

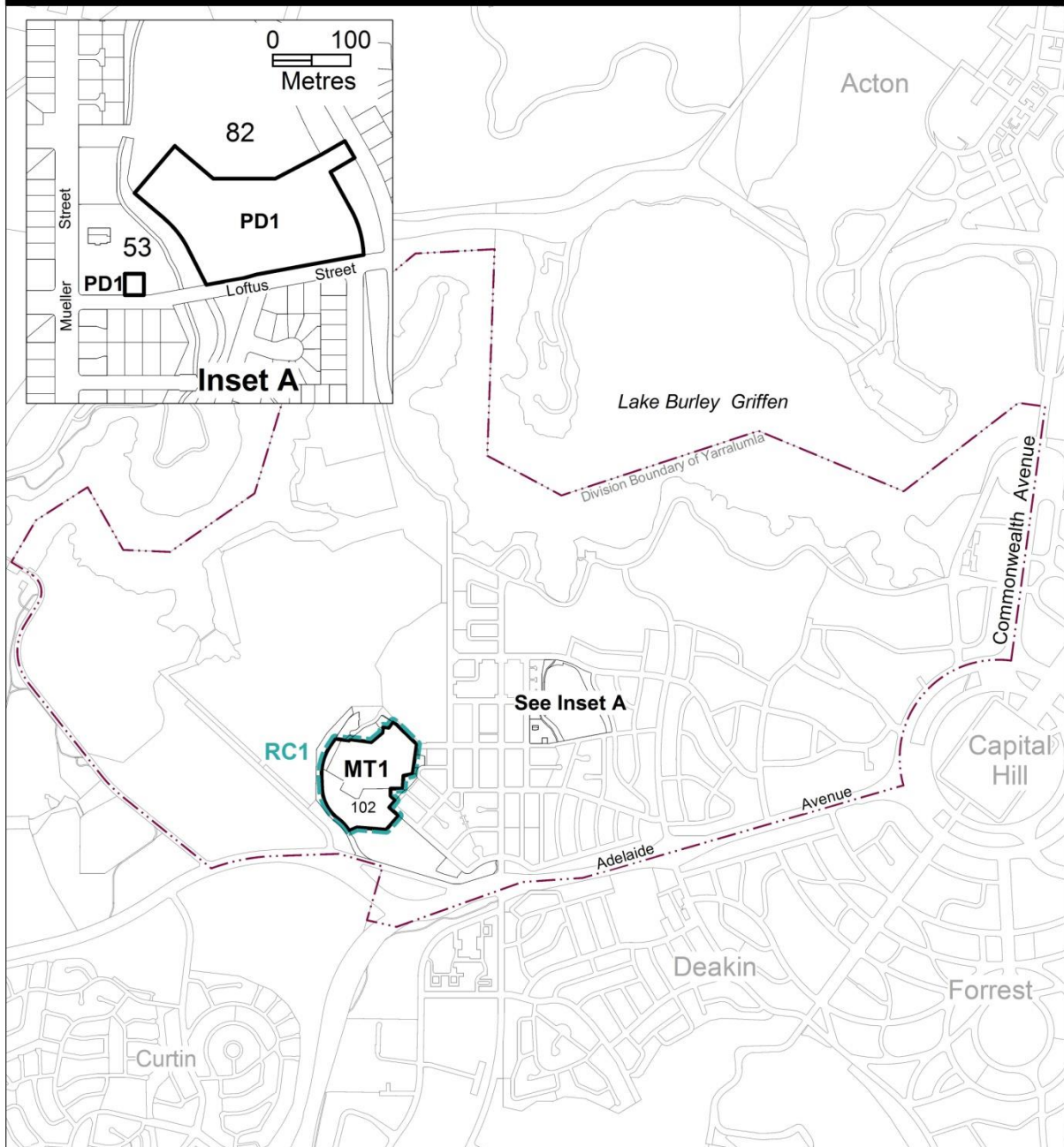


ACT
Government
Environment and
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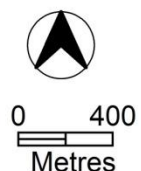
Yarralumla Precinct Map and Code

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Yarralumla Precinct Map



- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Yarralumla Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Yarralumla 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	CFZ	<i>retirement village</i> <i>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	CZ6	<i>business agency</i> <i>office</i> <i>RESIDENTIAL USE</i>

Yarralumla Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Yarralumla.

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

RC1 – Yarralumla Brickworks

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

Element 1: Use

Rules	Criteria
1.1 SHOP and offices – floor area limit	
<p>R1</p> <p>Total maximum <i>gross floor area</i> across the RC1 area for all:</p> <p>a) <i>SHOP</i> except where associated with or related to entertainment, accommodation and leisure uses – 500m²</p> <p>b) <i>Office</i> – 1500m².</p> <p>For the purposes of this rule, gross floor area within the brick kilns is measured from the internal faces of brick kiln walls.</p>	<p>This is a mandatory requirement. There is no applicable rule.</p>

Element 2: Buildings

Rules	Criteria
2.1 Number of storeys	
<p>There is not applicable rule.</p>	<p>C2</p> <p>Buildings achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) scale appropriate to the function of the use</p> <p>c) minimal detrimental impacts including overshadowing and excessive scale</p> <p>The maximum number of storeys is</p> <p>a) <i>RESIDENTIAL USE</i> – 3</p> <p>b) in all other uses – 2</p>
2.2 Setbacks	
<p>R3</p> <p>The minimum <i>setback</i> to the northern and eastern boundaries is 20m.</p>	<p>C3</p> <p>Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.</p>