



ACT Planning &  
Land Authority

# **Rural Villages Precinct Code**

**Covering Hall, Stromlo, Tharwa and Uriarra**

March 2008



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# Introduction

## Application of this code

This Precinct Code applies to all development in the RZ1 Residential and CZ4 Commercial Zones within Hall, Stromlo, Tharwa and Uriarra Villages identified in the zones' development tables as being within the code, merit and impact assessment tracks.

## Purpose of codes

Codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the development tables.

The Codes are used by the Authority to assess development applications. The Codes therefore also provide guidance to intending applicants in designing their developments and preparing their development applications.

Each Code's controls are expressed as either **rules**, which are generally quantitative, or as qualitative **criteria**.

- Proposals in the **code track** must comply with all rules relevant to the development.
- Proposals in the **merit track** and **impact track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.
- Proposals in the **impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

## Structure of codes

The Rural Villages Precinct Code is divided into 5 Parts:

**Parts A to D– Village Specific Controls** provide any specific controls for each Rural Village (Hall, Stromlo, Tharwa and Uriarra).

**Part E – General Development Controls** provide general controls that are applicable to all of the Rural Villages.

Each Part is divided into sections referred to as **Elements**, although each Part may not include provisions for every Element. The Elements describe the various issues for consideration:

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access
5. Amenity
6. Environment
7. Services

Each Element consists of Intents and Items under which are Rules and Criteria.

**Intent** describes the purpose of the development controls

**Rules** provide the quantitative, or definitive, controls for development

**Criteria** provide the qualitative controls for development

In some instances, there are rules that are mandatory. For clarity of use, the mandatory rules are emphasized by the following words: “**This is a mandatory requirement. There is no applicable criterion**”. Non-compliance with these provisions will result in the refusal of a development application. Conversely, the words “**There is no applicable rule**” is used when controls cannot be quantitative or definitive and only criteria exist.

Any application of a **General Code** to a development proposal is identified as part of the relevant rule or criteria.

Where more than one type of Code applies to a development, the order of precedence when there is inconsistency of provisions between Codes, as defined by the Act, is **Precinct Code**, then **Development Code**, and then **General Code**.

### **Further information**

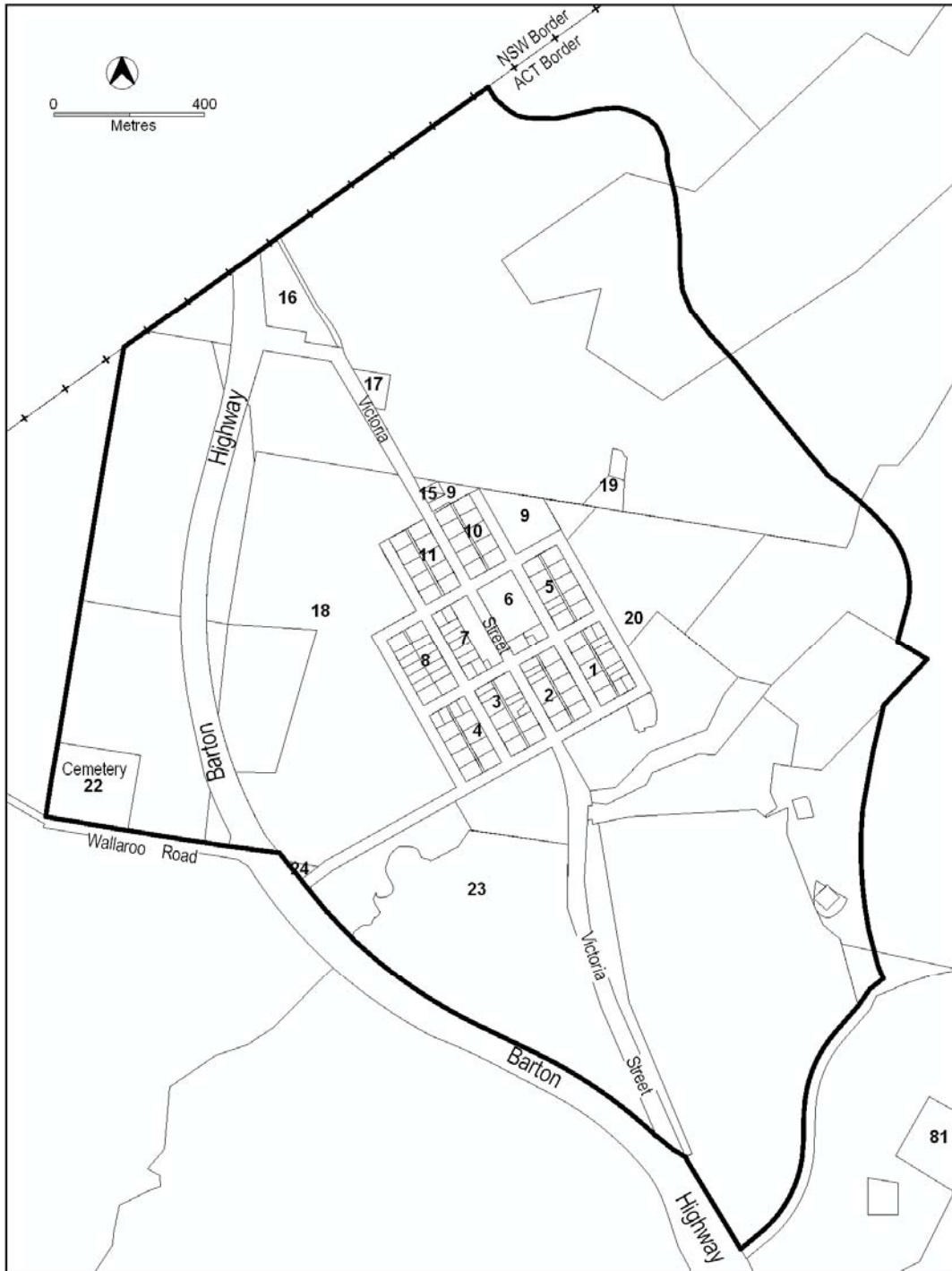
Please refer to the Development Application Guide for more information on preparing applications under the Territory Plan, including the use of assessment codes.

### **Abbreviations**

GFA = gross floor area

m<sup>2</sup> = metres squared

# Part A - Village of Hall



**Figure 1** Hall Village Precinct

## Part A(1) - Commercial C4 Zone

### Element 1: Restrictions on Use

**Intent:**

- a) To recognise the rural service nature of the village and existing businesses and the relationship with the surrounding rural district.

Rules	Criteria
<b>1.1 Industrial Trades</b>	
R1 Restrictions on Industrial Trades on ground floor in C4 Zone do not apply in Hall.	This is a mandatory requirement. There is no applicable criterion.

### Element 2: Building and Site Controls

**Intent:**

- a) To maintain the historic architectural form and character of the village centre.

Rules	Criteria
<b>2.1 Plot Ratio</b>	
R2 The maximum plot ratio must not exceed 0.5:1.	This is a mandatory requirement. There is no applicable criterion.
<b>2.2 Setbacks</b>	
R3 On Victoria Street between Loftus and Gladstone Streets, the minimum setback to all boundaries is zero metres.	This is a mandatory requirement. There is no applicable criterion.



## Part A(2) - Residential R1 Zone

### Element 1: Restrictions on Use

**Intent:**

- a) To conserve the low density character of the village of large blocks with detached dwellings generally sited centrally within a generous landscape setting.
- b) To ensure that the development is sympathetic to the existing patterns of built form, predominately single storey scale and landscape composition of the rural village streetscapes.

Rules	Criteria
<b>1.1 Residential</b>	
R4 Not more than one detached dwelling per block is permitted within the residential zone.	This is a mandatory requirement. There is no applicable criterion.

### Element 2: Building and Site Controls

Rules	Criteria
<b>2.1 Subdivision</b>	
R5 Existing blocks are not to be further subdivided or consolidated for the purpose of increasing development rights.	This is a mandatory requirement. There is no applicable criterion.

## Part A(3) - General Controls for Hall

### Element 2: Building and Site Controls

**Intent:**

- a) To ensure buildings do not intrude on the rural landscape character of the village.

Rules	Criteria
<b>2.1 Height</b>	
There is no applicable rule.	C6 Buildings are below the mature tree canopy.
<b>2.2 Heritage Requirements</b>	
There is no applicable rule.	C7 Development complies with the requirements of Heritage Registration for Hall Village Heritage Precinct, 20087.

### Element 3: Built form

**Intent:**

- a) To ensure development is sympathetic to existing buildings and the character of the village.

Rules	Criteria
<b>3.1 Materials and Finish</b>	
There is no applicable rule.	C8 Building materials and colours are sympathetic to materials and colours of surrounding buildings. Where no cohesive built form exists, materials are of Australian vernacular (timber, brick, metal roofs, with earth tones predominating).

## Part B - Stromlo Settlement

### Objectives:

- a) To preserve the low-density village character of the Stromlo settlement.

## Part B(1) Residential R1 Zone

### Element 1: Restrictions on Use

#### Intent:

- a) To ensure the historic scale of the settlement is retained.

Rules	Criteria
<b>1.1 Residential</b>	
R9 Not more than one detached dwelling per block is permitted within the residential zone.	This is a mandatory requirement. There is no applicable criterion.
R10 No more than 40 dwellings are permitted within the settlement	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C11 Home Businesses are to be consistent with the character of the settlement.

### Element 2: Building and Site Controls

Rules	Criteria
<b>2.1 Subdivision</b>	
R12 Existing blocks are not to be further subdivided or consolidated for the purpose of increasing development rights.	This is a mandatory requirement. There is no applicable criterion.
R13 New block sizes for residential purposes are to be between 1000 to 2500 m <sup>2</sup> .	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C14 Sites are provided for communal uses including recycling and composting.

Rules	Criteria
<b>2.2 Height</b>	
R15 The maximum building height is one storey.	This is a mandatory requirement. There is no applicable criterion.
<b>2.3 Plot Ratio</b>	
R16 The maximum plot ratio of all development on the block is determined by the following formula: P = (140/B + 0.15)100 where: P is the maximum permissible plot ratio expressed as a percentage; and B is the block area in square metres.	This is a mandatory requirement. There is no applicable criterion.
<b>2.4 Setbacks</b>	
R17 Minimum side setbacks are 3 metres.	This is a mandatory requirement. There is no applicable criterion.
R18 Garages are sited behind the building line.	This is a mandatory requirement. There is no applicable criterion.

### Element 3: Built Form

#### Intent:

- a) To incorporate sustainability principles including, social, environmental and economic considerations.
- b) To promote development of a high standard.

Rules	Criteria
<b>3.1 Building Design</b>	
There is no applicable rule.	C19 Roofs are pitched metal to complement the existing residences and meet the objectives in the relevant sustainability report
There is no applicable rule.	C20 Additive forms and repetitive elements avoid the appearance of a large building mass

<b>Rules</b>	<b>Criteria</b>
R21 A bushfire risk assessment is required to inform location of gas cylinders, and other design elements.	C21 Incorporate and identify bushfire risk mitigation measures including: a) Weather seals on all openings including garage doors and external doors. b) Enclosed gutters, considered roof shape and a preference for metal roofs. c) Stainless steel or bronze fly-screens. d) Non-combustible fencing material with strategically placed fireproof fences. e) Considered location of gas cylinders.
<b>3.2 Materials and Finish</b>	
There is no applicable rule.	C22 Light roof colours and wall colours are from a neutral palette that complement the rural landscape
There is no applicable rule.	C23 Driveways are to be gravel and should be consistent with the existing landscape character
<b>3.3 Interface</b>	
There is no applicable rule.	C24 Verandas, pergolas, breezeways and gauzed areas are used to integrate the indoor and outdoor living areas.

#### **Element 4: Parking and Access**

**Intent:**

- a) To provide safe access to, and emergency egress from, the settlement.
- b) To facilitate pedestrian movement as well as the use of bicycles and public transport.

<b>Rules</b>	<b>Criteria</b>
<b>4.1 Vehicle Access</b>	
R25 Emergency access road is provided between the Settlement and Warragamba Avenue.	C25 There is at least one additional emergency egress to a road other than the road from which primary access is obtained.

Rules	Criteria
<b>4.2 Circulation</b>	
There is no applicable rule.	C26 The existing circular road layout is consistent with Figure 2.
There is no applicable rule.	C27 Connections with existing cycle ways, pedestrian paths, main road access points and nearby bus stops are provided.

## Element 5: Amenity

### Intent:

- a) To create a visual and acoustic buffer between the Cotter Road and the settlement.
- b) To minimise visual impacts of the settlement

Rules	Criteria
<b>5.1 Public Open Space</b>	
R28 The central open space is preserved with a minimum area of 1.5 hectares, and available for public access consistent with the Outline Plan, Stromlo Settlement (Figure 2)	This is a mandatory requirement. There is no applicable criterion.
R29 The Landscape Buffer is to be no less than 40m wide (see Figure 2).	This is a mandatory requirement. There is no applicable criterion.
<b>5.2 Landscaping</b>	
There is no applicable rule.	C30 Landscape plantings minimize visual impacts on middle and distant views.
There is no applicable rule.	C31 Landscaping incorporates appropriate planting of native vegetation to support wildlife in and around the settlement and providing links and corridors.
R32 Landscaped gardens within dwelling curtilage is limited to 20% of area with remainder maintained as mown lawn or other low fire hazard surface.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
<b>5.3 Lighting</b>	
R33 Within 5 km of Mount Stromlo, development or installations which may, through nighttime illumination or significant vibration, adversely effect the operation of the Mount Stromlo Observatory or the associated seismological vault at Mount Stromlo shall be referred to the Australian National University for examination and comment.	C33 If a statement of compliance is not provided the application will be referred to the Australian National University in accordance with the requirements of the <i>Planning and Development Act 2007</i> .
<b>5.4 Fencing</b>	
There is no applicable rule.	C34 Front fences are low and transparent (eg wire mesh).

## Element 6: Environment

### Intent:

- a) To incorporate sustainability principles including, social, environmental and economic considerations

Rules	Criteria
<b>6.1 Water Sensitive Urban Design</b>	
R35 Rainwater tanks supplement the potable water supply.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C36 Grey water is recycled within the residential block.
R37 Kerbs and gutters are not provided.	C37 Urban design elements maximise stormwater infiltration and maintain rural character.
R38 Swale drains direct storm water runoff to passively irrigated public open space.	C38 Landscape elements maximise stormwater infiltration and minimise irrigation needs.

Rules	Criteria
<b>6.2 Energy Efficiency</b>	
R39 Buildings are oriented north with a narrow north to south plan.	C39 Buildings should be orientated and designed to provide for solar efficiency.
R40 Wide eaves and verandas are not used on the southern aspect. Double glazing and wide eaves or shading devices are incorporated on east, north and western aspects of the building.	C40 Building design ensures maximum light and solar penetration on the southern aspect, while preventing overheating in summer.
R41 Gas is provided for cooking and heating in residential properties.	C41 Development should encourage the use of low energy systems for lighting, heating and cooling, and appliances.
<b>6.3 Trees</b>	
R42 Trees identified as high (H) and very high (H+) landscape value in the <i>2004 Stromlo Forestry Settlement Sustainability Study</i> are retained.	This is a mandatory requirement. There is no applicable criterion.
<b>6.4 Bushfire Management</b>	
R43 A Bushfire Risk Assessment, consistent with the ACT guidelines on bushfire risk mitigation is required to inform bushfire risk mitigation measures to be incorporated.	This is a mandatory requirement. There is no applicable criterion.
R44 Fire fighting resources, including hydrants meet the standard required by the ACT Fire Brigade or Emergency Services Authority.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C45 Internal roads and fire trails are sufficient to provide access to emergency vehicles.
<b>6.5 Flora and Fauna</b>	
There is no applicable rule.	C46 Design, construction and management of the settlement incorporate weed control and prevention.



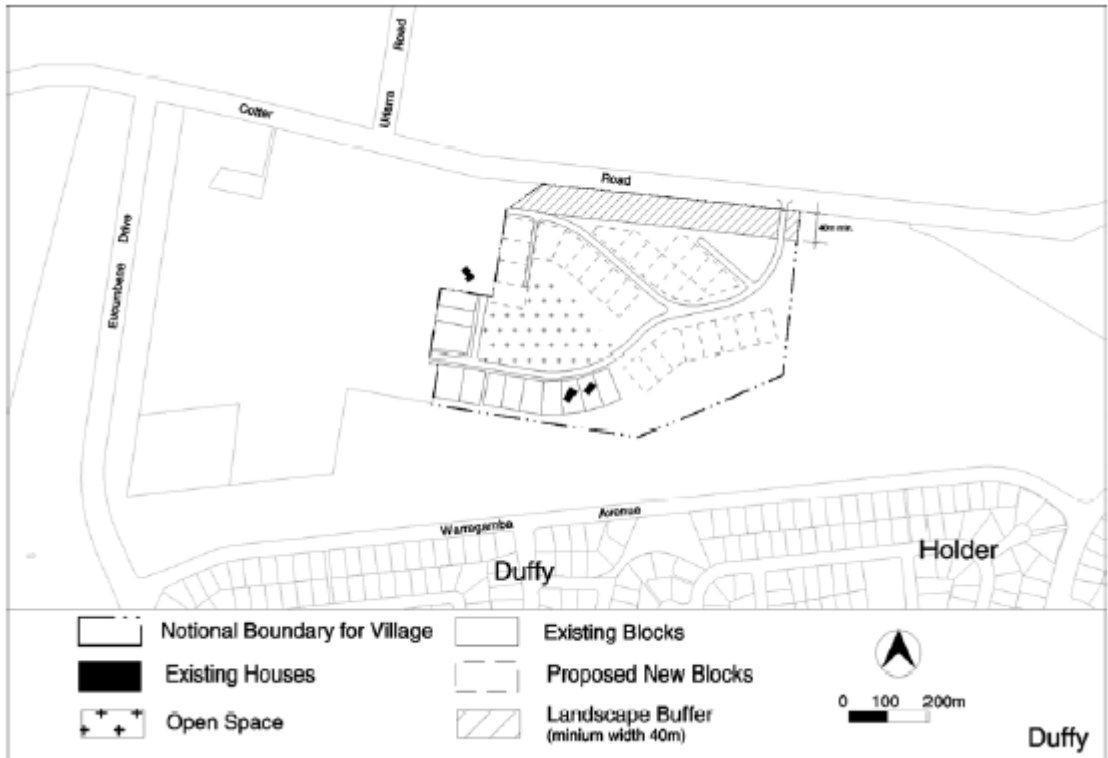


Figure 2 Outline Plan, Stromlo Settlement

## Part C - Tharwa Village

### Part C(1) - Residential R1 Zone

#### Element 1: Restrictions on Use

**Intent:**

- a) To preserve the low-density village character.

Rules	Criteria
<b>1.1 Residential</b>	
R47 Not more than one detached dwelling per block is permitted within the residential zone.	This is a mandatory requirement. There is no applicable criterion.

#### Element 2: Building and Site Controls

Rules	Criteria
<b>2.1 Subdivision</b>	
R48 Existing blocks are not to be further subdivided or consolidated for the purpose of increasing development rights.	This is a mandatory requirement. There is no applicable criterion.

## Part D - Uriarra Village

### Part D(1) - Rural

#### Element 1: Restrictions on Use

**Intent:**

- a) To preserve the low-density village character and rural landscape.

Rules	Criteria
<b>1.1 Residential</b>	
R49 There are to be no more than 100 dwellings in the precinct.	This is a mandatory requirement. There is no applicable criterion.

#### Element 2: Building and Site Controls

**Intent:**

- a) Preserve the central open space and existing community buildings to reflect the village character  
b) Preserve the existing buildings and road layout, in accordance with heritage recommendations.

Rules	Criteria
<b>2.1 National Capital Plan</b>	
There is no applicable rule.	C50 Where a development is subject to Special Requirements under the National Capital Plan (including any relevant Development Control Plan) the development is not inconsistent with the Special Requirements.

## Part E - General Controls For All Villages

### Element 1: Restrictions on Use

Rules	Criteria
<b>1.1 Residential</b>	
There is no applicable rule.	<p>C51</p> <p>Single Dwelling Housing complies with the requirements of the Residential Development Code to the extent that they are not inconsistent with the requirements of this Code.</p>

### Element 6: Environment

#### Intent:

- a) To ensure development is compatible with identified heritage values and the pre-existing rural landscape character.
- b) To ensure development and activities on the site do not adversely impact on surrounding areas.

Rules	Criteria
<b>6.1 Water Sensitive Urban Design</b>	
There is no applicable rule.	<p>C52</p> <p>Development utilises existing infrastructure and encourage urban design that reduces potable water consumption and increases recycling of wastewater.</p>
There is no applicable rule.	<p>C53</p> <p>Development utilises existing infrastructure and encourage urban design that reduces potable water consumption and increases recycling of wastewater.</p>
<b>6.2 Heritage</b>	
There is no applicable rule.	<p>C54</p> <p>The existing road pattern, cottages and other items of heritage significance are conserved, consistent with relevant heritage requirements.</p>