ACT Government

Environment and Sustainable Development

Coombs Precinct Map and Code

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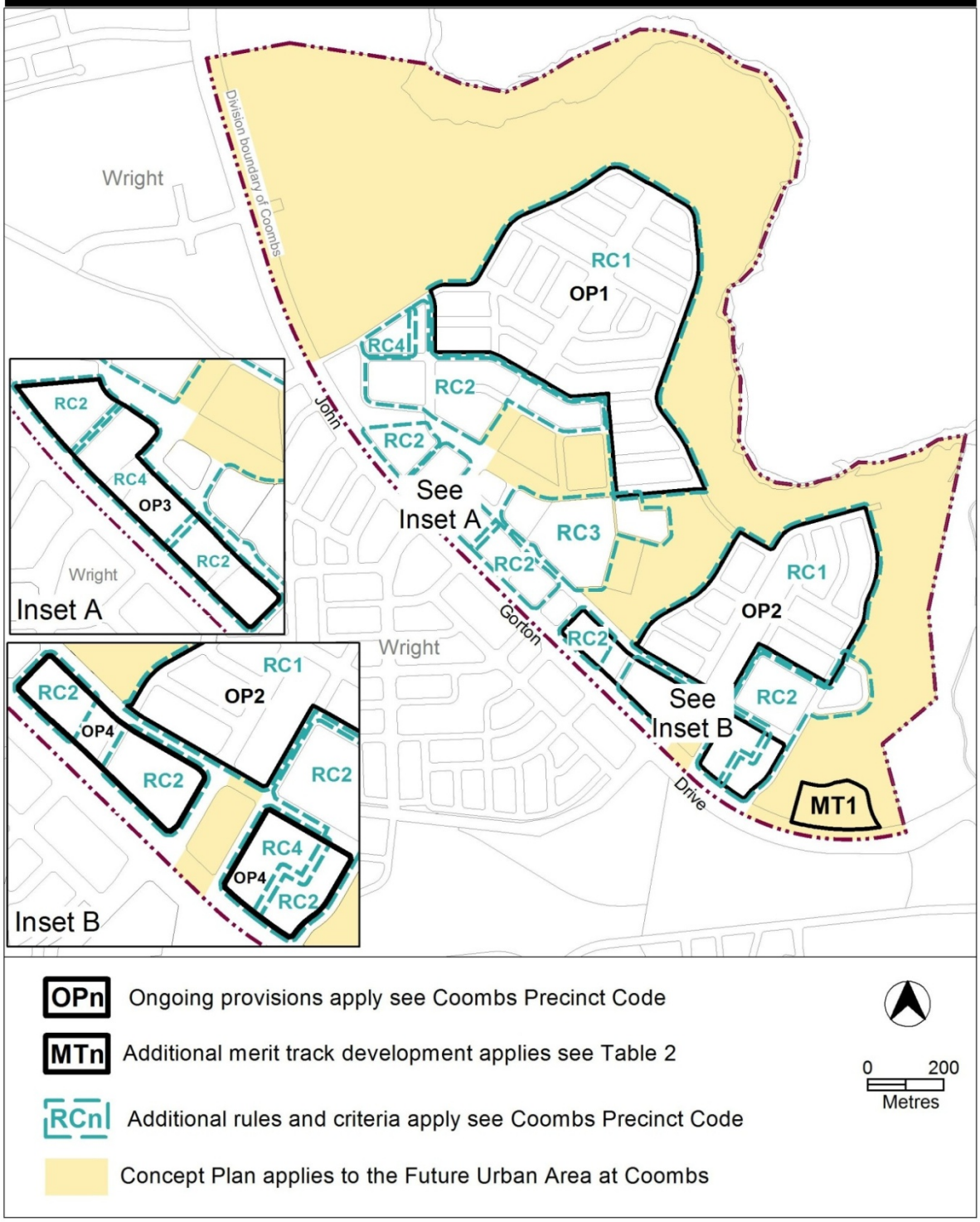
Coombs Precinct Map



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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 Coombs 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 table constitutes part of the relevant zone development table.

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	**Zone**	**Development**
MT1	CZ5	*municipal depot*

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Coombs Precinct Code

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Introduction

Name

The name of this code is the **Coombs Precinct Code**.

Application

The code applies to the Division of Coombs.

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.

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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

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Additional rules and criteria

This part applies to blocks and parcels identified in the Coombs Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Residential use area

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

Element 1: Building envelope

Rules	Criteria
1.1 Building envelope – residential buildings with three storeys or fewer	
R1 This rule applies to single dwelling housing or multi unit housing with three storeys or fewer. Buildings are sited wholly within the building envelope formed by projecting planes over the subject *block* comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except for *northern boundaries* of adjoining *residential blocks*, which are dealt with by the next rule. Refer Figure 1.	C1 Buildings achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for *dwellings* on adjoining *residential blocks* and their associated *private open space*.
R2 Buildings are sited wholly within the building envelope formed by projecting planes over the subject *block* comprising lines projected at X^{o} to the horizontal from an infinite number of points on a line of infinite length 1.8m above the *northern boundary* or boundaries of an adjoining *residential block*. X^{o} is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1. Refer Figure 1. Note: For the purposes of R1, R2, Table 1 and Figure 1, *northern boundary* means a boundary of a *block* where a line drawn perpendicular to the boundary outwards is orientated between 45° west of north and 45° east of north	This is a mandatory requirement. There is no applicable criterion

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Element 2: Amenity

Rules	Criteria
2.1 Boundaries between multi-unit residential and open space	
There is no applicable rule.	C3 This criterion applies to urban blocks (other than single residential blocks) which have a common boundary with a block(s) within the PRZ1 Urban Open Space Zone and/or NUZ4 River Corridor Zone The common boundary between urban blocks (other than single residential block) and urban open space and/or a river corridor achieves all of the following: a) ease of access to urban open space corridors b) surveillance of urban open space corridors c) avoidance of rear boundary fencing d) ground floor dwellings address to urban open space where there is no edge street.

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RC2 – RZ5 residential area

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

Element 3: Building height

Rules	Criteria
3.1 Building height – residential buildings with three storeys or fewer	
R3 Buildings have minimum building height of 2 storeys, with a minimum of 3 storeys facing John Gorton Drive. All other buildings have a minimum building height of 2 storeys.	This is a mandatory requirement. There is no applicable criterion.

Element 4: Residential density

Rules	Criteria
4.1 Residential density	
R4 The minimum average residential density is one dwelling for each 200m² of site area (rounded to the nearest whole number).	This is a mandatory requirement. There is no applicable criterion

Element 5: Building envelope

Rules	Criteria
5.1 Building envelope – residential buildings with three storeys or fewer	
R5 This rule applies to single dwelling housing or multi unit housing with three storeys or fewer. Buildings are sited wholly within the building envelope formed by projecting planes over the subject *block* comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except for *northern boundaries* of adjoining *residential blocks*, which are dealt with by the next rule. Refer Figure 1.	C5 Buildings achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for dwellings on adjoining residential blocks and their associated private open space.

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Rules	Criteria
R6 Buildings are sited wholly within the building envelope formed by projecting planes over the subject *block* comprising lines projected at X^o to the horizontal from an infinite number of points on a line of infinite length 1.8m above the *northern boundary* or boundaries of an adjoining *residential block*. X^o is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1. Refer Figure 1. Note: For the purposes of R5, R6, Table 1 and Figure 1, *northern boundary* means a boundary of a *block* where a line drawn perpendicular to the boundary outwards is orientated between 45° west of north and 45° east of north.	This is a mandatory requirement. There is no applicable criterion.

Element 6: Amenity

Rules	Criteria
6.1 Boundaries between multi-unit residential and open space	
There is no applicable rule.	C7 The common boundary between urban zones (other than single residential blocks) and PRZ1 and NUZ4 achieves the following: a) ease of access to urban open space corridors b) surveillance of urban open space corridors c) avoidance of rear boundary fencing d) ground floor dwelling address to urban open space where there is no edge street.

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Table 1 – Apparent sun angle (X) at noon on the winter solstice (21 June)

Aspect of northern boundary or north facing window (bearing of line drawn perpendicular to the boundary or window)	**Angle** **(X)**
North 0<10° East North 0<10° West	32 °
North 10<20° East North 10<20° West	35 °
North 20<30° East North 20<30° West	37 °
North 30<40° East North 30<40° West	39 °
North 40-50° East North 40-50° West	41 °

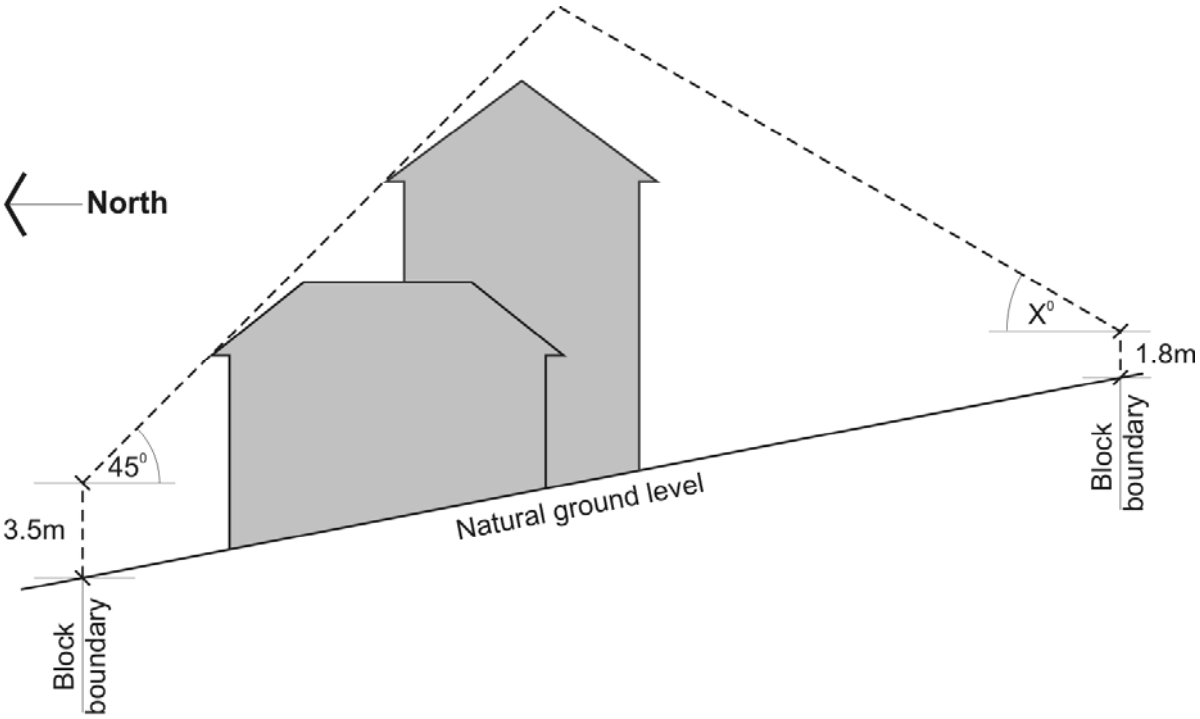

Figure 1 Typical Building Envelope

Note: height of building and boundary setback provisions also apply

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RC3 – CFZ Community facilities zone

This part applies to blocks and parcels identified in area RC3 shown on the Coombs Precinct Map.

Element 7: Community use

Rules	Criteria
7.1 Minimum community use	
R8 Buildings in CFZ must provide for community use.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C9 The CFZ of not less than 6ha must accommodate, at a minimum, an educational establishment (primary school), community activity centre and child care centre.

Element 8: Amenity

Rules	Criteria
8.1 Boundaries between multi-unit residential and open space	
There is no applicable rule.	C10 The common boundary between urban zones (other than single residential blocks) and PRZ1 and NUZ4 achieves the following: a) ease of access to urban open space corridors b) surveillance of urban open space corridors c) avoidance of rear boundary fencing d) ground floor dwelling address to urban open space where there is no edge street.

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RC4 – Commercial zones

This part applies to blocks and parcels identified in area RC4 shown on the Coombs Precinct Map.

Element 9: Building and site controls

Rules	Criteria
9.1 Local centre/mixed use node	
R11 Buildings in CZ5 at the junction of John Gorton Drive and Fred Daly Avenue address both John Gorton Drive and Fred Daly Avenue.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C12 Buildings in CZ5 at the junction of John Gorton Drive and Fred Daly Avenue, and fronting Fred Daly Avenue, are designed to be adaptable for commercial use.
R13 Buildings facing John Gorton Drive have a minimum building height of 3 storeys.	This is a mandatory requirement. There is no applicable criterion.
	C14 Buildings in CZ4 are designed to have the ground floor level to be adaptable for commercial use. Note: This criterion does not apply to buildings fronting the northern part of Blackmore Street.
9.2 Building envelope – residential buildings with three storeys or fewer	
R15 This rule applies to single dwelling housing or multi unit housing with three storeys or fewer. Buildings are sited wholly within the building envelope formed by projecting planes over the subject *block* comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except for *northern boundaries* of adjoining *residential blocks*, which are dealt with by the next rule. Refer Figure 1.	C15 Buildings achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for dwellings on adjoining residential blocks and their associated private open space.

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Rules	Criteria
9.3 Active frontages and main pedestrian areas	
R16 This rule applies to Figure 5. Areas identified as 'active frontages' and 'main pedestrian areas and routes' comply with the applicable provisions in the commercial zones development code.	This is a mandatory requirement. There is no applicable criterion.

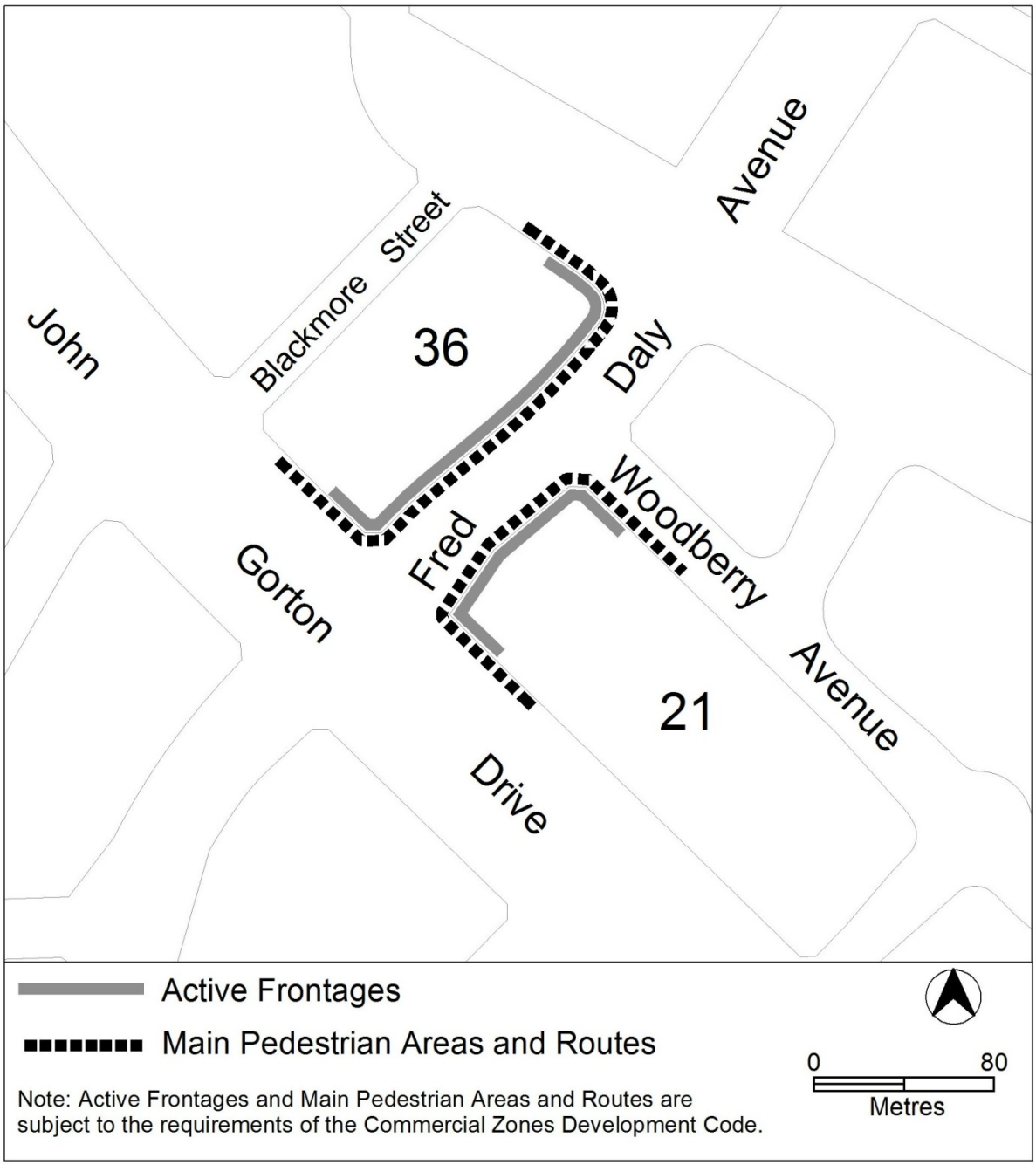

Figure 5 Active frontages and main pedestrian areas and routes

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Other ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Coombs Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

OP1 – Coombs residential area 1

This part applies to blocks and parcels identified in area OP1 shown on the Coombs Precinct Map.

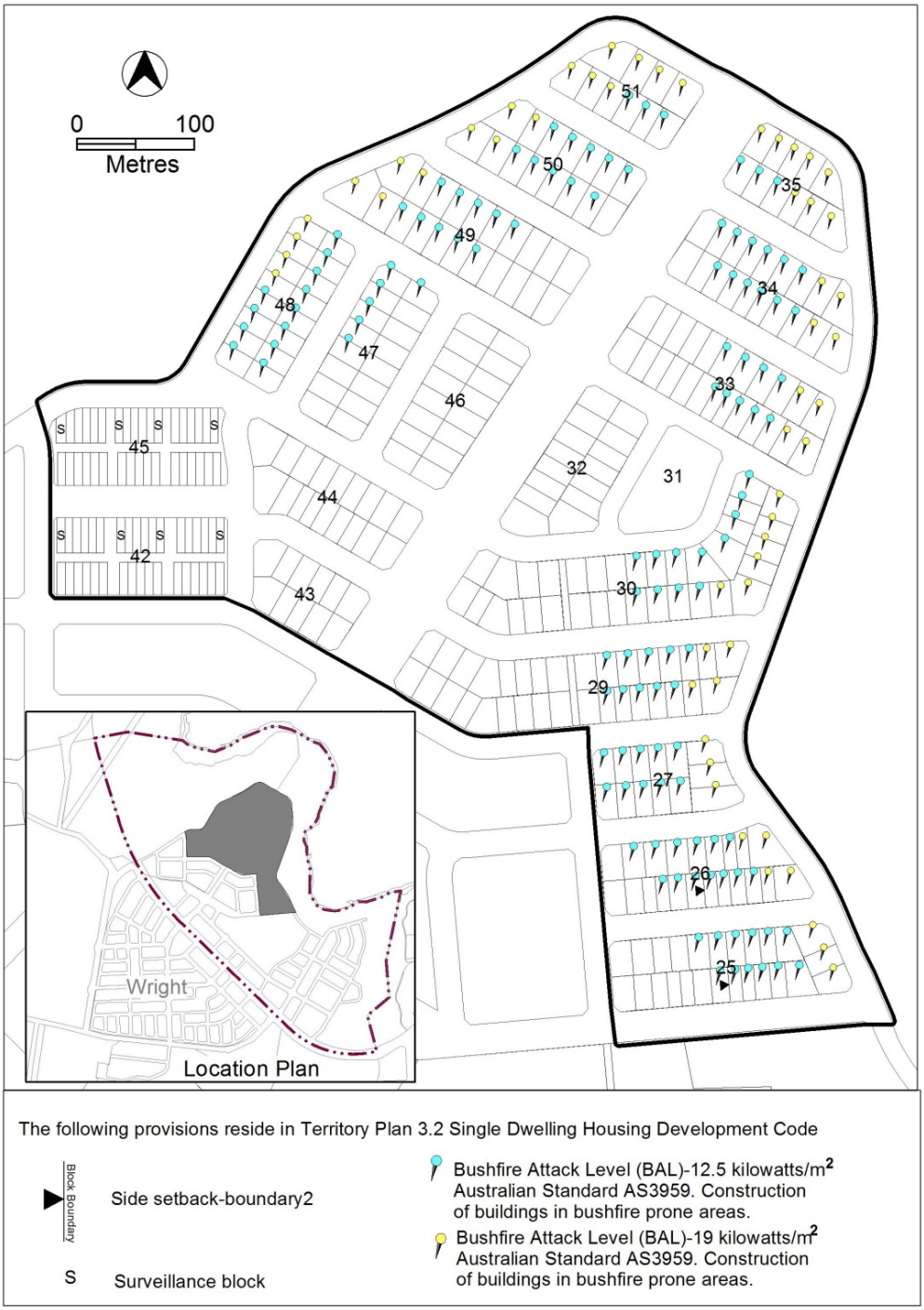

Figure 2 Coombs residential area 1

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OP2 – Coombs residential area 2

This part applies to blocks and parcels identified in area OP2 shown on the Coombs Precinct Map.

The following provisions reside in Territory Plan 3.2 Single Dwelling Housing Development Code

S Surveillance block

Bushfire Attack Level (BAL)-12.5 kilowatts/m^2 Australian Standard AS3959. Construction of buildings in bushfire prone areas.

Bushfire Attack Level (BAL)-19 kilowatts/m^2 Australian Standard AS3959. Construction of buildings in bushfire prone areas.

Figure 3 Coombs residential area 2

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OP3 – Coombs residential area 3

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

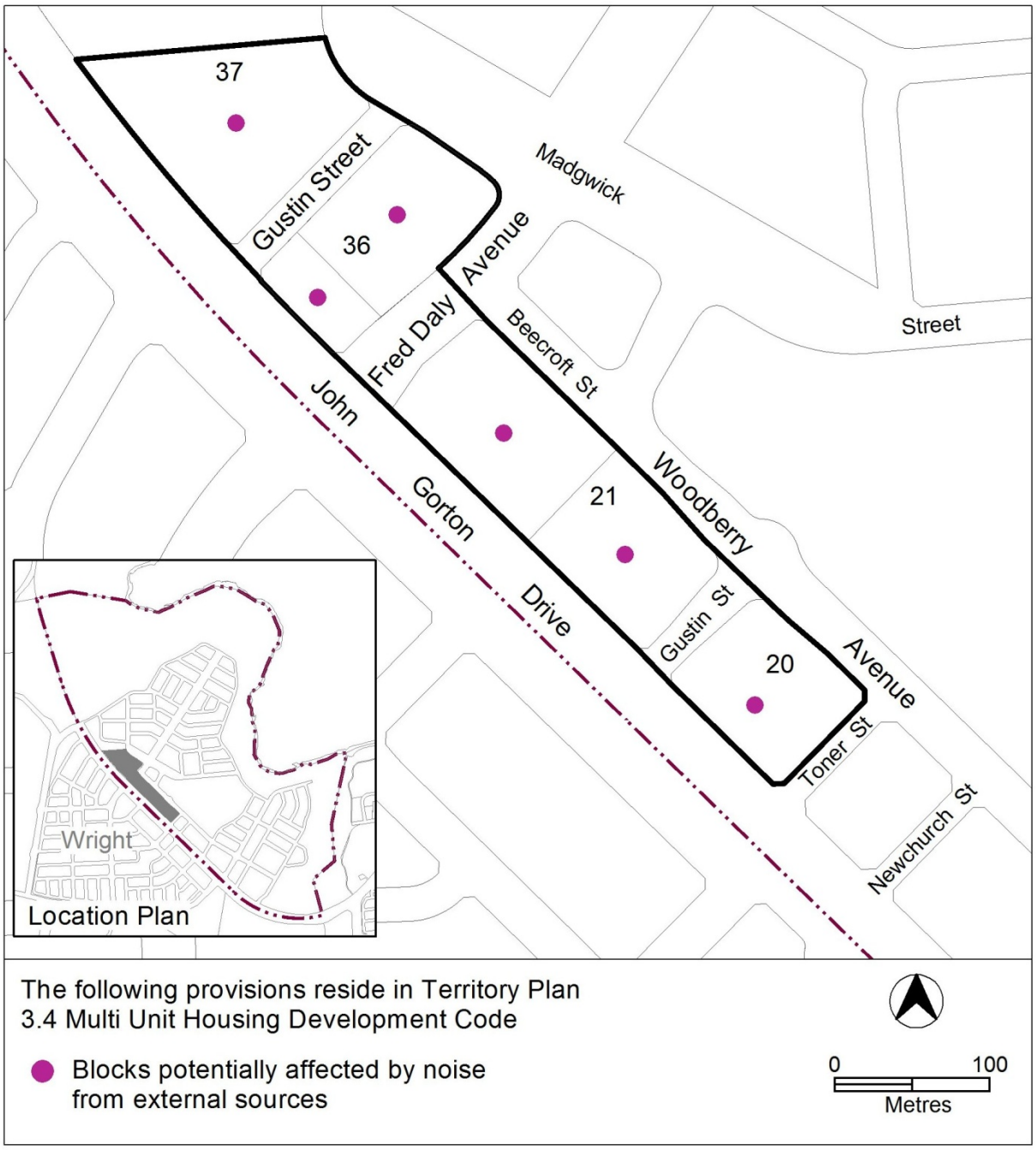

Figure 4 Coombs residential area 3

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OP4 – Coombs residential area 4

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

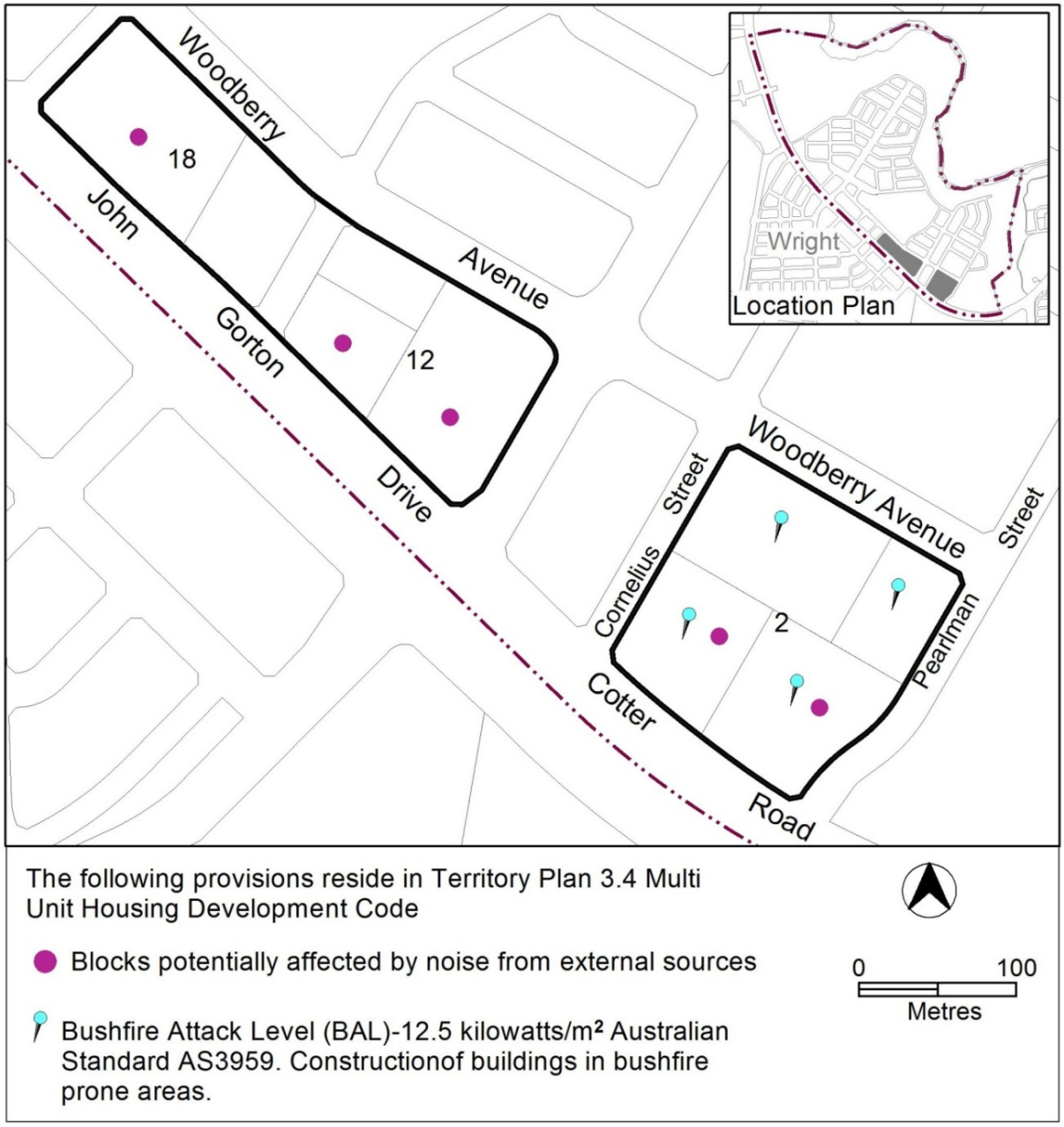

Figure 5 Coombs residential area 4

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