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
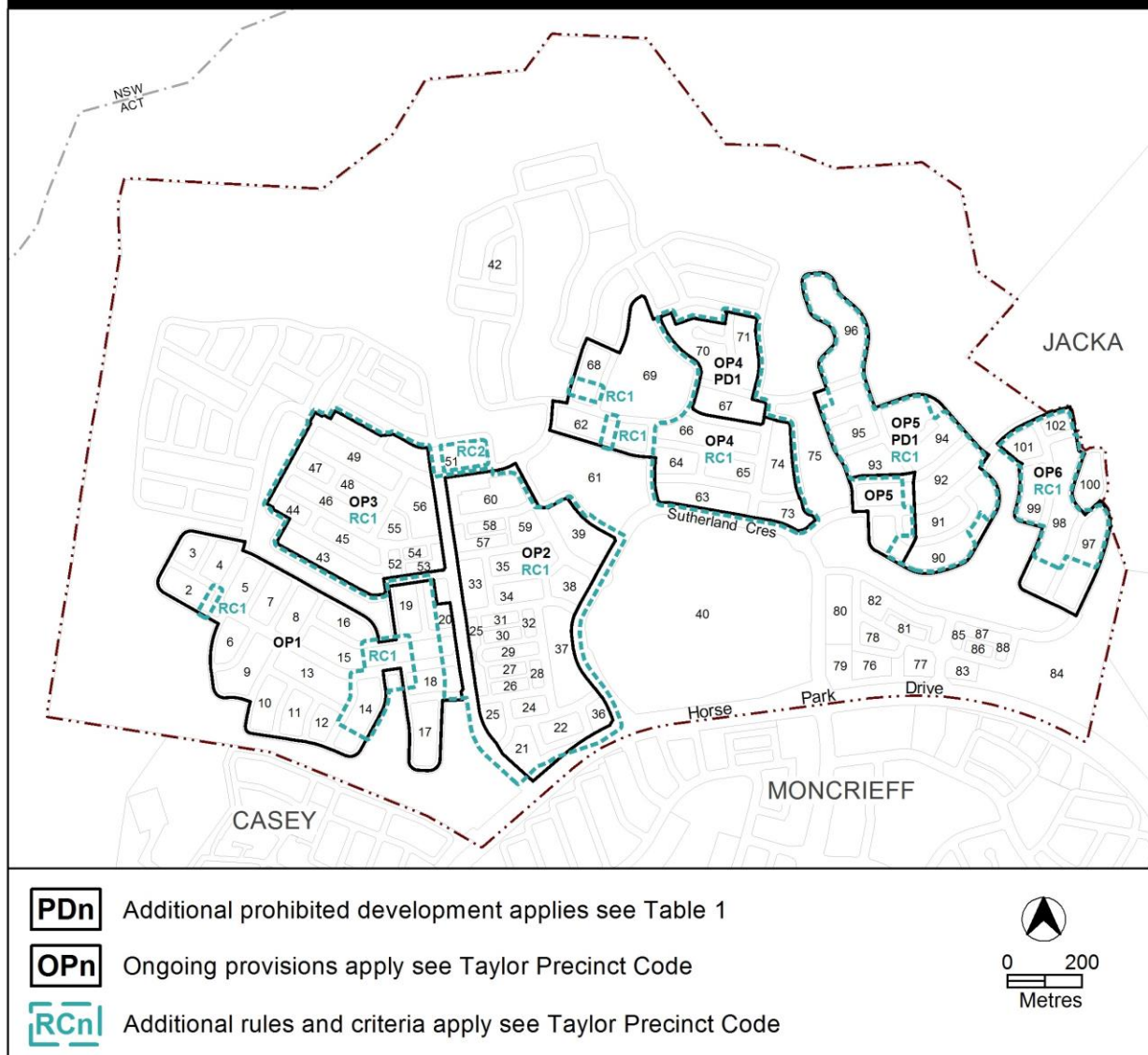
Assessment Tracks

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	*subdivision*

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	
R1 This rule applies to blocks or parcels in locations identified in Figures 1, 2, 3, and 4. 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. Note: See Diagram 1 for an elevation of a typical courtyard wall.	This is a mandatory requirement. There is no applicable criterion.
1.2 Vehicular access	
R2 This rule applies to blocks or parcels in locations identified in Figures 1, 2, 3, and 4. Vehicular access is not permitted to or from blocks where indicated.	This is a mandatory requirement. There is no applicable criterion.
1.3 Waste	
R3 This rule applies to blocks or parcels in locations identified in Figure 2. 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.	This is a mandatory requirement. There is no applicable criterion.

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

AVERAGE 2.5m

AVERAGE 1.5m

AVERAGE 0.4m

INFILL PANEL. PANEL TO HAVE VERTICAL EXPRESSION AND BE AN AVERAGE OF 20% TRANSPARENT. HARDWOOD TIMBER IN NATURAL FINISH OR METAL PICKET IN DARK COLOUR, POWDERCOATED FINISH.

MASONRY PIER AND BASE WALL. RENDERED FINISH WITH INTEGRAL COLOUR. COLOUR TO BE NEUTRAL AND GENERALLY TO MATCH MAIN DWELLING.
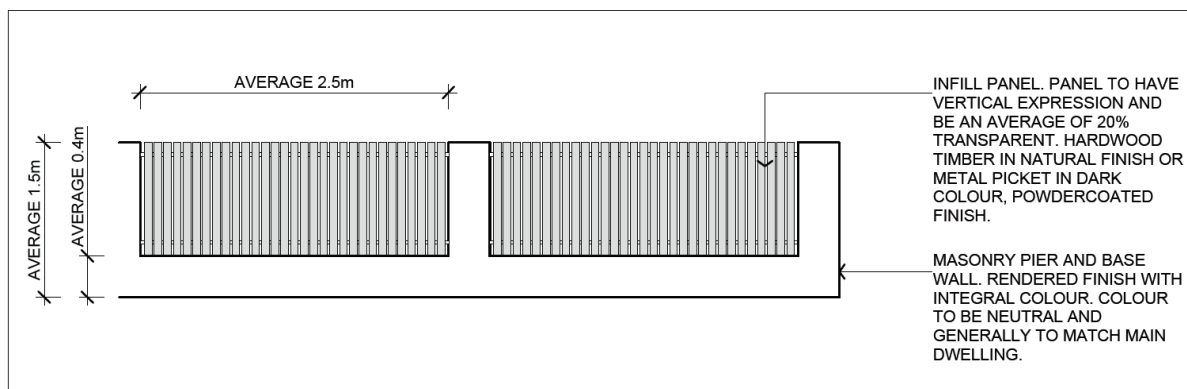
Diagram 1 Elevation of courtyard wall

Figure 1 Taylor residential area 1

Figure 2 Taylor residential area 2

Figure 3 Taylor residential area 3

Legend:

- ▬ ▬ ▬ Access not permitted
- ● ● ● ● ● Courtyard wall can extend along boundary up to minimum setback of any street frontage
- ⊙ Provisions for principal private open space, and consolidation

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Figure 4 Taylor residential area 4

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

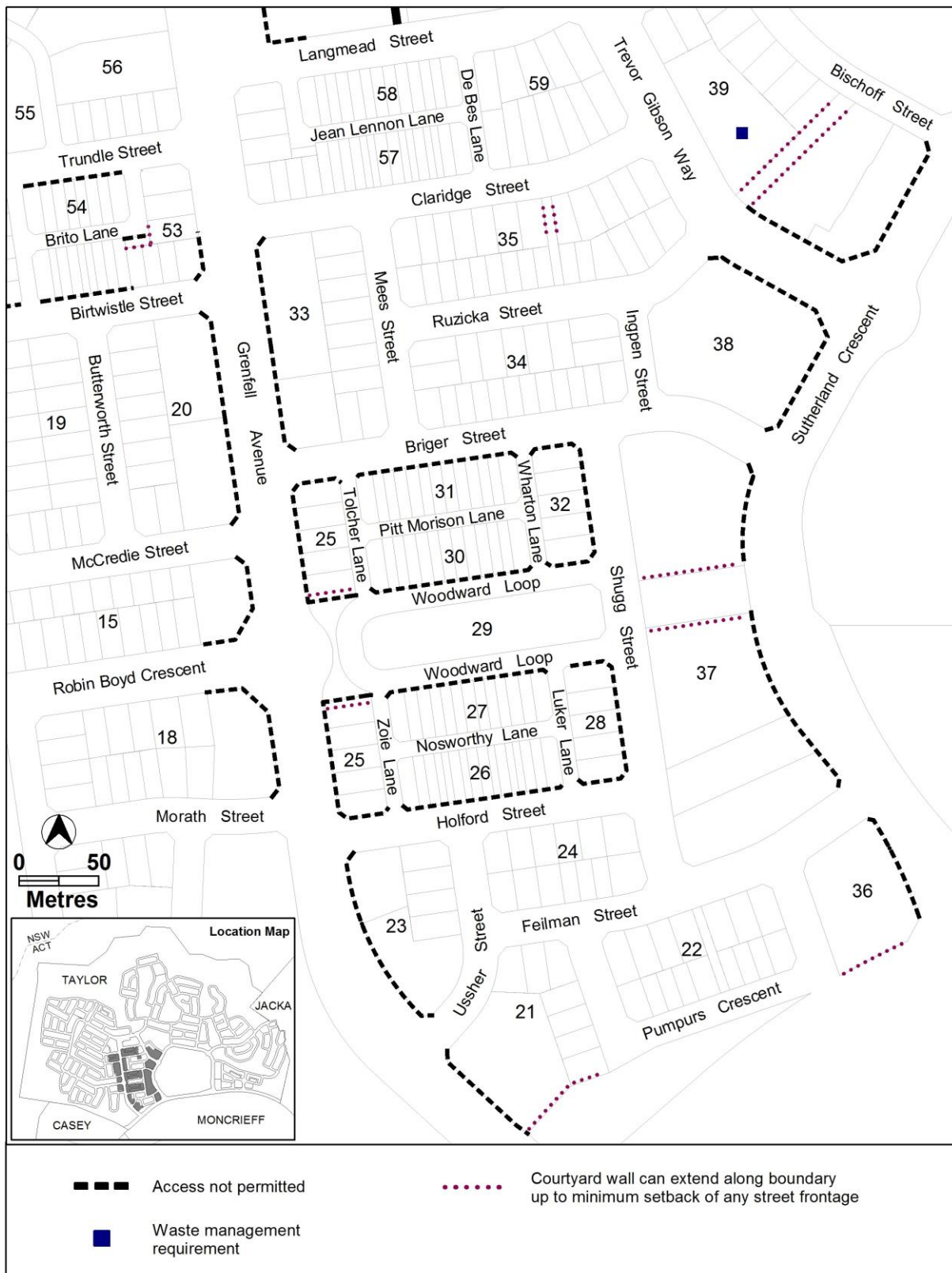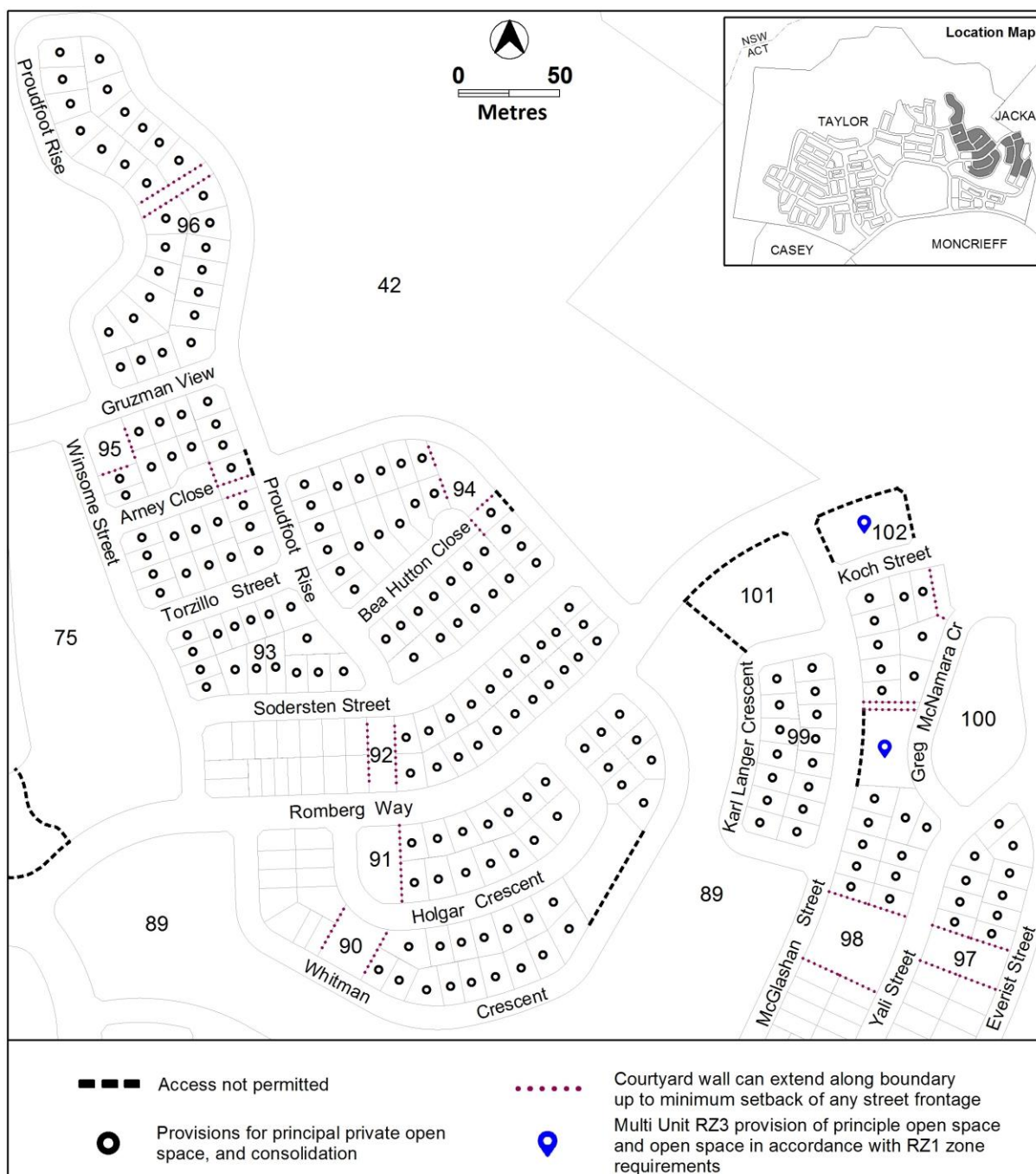| Rules	Criteria
2.1 Gross floor area	
R6 This rule applies to blocks or parcels in locations identified in Figure 5. A *SHOP*, excluding *supermarket*, is limited to a maximum *gross floor area* of 500m^2. A *supermarket* is limited to a maximum *gross floor area* of 200m^2.	This is a mandatory requirement. There is no applicable criterion.
2.2 Vehicular access	
R7 This rule applies to blocks or parcels in locations identified in Figure 5. Vehicular access is not permitted to or from blocks where indicated.	This is a mandatory requirement. There is no applicable criterion.
2.3 Courtyard walls	
R8 This rule applies to blocks or parcels in locations identified in Figure 5. 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. Note: See Diagram 1 for an elevation of a typical courtyard wall.	This is a mandatory requirement. There is no applicable criterion.
2.4 Building height	
R9 This rule applies to blocks or parcels in locations identified in Figure 5. The maximum number of storeys is 3.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
2.5 Active frontage	
R10 This rule applies to blocks or parcels in locations identified in Figure 5. A 3m awning is required along active frontages.	This is a mandatory requirement. There is no applicable criterion.
2.6 Loading docks	
R11 This rule applies to blocks or parcels in locations identified in Figure 5. Loading docks to be located as shown in Figure 5.	This is a mandatory requirement. There is no applicable criterion.
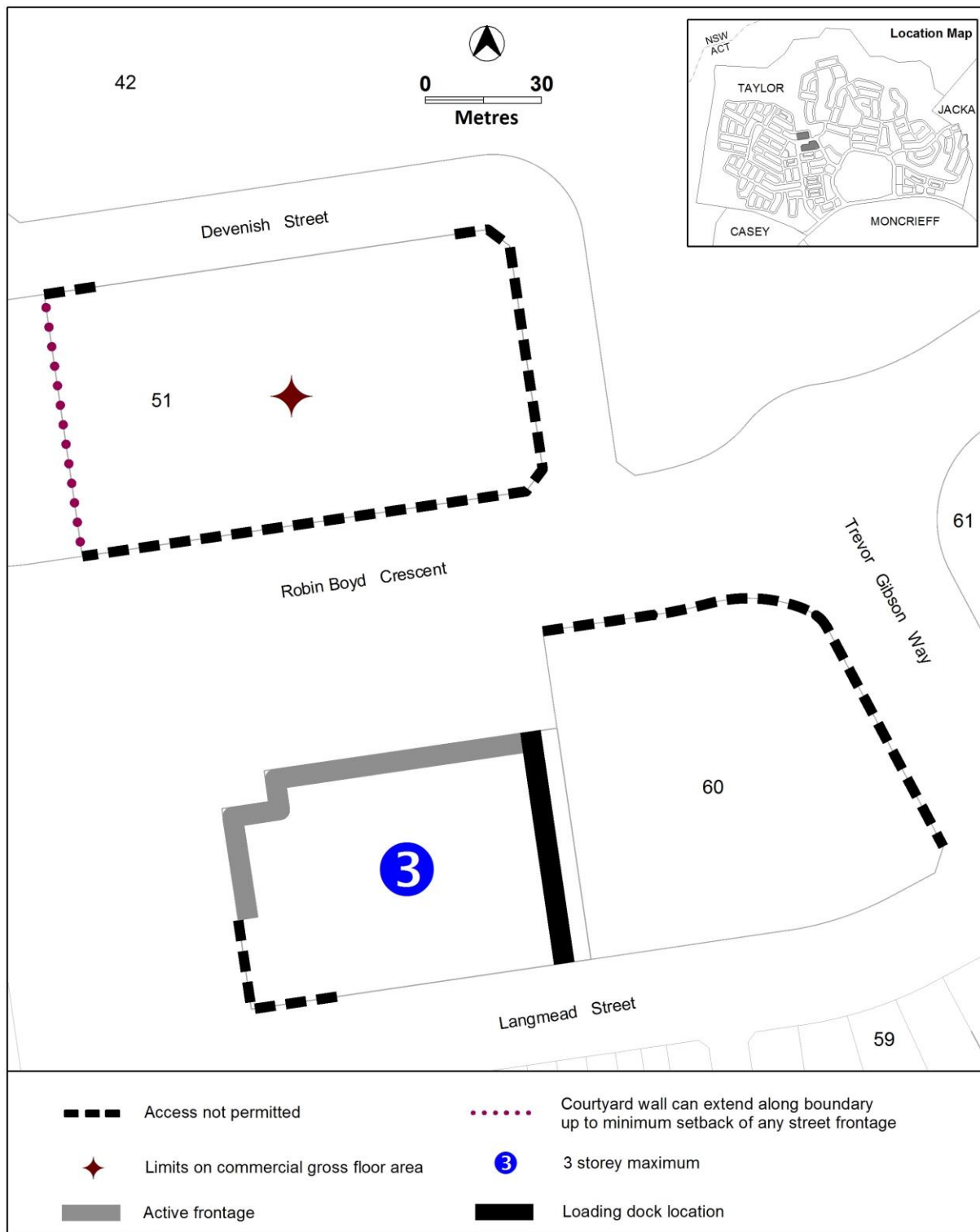
Figure 5 Taylor commercial area 1

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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.

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

Secondary frontage

Blocks >500sqm <550sqm - subject to mid size block provisions

Side setback-boundary 2

Bushfire Attack Level (BAL)-12.5 kilowatts/m Australian Standard AS3959. Construction of buildings in bushfire prone areas.

Figure 6 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.

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	● Blocks >500sqm <550sqm - subject to mid size block provisions
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	● Block potentially affected by noise from external sources
S Surveillance block	◄ Side setback-boundary2
▬▬ Secondary frontage	

Figure 7 Taylor residential area ongoing provisions

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OP3 – Taylor residential area

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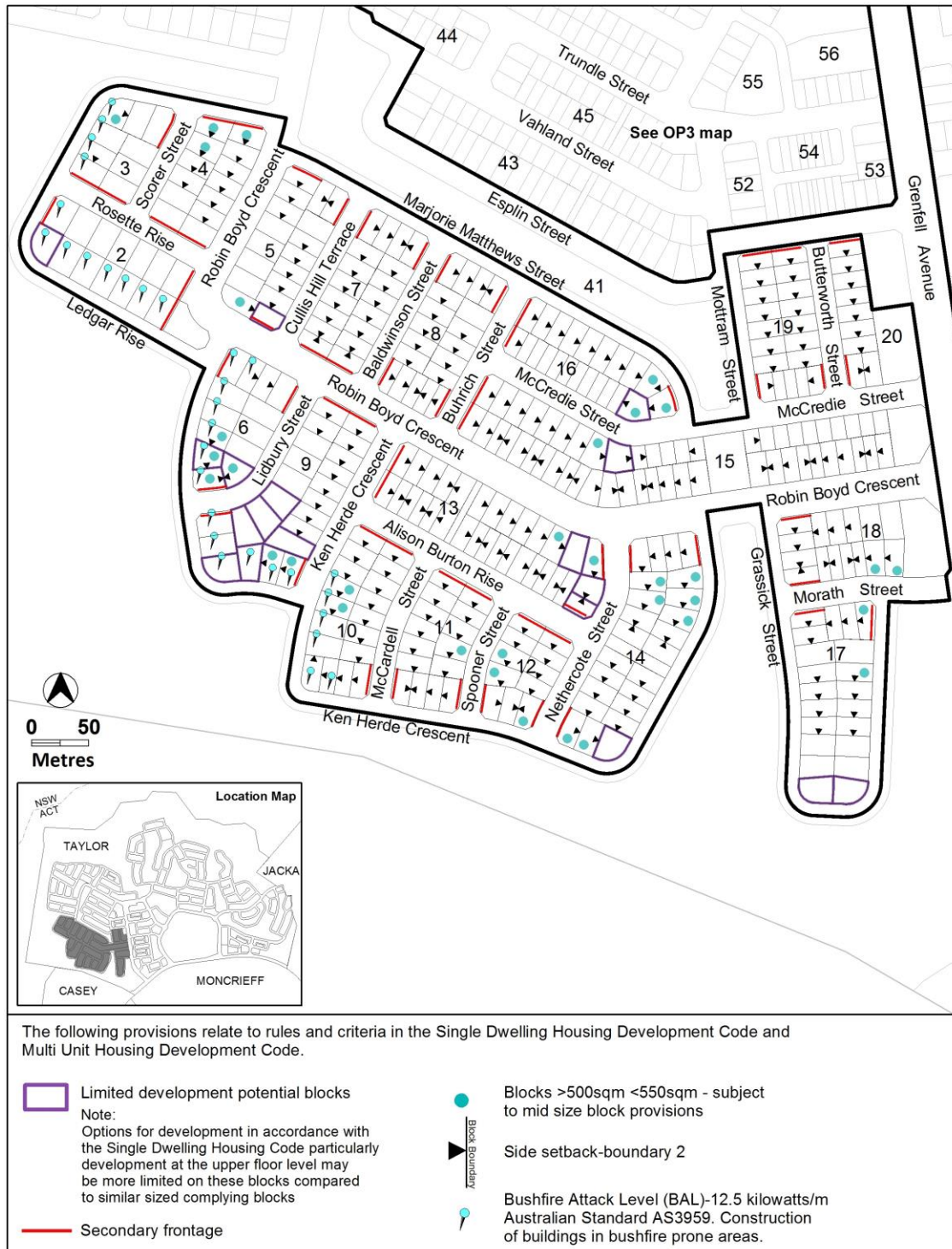

Figure 8 Taylor residential area ongoing provisions

OP4 – Taylor residential area

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

Figure 9 Taylor residential area ongoing provisions

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OP5 – Taylor residential area

This part applies to blocks and parcels identified in area OP5 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

Secondary frontage

Blocks >500sqm <550sqm - subject to mid size block provisions

Side setback-boundary 2

Bushfire Attack Level (BAL)-12.5 kilowatts/m Australian Standard AS3959. Construction of buildings in bushfire prone areas.

Figure 10 Taylor residential area ongoing provisions

OP6 – Taylor residential area

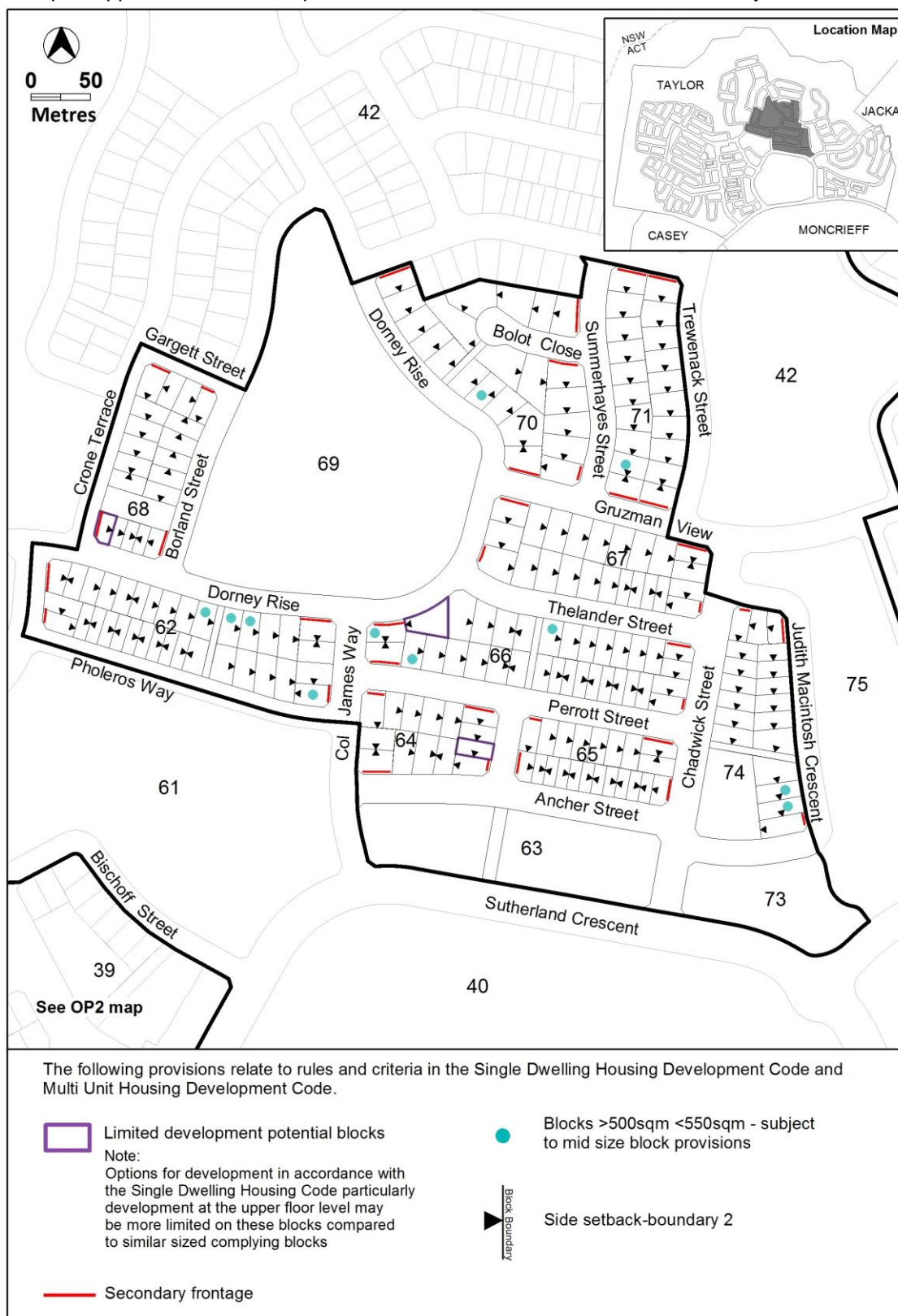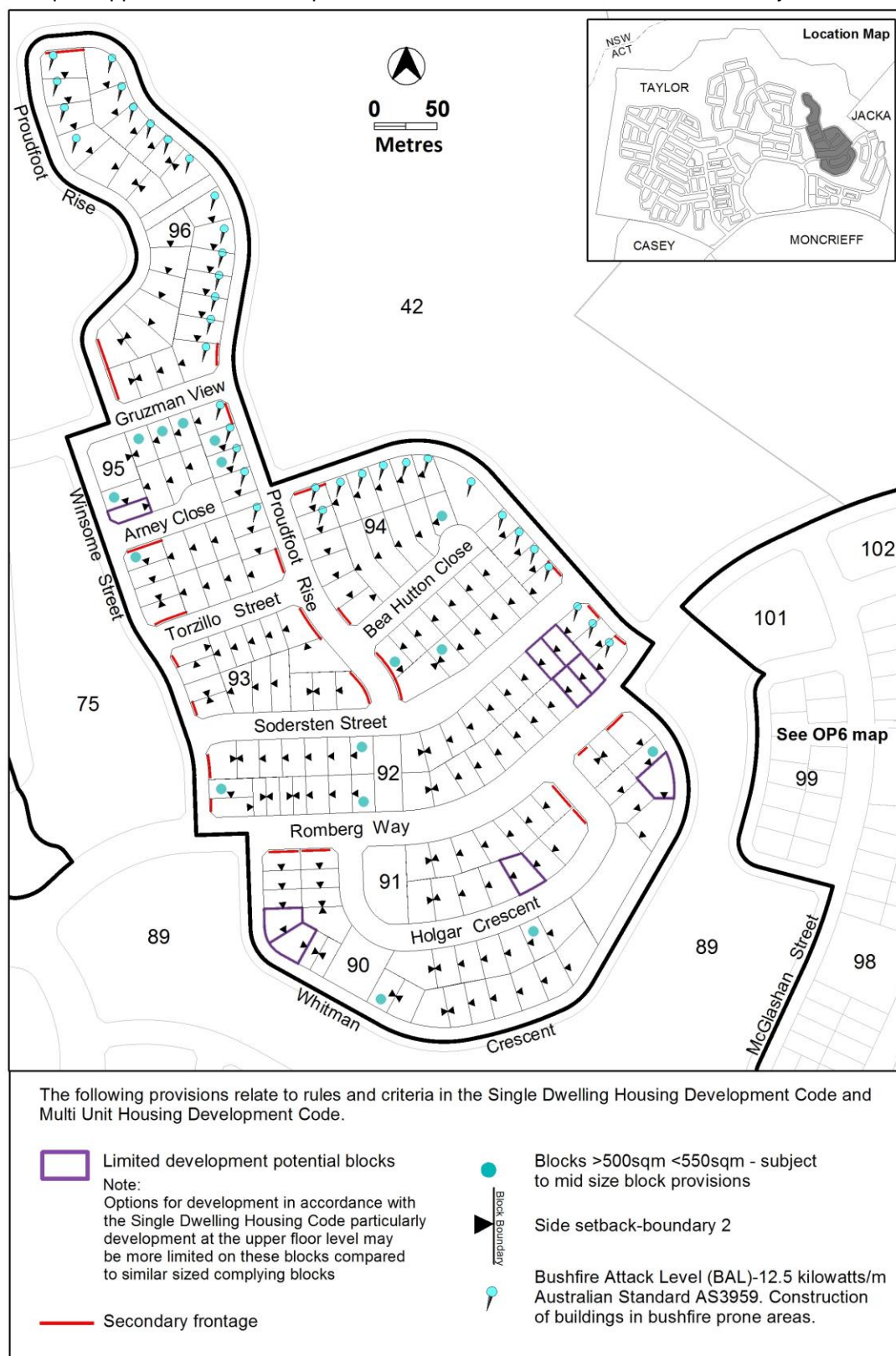This part applies to blocks and parcels identified in area OP6 shown on the Taylor Precinct Map.

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

Side setback-boundary 2

Bushfire Attack Level (BAL)-12.5 kilowatts/m Australian Standard AS3959. Construction of buildings in bushfire prone areas.
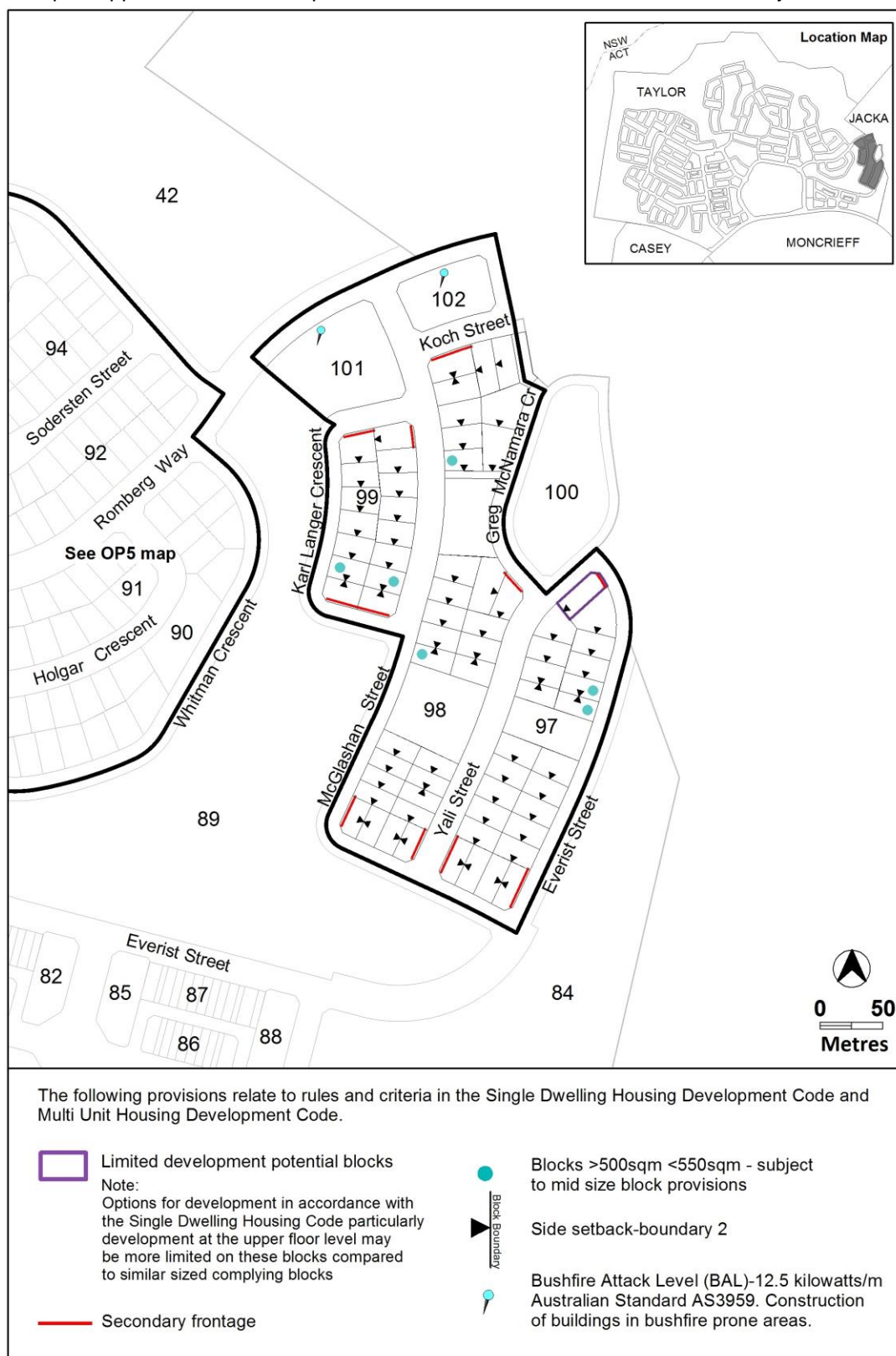
Secondary frontage

Figure 11 Taylor residential area ongoing provisions