic protection measures for the estate will be in place.</p>

Rules	Criteria
2.2 Acoustic protection – front wall height	
<p>R7</p> <p>This rule applies to blocks or parcels in locations identified in Figures 5, 6 and 8A.</p> <p><i>Dwelling walls facing the front boundary are to achieve a minimum wall height within the primary building zone above datum ground level as nominated</i></p> <p>Note: The purpose of this rule is to provide acoustic protection measures for the estate.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.3 Acoustic protection – additional noise affected blocks	
<p>R8</p> <p>This rule applies to blocks or parcels in locations identified in Figures 6 and 7.</p> <p>For a single level <i>dwelling</i>, façade must be between a minimum height of 3 metres and a maximum height of 4.5 metres above <i>datum ground level</i>.</p> <p><i>Dwellings</i> more than a single level are not permitted.</p>	<p>C8</p> <p><i>Dwellings</i> more than a single level will require an individual acoustic assessment to be submitted</p>

Element 3: Cut and Fill

Rules	Criteria
3.1 Cut and Fill	
<p>R9</p> <p>This rule applies to side and rear boundaries of blocks or parcels in locations identified in Figures 6 and 8</p> <p>The total change in ground level resulting from cut or fill must not exceed 1.5m within 1.5m of a side or rear boundary. The change in ground level is the cumulative total of all level changes within 1.5m of the boundary taken from the <i>datum ground level</i> to the new <i>finished ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

TYPE 1



TYPE 2

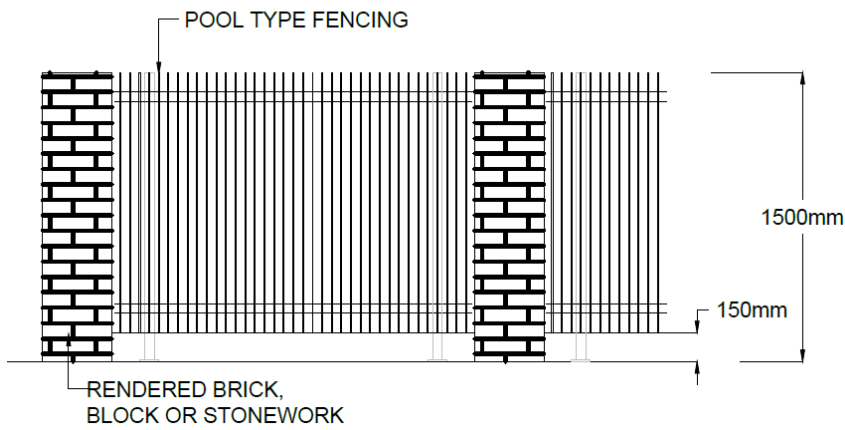


Diagram 1 Elevation of courtyard wall



Figure 1 Whitlam residential area 1



Figure 2 Whitlam residential area 2

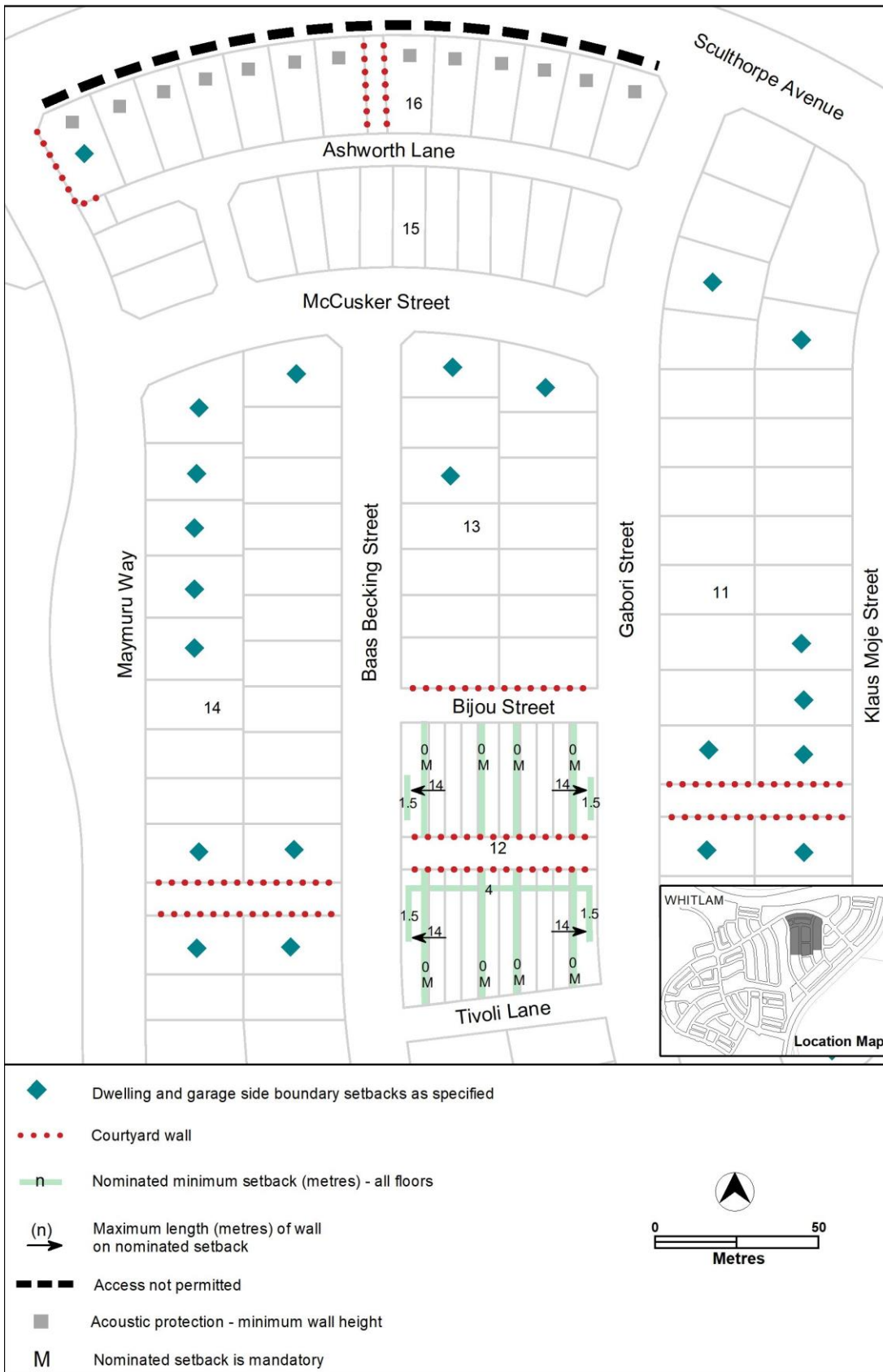


Figure 3 Whitlam residential area 3



Figure 4 Whitlam residential area 4



Figure 5 Whitlam residential area 5

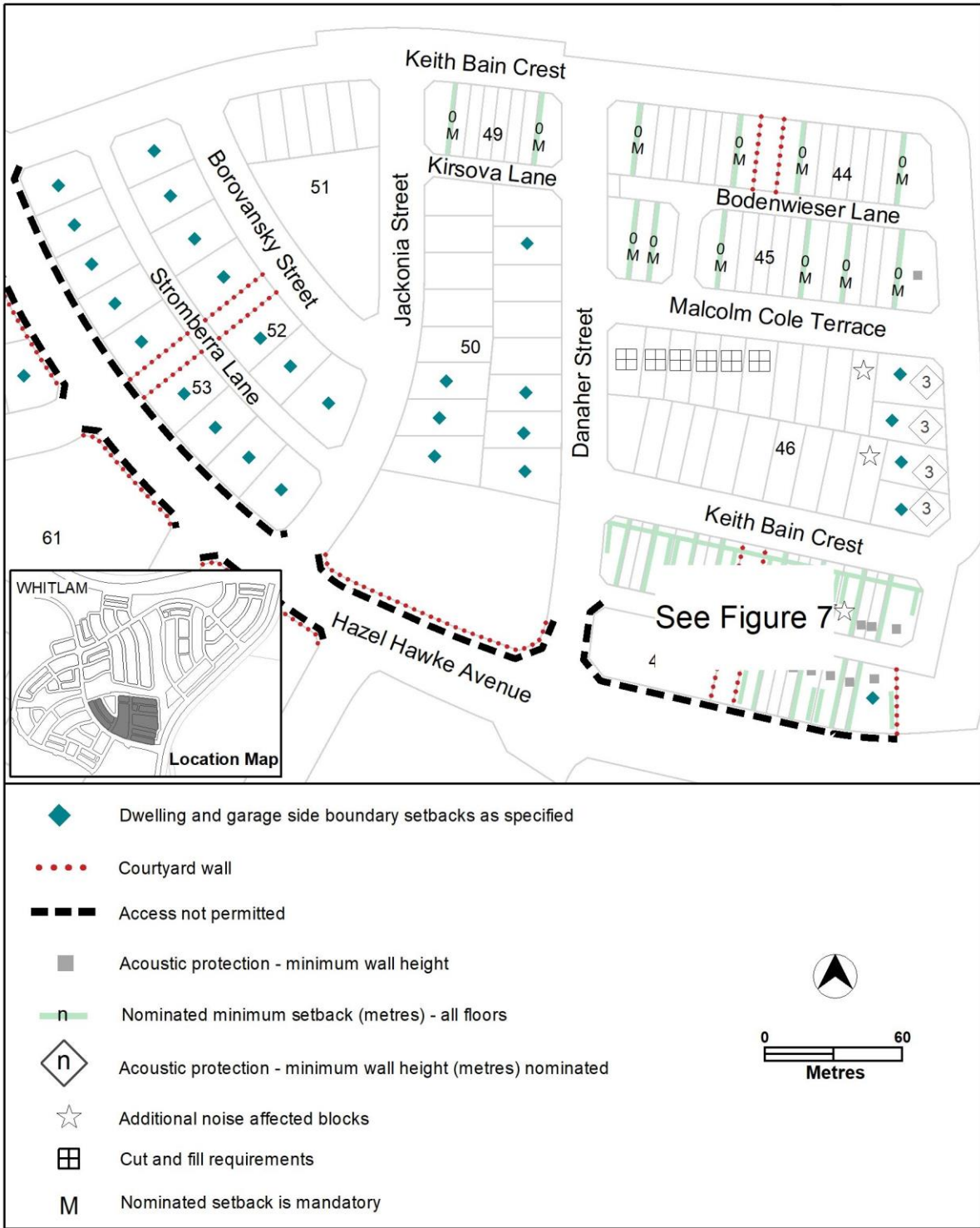


Figure 6 Whitlam residential area 6

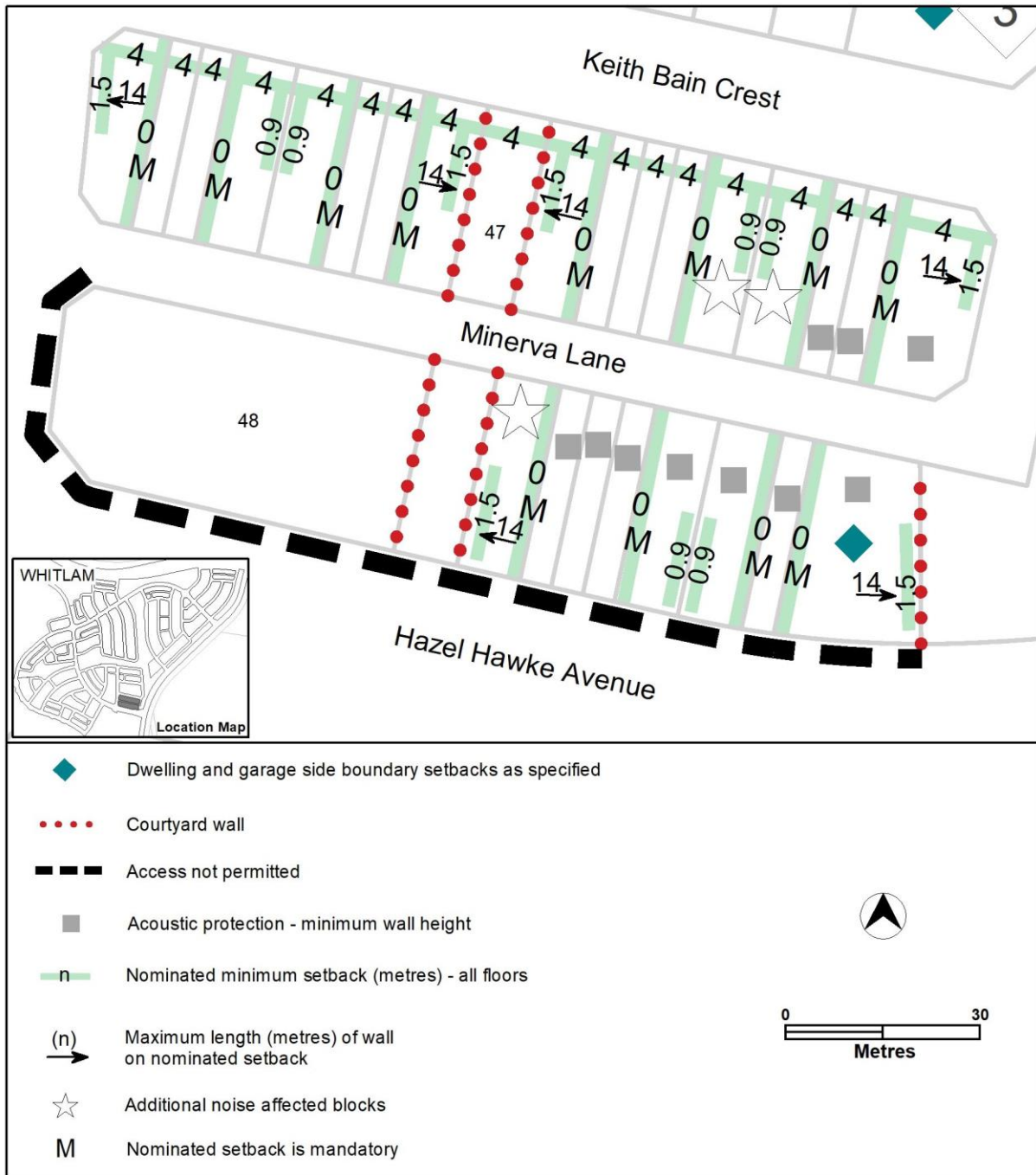


Figure 7 Whitlam residential area 7

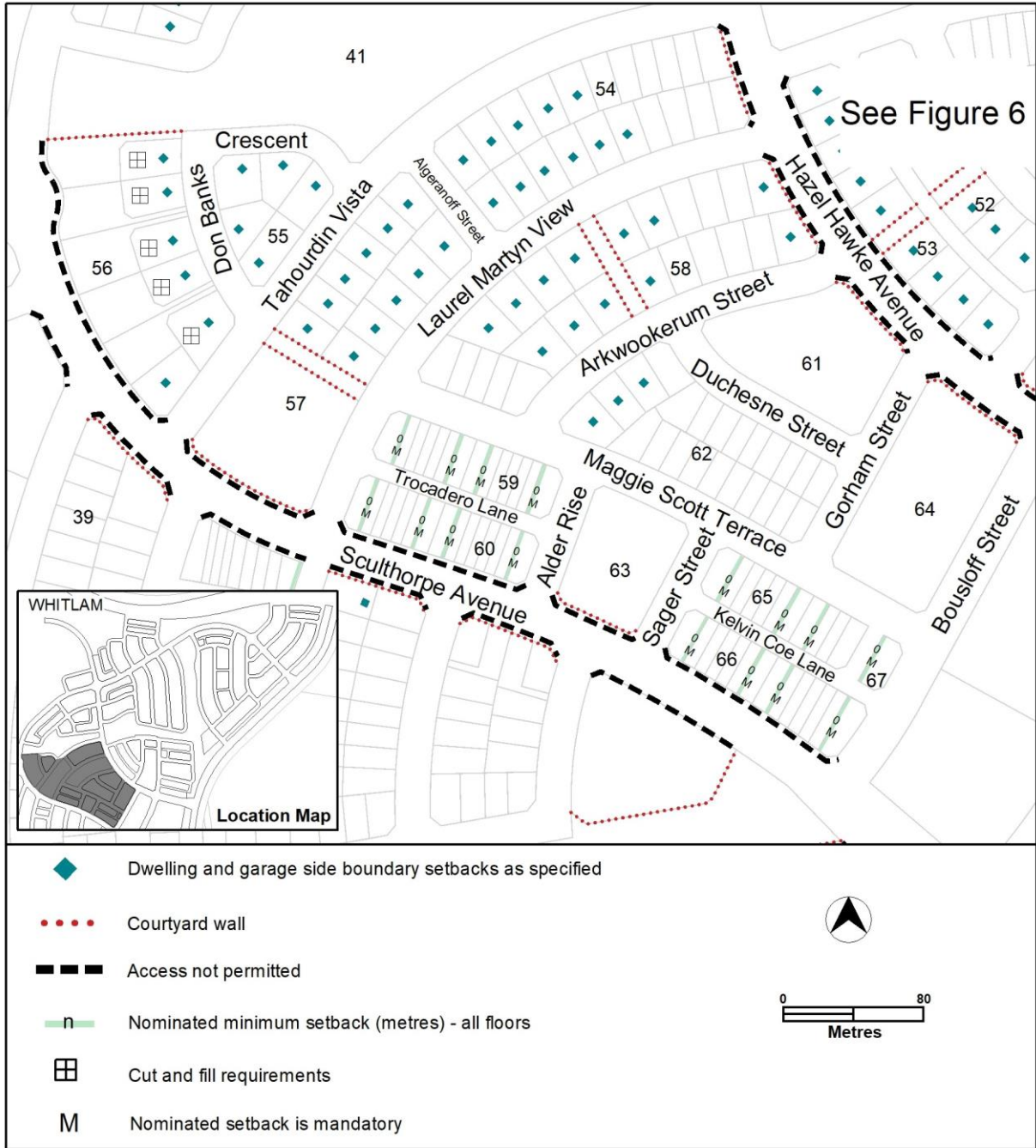


Figure 8 Whitlam residential area 8



Figure 8A Whitlam residential area 9

Other ongoing provisions

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

OP1 – Whitlam residential area

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

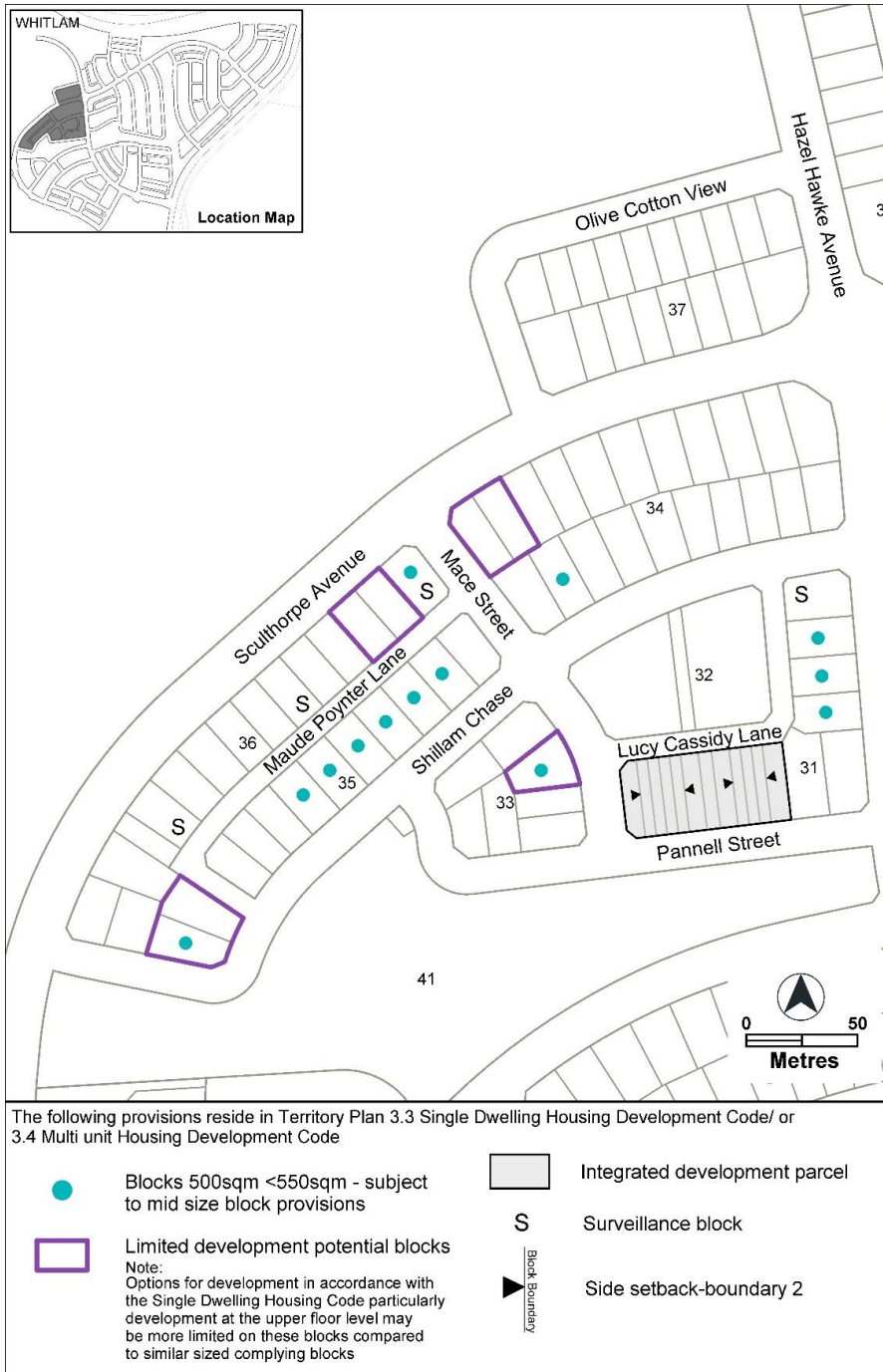


Figure 9 Whitlam residential area ongoing provisions

OP2 – Whitlam residential area

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

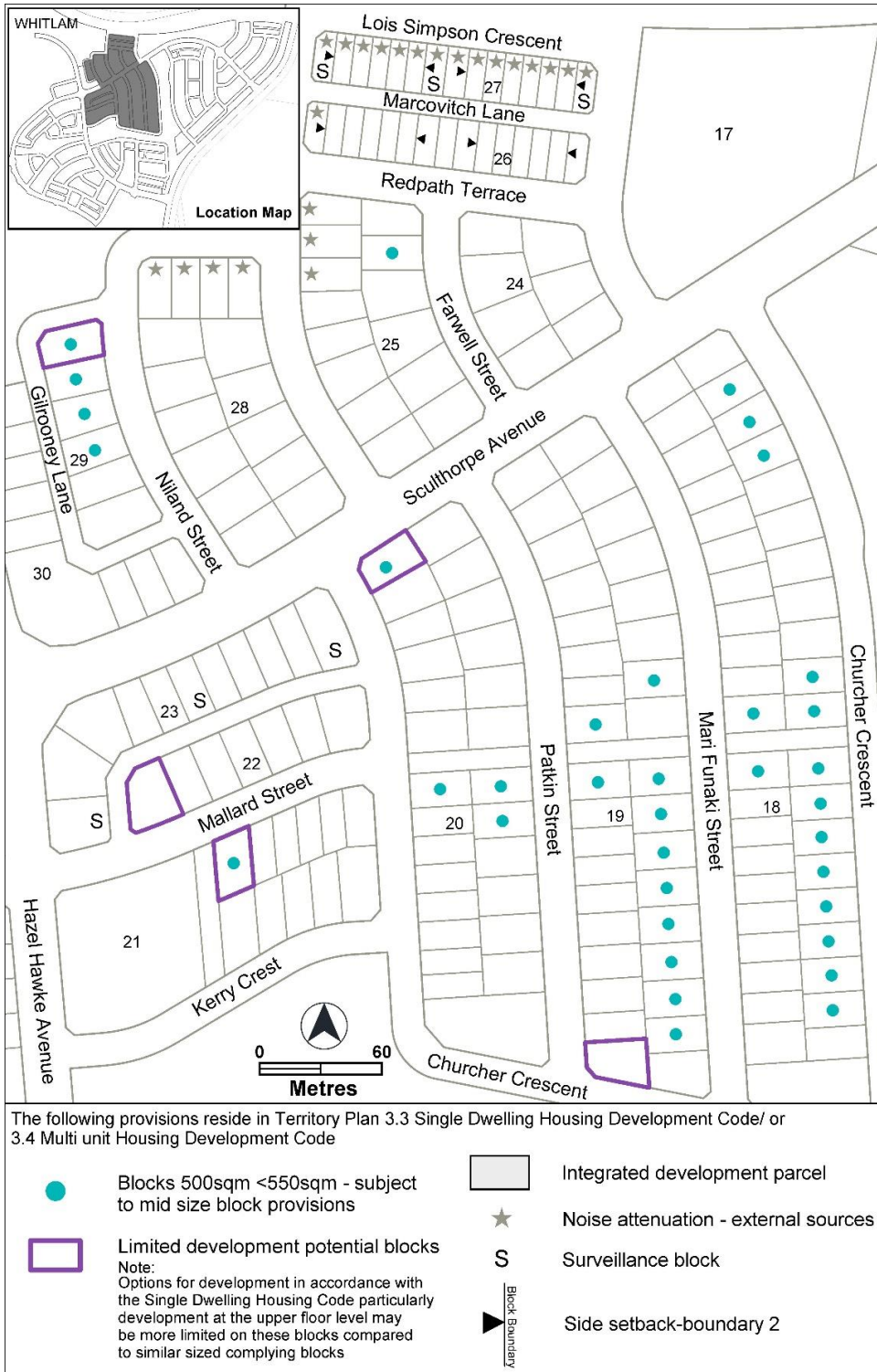


Figure 10 Whitlam residential area ongoing provisions

OP3 – Whitlam residential area

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

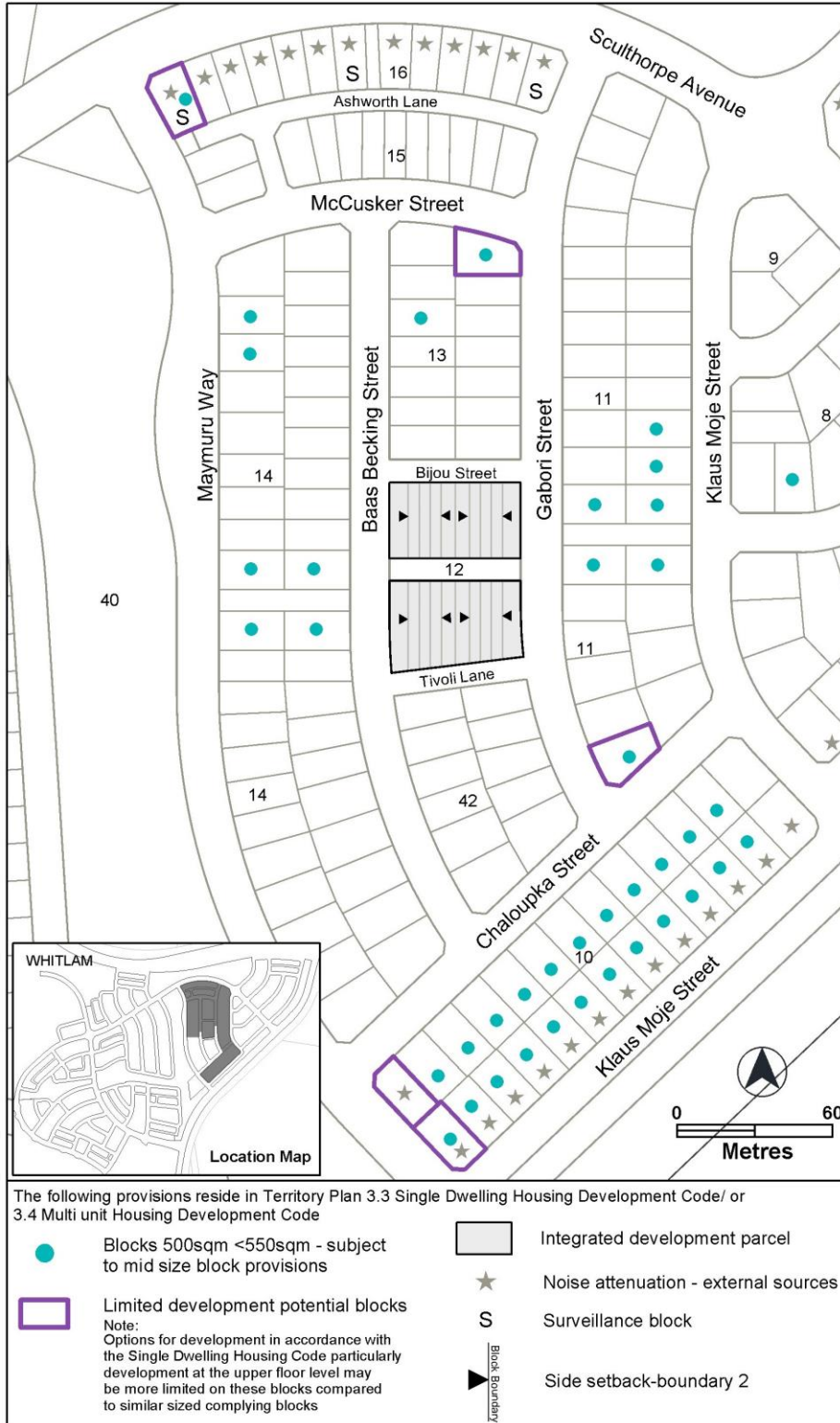


Figure 11 Whitlam residential area ongoing provisions

OP4 – Whitlam residential area

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

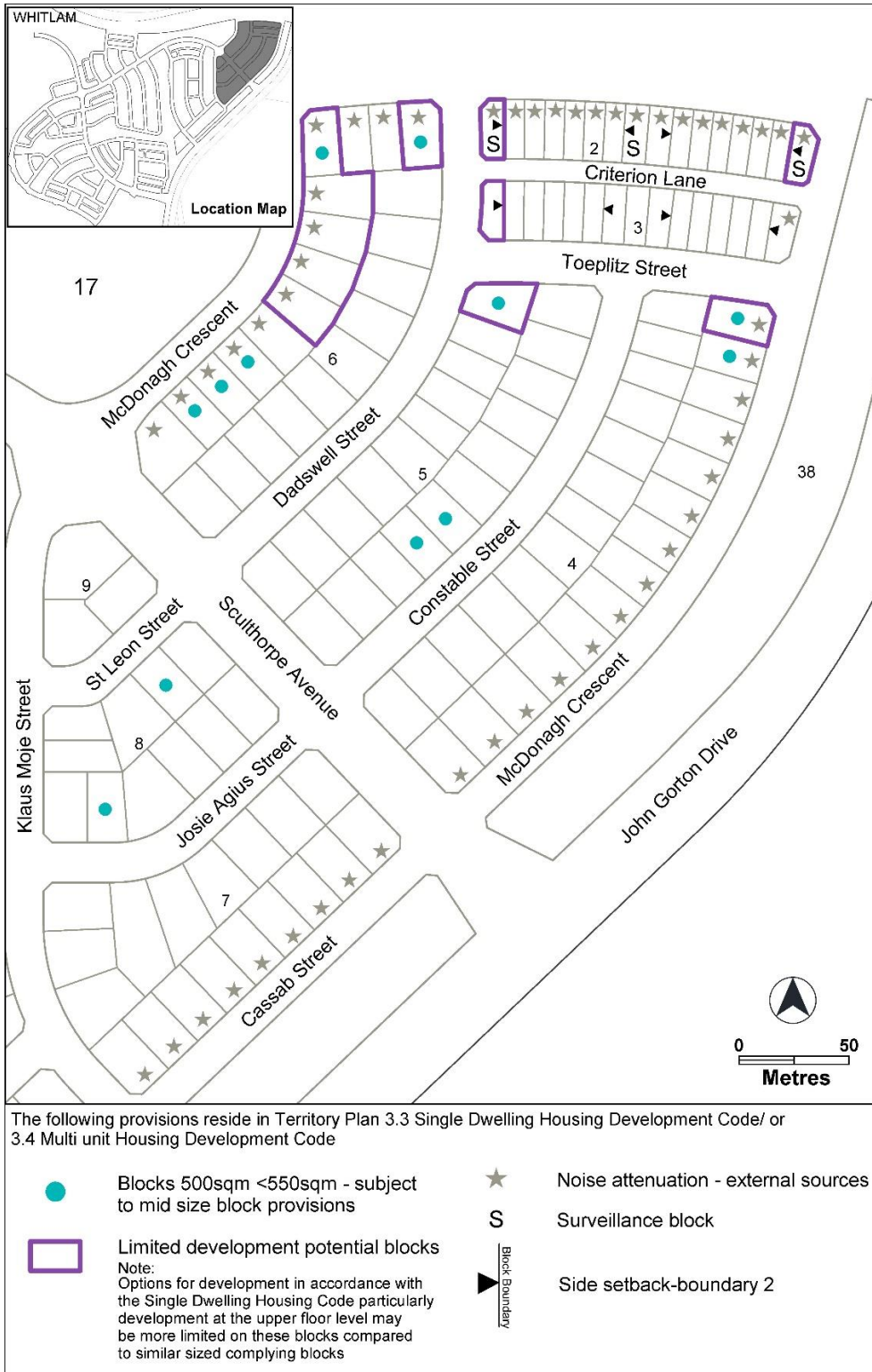


Figure 12 Whitlam residential area ongoing provisions

OP5 – Whitlam residential area

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

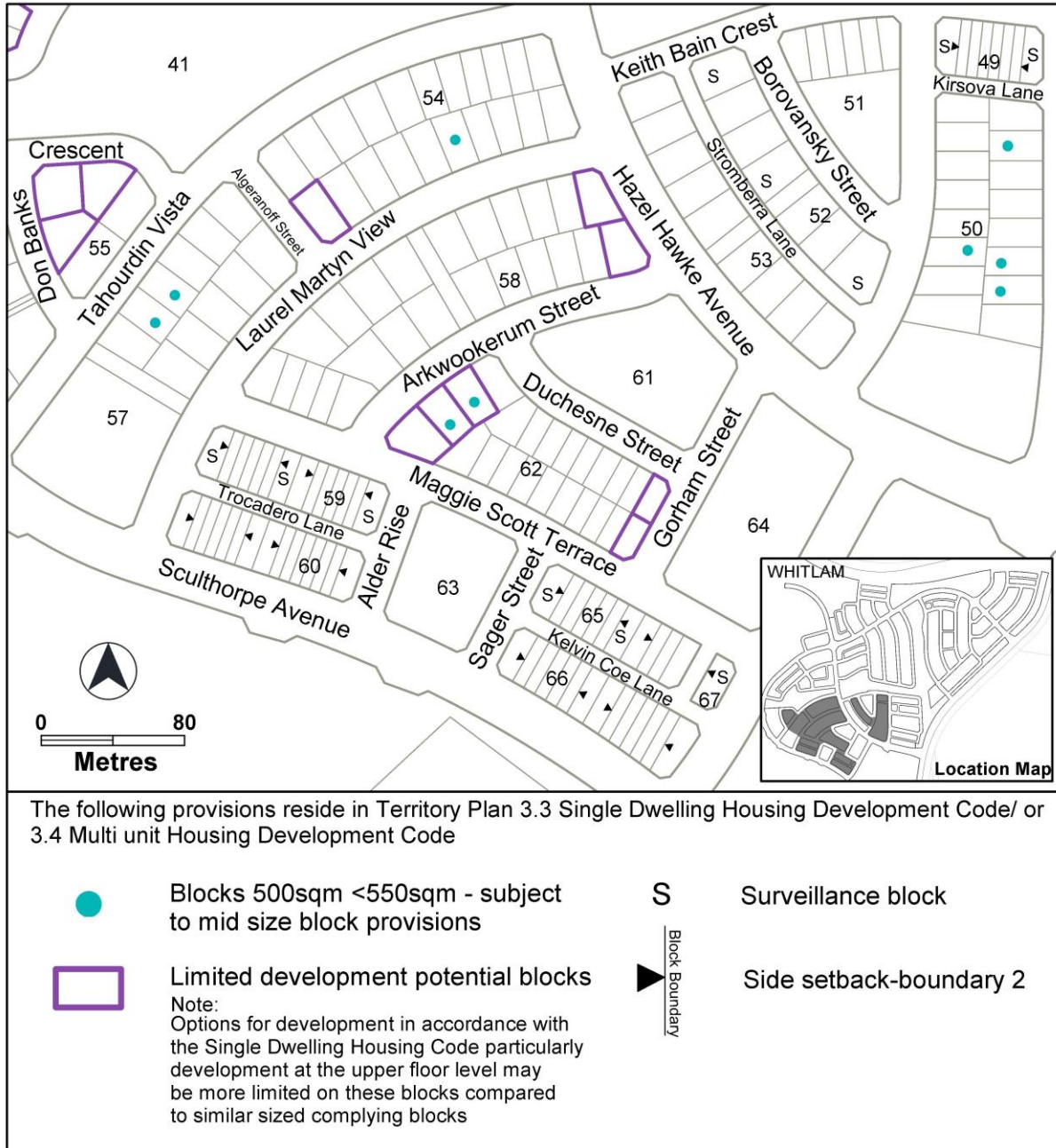


Figure 13 Whitlam residential area ongoing provisions

OP6 – Whitlam residential area

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

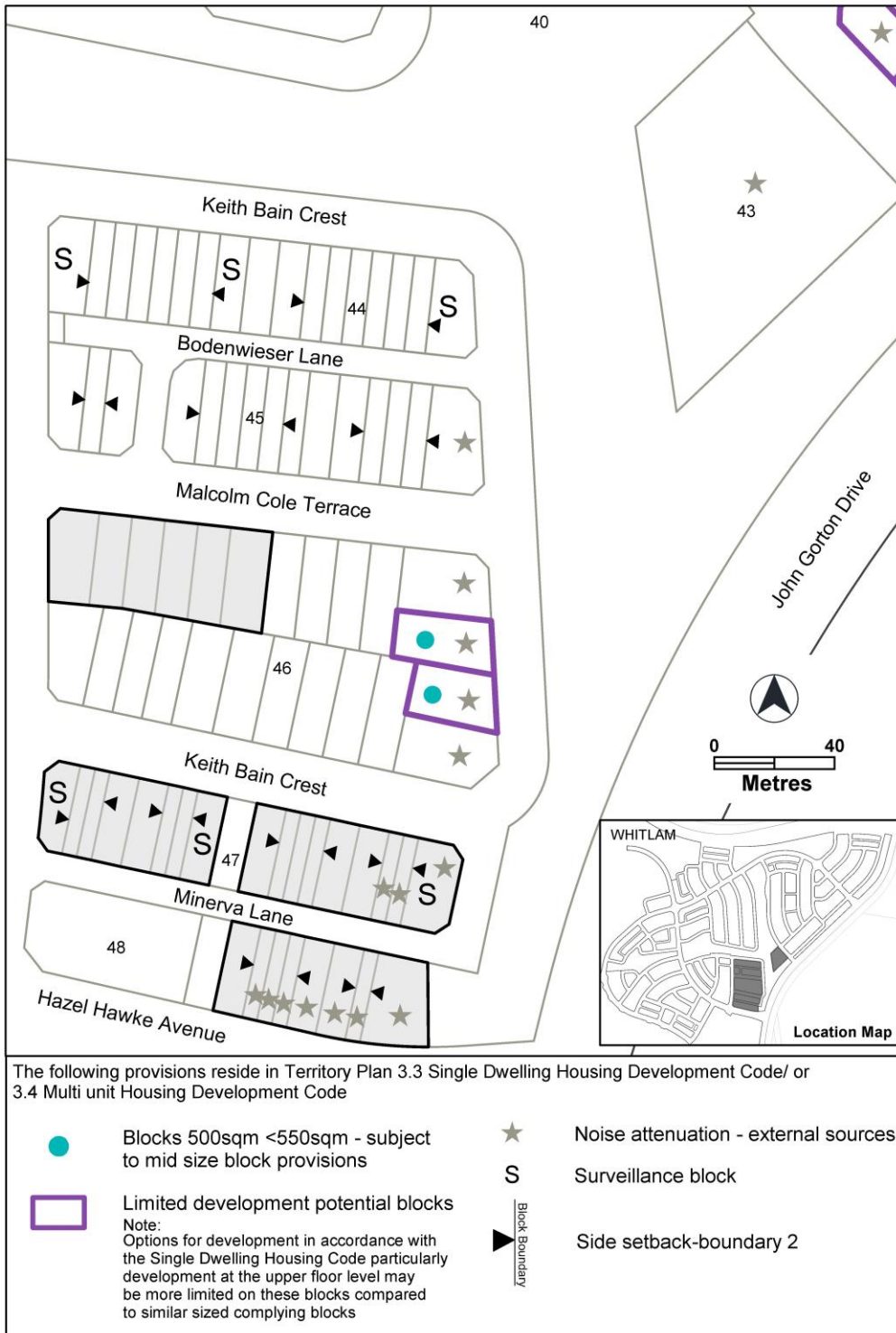


Figure 14 Whitlam residential area ongoing provisions

OP7 – Whitlam residential area

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

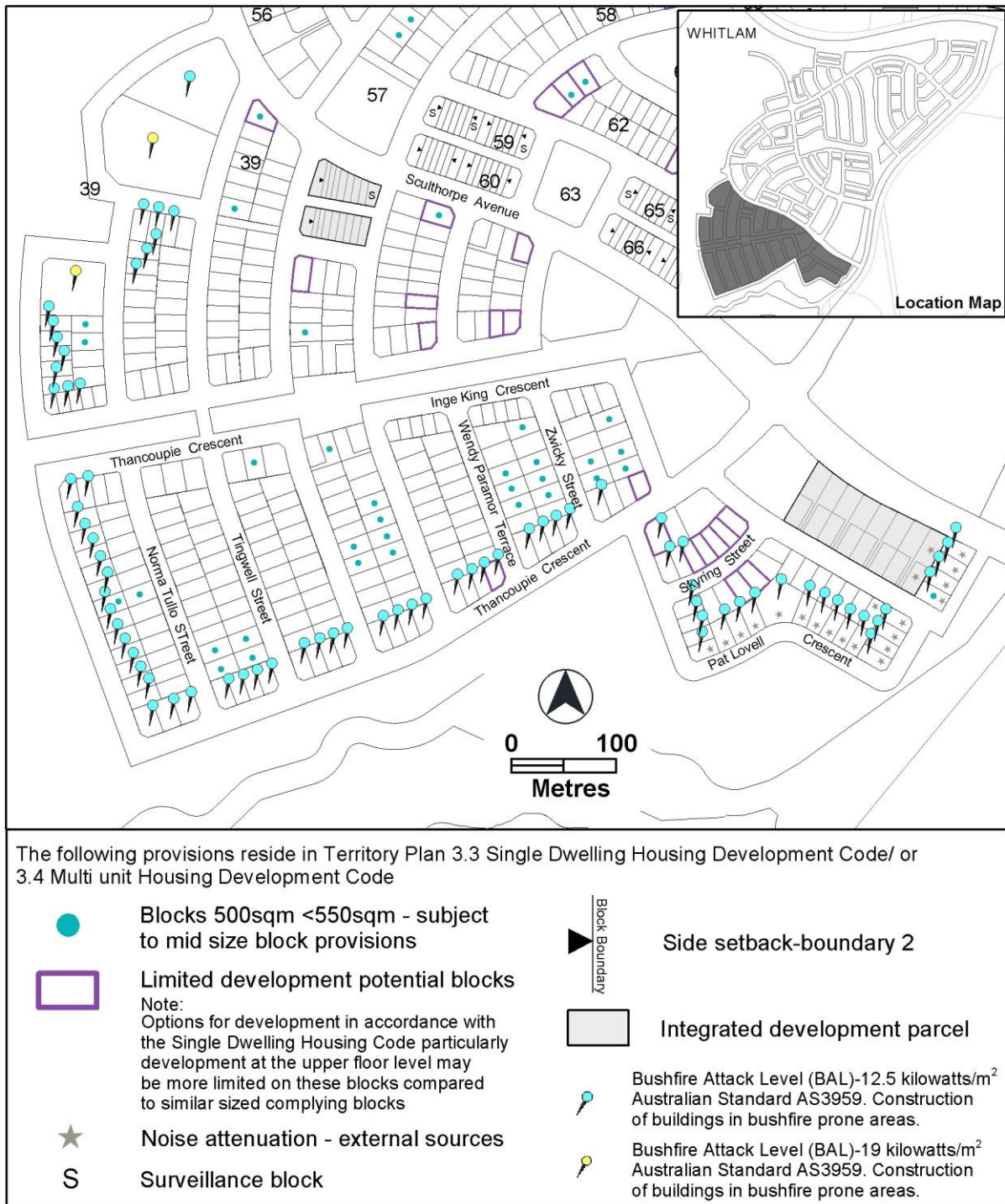


Figure 15 Whitlam residential area ongoing provisions