



ACT

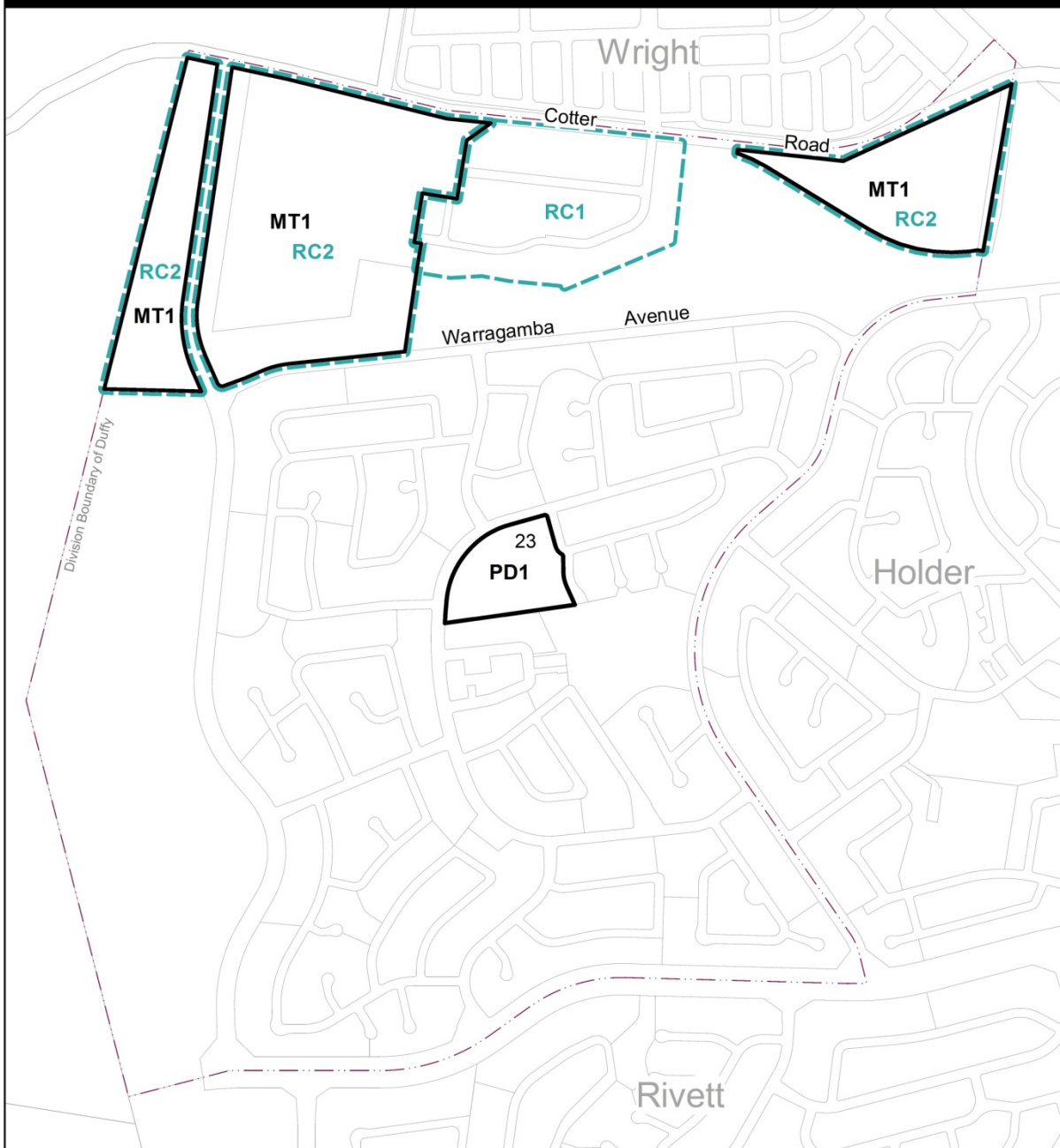
Government

Environment and
Sustainable Development

Duffy Precinct Map and Code

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Duffy Precinct Map



Additional prohibited development applies see Table 1



Additional merit track development applies see Table 2



Additional rules and criteria apply see Duffy Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Duffy 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 | NUZ3 | <i>overnight camping area</i> <i>plantation forestry</i> <i>tourist facility</i> |

Duffy Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Duffy.

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

RC1 – Stromlo Settlement

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

Element 1: Use

| Rules | Criteria |
|---|---|
| 1.1 Residential use | |
| R1 The maximum number of <i>dwelling</i> s is 40. | This is a mandatory requirement. There is no applicable criterion. |
| R2 This rule applies to RZ1. The maximum number of detached <i>dwelling</i> s on each block is 1. | This is a mandatory requirement. There is no applicable criterion. |
| There is no applicable rule. | C3 Home businesses are to be consistent with the character of the settlement. |
| There is no applicable rule. | C4 Single dwelling housing complies with the requirements of the Single Dwelling Housing Development Code to the extent that they are not inconsistent with the requirements of this code. |

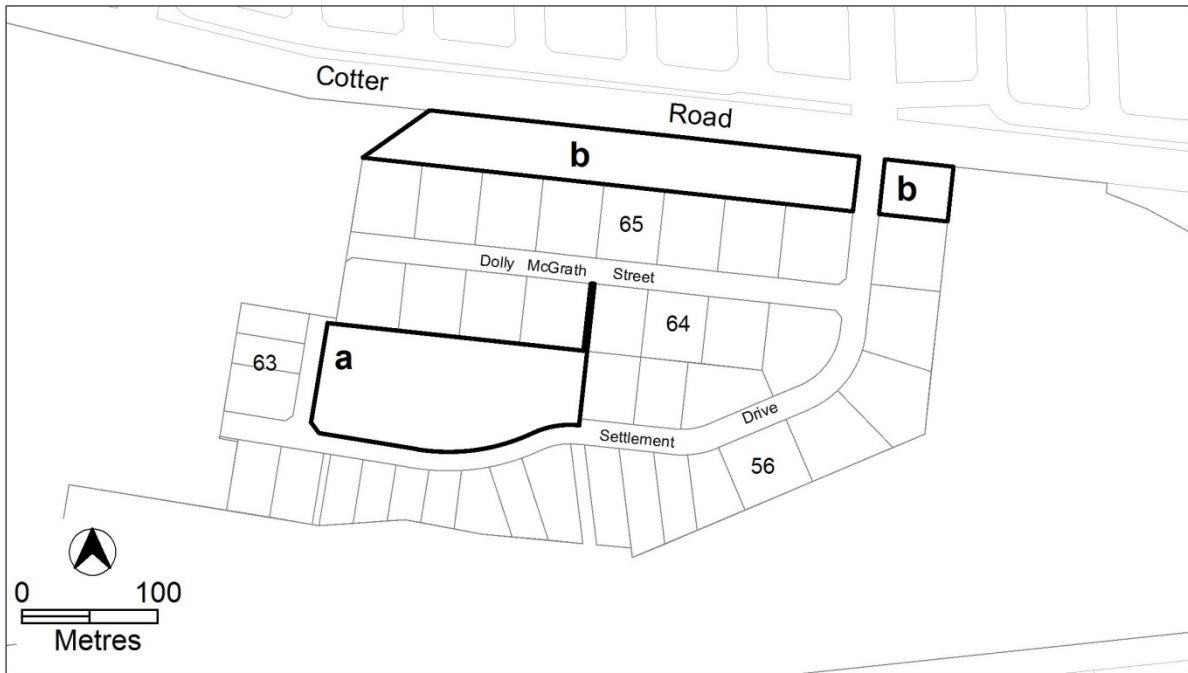


Figure 1 Stromlo settlement

Element 2: Buildings

| Rules | Criteria |
|---|--|
| 2.1 Number of storeys | |
| R5 The maximum number of <i>storeys</i> is 1. | This is a mandatory requirement. There is no applicable criterion. |
| 2.2 Setbacks | |
| R6 Minimum side boundary <i>setback</i> is 3 metres. | This is a mandatory requirement. There is no applicable criterion. |

| Rules | Criteria |
|---|---|
| <p>R7 Garages are sited behind the <i>building line</i>.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 2.3 Plot ratio | |
| <p>R8 The maximum plot ratio of all development on the block is determined by the following formula: a) $P = (140 / B + 0.15) 100$ where i) P is the maximum permissible plot ratio expressed as a percentage ii) B is the block area in square metres</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 2.4 Building design | |
| <p>There is no applicable rule.</p> | <p>C9 Roofs are pitched metal to complement the existing residences and meet the objectives in the relevant sustainability report.</p> |
| <p>There is no applicable rule.</p> | <p>C10 Additive forms and repetitive elements avoid the appearance of large building mass.</p> |
| <p>R11 A bushfire risk assessment is required to inform the location of gas cylinders and other design elements.</p> | <p>C11 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</p> |
| 2.5 Materials and finishes | |
| <p>There is no applicable rule.</p> | <p>C12 Light roof colours and wall colours are from a neutral palette and compliment the rural landscape.</p> |
| <p>There is no applicable rule.</p> | <p>C13 Driveways are to be gravel and should be consistent with the existing landscape character.</p> |

| Rules | Criteria |
|------------------------------|--|
| 2.6 Interface | |
| There is no applicable rule. | C14 Verandahs, pergolas, breezeways and gauzed areas are used to integrate the indoor and outdoor living areas. |

Element 3: Access

| Rules | Criteria |
|--|---|
| 3.1 Vehicle access | |
| R15 Emergency access road is provided between the settlement and Warragamba Avenue. | C15 There is at least one additional emergency egress to a road other than the road from which primary access is obtained. |
| 3.2 Circulation | |
| There is no applicable rule. | C16 The existing circular road layout is consistent with figure 2. |
| There is no applicable rule. | C17 Connections with existing cycle ways, pedestrian paths, main roads access points and nearby bus stops are provided. |

Element 4: Amenity

| Rules | Criteria |
|---|--|
| 4.1 Public open space | |
| R18 The central area is preserved with a minimum area of 1.5 hectares, and available for public access consistent with area a shown in figure 1. | This is a mandatory requirement. There is no applicable criterion. |
| R19 The minimum landscape buffer in area b shown in figure 1 is 40m. | This is a mandatory requirement. There is no applicable criterion. |

| Rules | Criteria |
|---|---|
| 4.2 Landscaping | |
| There is no applicable rule. | C20 Landscape plantings minimise visual impacts on middle and distant views. |
| There is no applicable rule. | C21 Landscaping incorporates appropriate planting of native vegetation to support wildlife in and around the settlement and providing links and corridors. |
| R22 Landscaped gardens within dwelling curtilage are limited to 20% of area with the remainder maintained as mown lawn or other low fire hazard surface. | This is a mandatory requirement. There is no applicable criterion. |
| 4.3 Lighting | |
| R23 Within 5km of Mount Stromlo, development or installations which may, through night time illumination or significant vibration, adversely affect 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. | C23 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 P&D Act. |
| 4.4 Fencing | |
| There is no applicable rule. | C24 Front fences are low and transparent (e.g. wire mesh). |

Element 5: Environment

| Rules | Criteria |
|---|---|
| 5.1 Water sensitive urban design | |
| R25 Rainwater tanks supplement the potable water supply. | This is a mandatory requirement. There is no applicable criterion. |
| R26 Kerbs and gutters are not provided. | C26 Urban design elements maximise stormwater infiltration and maintain rural character. |

| Rules | Criteria |
|---|--|
| R27 Swale drains direct storm water runoff to passively irrigated public open space. | C27 Landscape elements maximise stormwater infiltration and minimise irrigation needs. |
| There is no applicable rule. | C28 Grey water is recycled within the residential block. |
| There is no applicable rule. | C29 Development utilises existing infrastructure and encourage urban design that reduces potable water consumption and increases recycling of wastewater. |
| 5.2 Energy efficiency | |
| R30 Buildings are oriented north with a narrow north to south plan. | C30 Buildings should be orientated and designed to provide for solar efficiency. |
| R31 Wide eaves and verandahs 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. | C31 Building design ensures maximum light and solar penetration on the southern aspect, while preventing overheating in summer. |
| R32 Gas is provided for cooking and heating in residential properties. | C32 Development should encourage the use of low energy systems for lighting, heating and cooling, and appliances. |
| 5.3 Trees | |
| R33 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. |
| 5.4 Bushfire management | |
| R34 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. |
| R35 Fire fighting resources, including hydrants meet the standards required by the ACT Fire Brigade or Emergency Services Authority. | This is a mandatory requirement. There is no applicable criterion. |

| Rules | Criteria |
|----------------------------------|--|
| There is no applicable rule. | C36 Internal roads and fire trails are sufficient to provide access to emergency vehicles. |
| 5.5 Flora and fauna | |
| There is no applicable rule. | C37 Design, construction and management of the settlement incorporate weed control and prevention. |
| 5.6 Heritage significance | |
| There is no applicable rule. | C38 The existing road pattern, cottages and other items of heritage significance are conserved, consistent with relevant heritage requirements. |

Element 6: Subdivision

| Rules | Criteria |
|---|---|
| R39 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. |
| R40 New block sizes for residential purposes are to be between 1000 to 2500 m ² . | This is a mandatory requirement. There is no applicable criterion. |
| There is no applicable rule. | C41 Sites are provided for communal uses including recycling and composting. |

RC2 – Plantation Forestry

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

Element 7: Use

| Rules | Criteria |
|------------------------------|--|
| 7.1 Agriculture | |
| There is no applicable rule. | C42 Agriculture is limited to livestock grazing excluding horse agistment where appropriate. |
| 7.2 Tourist facility | |
| There is no applicable rule. | C43 For tourist facilities, buildings are low rise with emphasis on integration of the development into the landscape and compatibility with related environmentally sensitive areas. Buildings comprise lodge style and self-contained cabins. |