Yarralumla Precinct Map and Code
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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

<table>
<thead>
<tr>
<th>Suburb precinct map label</th>
<th>Zone</th>
<th>Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>PD1</td>
<td>CFZ</td>
<td>retirement village</td>
</tr>
<tr>
<td></td>
<td></td>
<td>supportive housing</td>
</tr>
</tbody>
</table>

Table 2 – Additional merit track development

<table>
<thead>
<tr>
<th>Suburb precinct map label</th>
<th>Zone</th>
<th>Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT1</td>
<td>CZ6</td>
<td>business agency office</td>
</tr>
<tr>
<td></td>
<td></td>
<td>RESIDENTIAL USE</td>
</tr>
</tbody>
</table>
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
<table>
<thead>
<tr>
<th>Code</th>
<th>Full Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESA</td>
<td>ACT Emergency Services Agency</td>
</tr>
<tr>
<td>ESDD</td>
<td>ACT Environment and Sustainable Development Directorate</td>
</tr>
<tr>
<td>NCA</td>
<td>National Capital Authority</td>
</tr>
<tr>
<td>P&amp;D Act</td>
<td>Planning and Development Act 2007</td>
</tr>
<tr>
<td>TAMS</td>
<td>ACT Territory and Municipal Services Directorate</td>
</tr>
</tbody>
</table>
**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

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.1 SHOP and offices – floor area limit</strong></td>
<td></td>
</tr>
<tr>
<td>R1</td>
<td>The maximum <em>gross floor area</em> is:</td>
</tr>
<tr>
<td>a) SHOP except where associated with or related to entertainment, accommodation and leisure uses – 500m²</td>
<td></td>
</tr>
<tr>
<td>b) office – 1500m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>This is a mandatory requirement. There is no applicable rule.</td>
</tr>
</tbody>
</table>

### Element 2: Buildings

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.1 Number of storeys</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C2</td>
</tr>
<tr>
<td></td>
<td>Buildings achieve all of the following:</td>
</tr>
<tr>
<td></td>
<td>a) consistency with the <em>desired character</em></td>
</tr>
<tr>
<td></td>
<td>b) scale appropriate to the function of the use</td>
</tr>
<tr>
<td></td>
<td>c) minimal detrimental impacts including overshadowing and excessive scale</td>
</tr>
<tr>
<td></td>
<td>The maximum number of storeys is</td>
</tr>
<tr>
<td></td>
<td>a) <em>RESIDENTIAL USE</em> – 3</td>
</tr>
<tr>
<td></td>
<td>b) in all other uses – 2</td>
</tr>
<tr>
<td><strong>2.2 Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>R3</td>
<td>C3</td>
</tr>
<tr>
<td></td>
<td>The minimum <em>setback</em> to the northern and eastern boundaries is 20m.</td>
</tr>
<tr>
<td></td>
<td>Buildings achieve minimal detrimental impacts including overshadowing and excessive scale.</td>
</tr>
</tbody>
</table>