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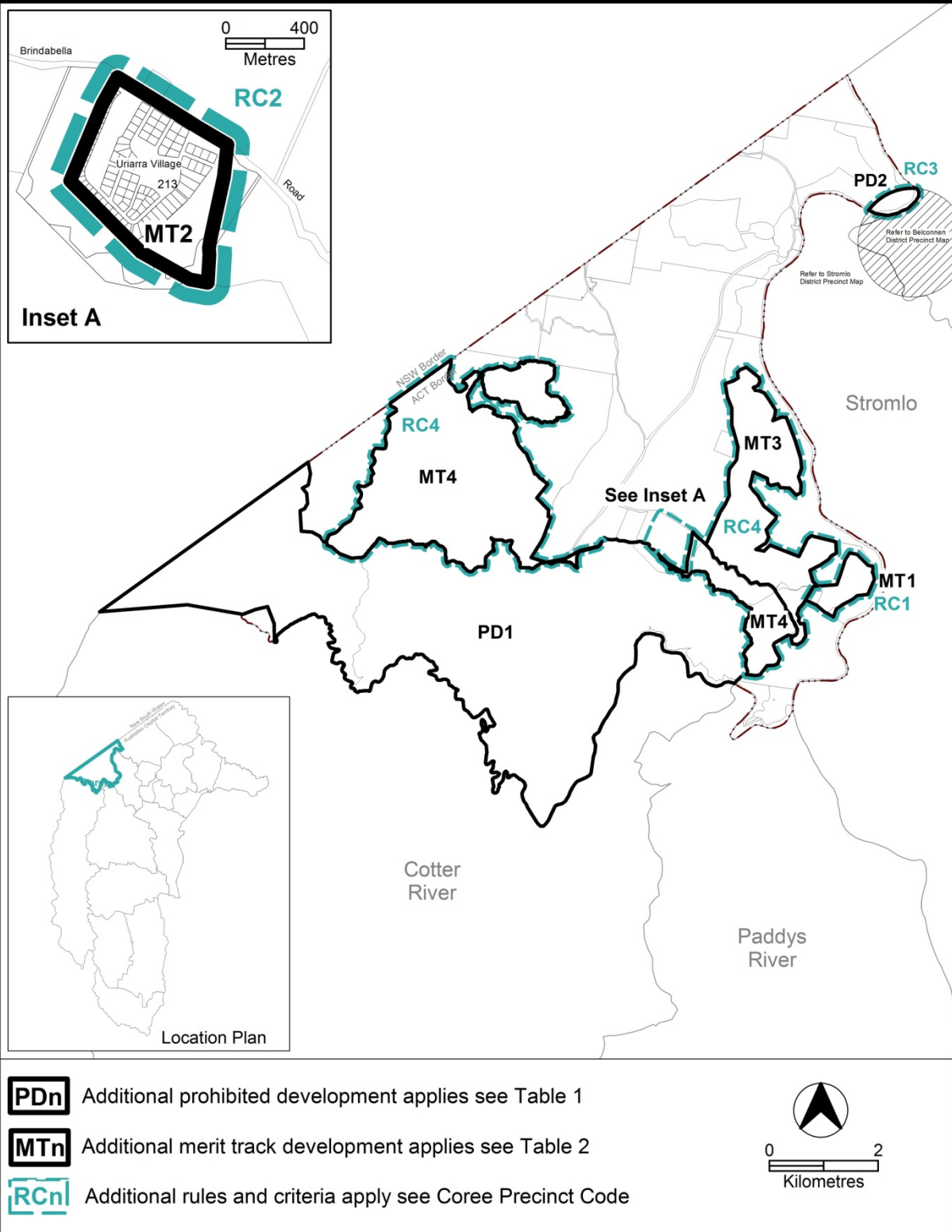
Government

Environment and
Sustainable Development

Coree District Precinct Map and Code

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Coree District Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Coree District 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	NUZ5	<i>agriculture</i>
PD2	NUZ4	<i>Ancillary RESIDENTIAL USE</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	NUZ4	<i>group or organised camp overnight camping area tourist facility</i>
MT2	NUZ2	<i>COMMUNITY USE home business scientific research establishment single dwelling housing</i>
MT3	NUZ4	<i>communications facility outdoor recreation facility overnight camping area plantation forestry scientific research establishment</i>
MT4	NUZ5	<i>outdoor recreation facility plantation forestry</i>

Coree District Precinct Code

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Introduction

Name

The name of this code is **Coree District Precinct Code**.

Application

The code applies to the District of Coree excluding land or blocks shown separately in Division Precinct Maps.

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

RC1 – Murrumbidgee River corridor

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

Element 1: Use

Rules	Criteria
1.1 Campsite and tourist facility	
There is no applicable rule.	C1 Development is of low intensity on large blocks permitting point source retention of storm water runoff and opportunities for large scale landscaping. Stormwater runoff should be containable on site.
There is no applicable rule.	C2 Development, including existing uses, incorporates measures to minimise impacts on the ecology and improve the visual character of the locality.

RC2 – Uriarra Village

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

Element 2: Use

Rules	Criteria
2.1 Residential use	
R3 The maximum number of dwellings in the precinct is 100.	This is a mandatory requirement. There is no applicable criterion.
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.

Element 3: Building

Rules	Criteria
3.1 National Capital Plan	
There is no applicable rule.	<p>C5</p> <p>Where a development is subject to Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, the development is not inconsistent with the Special Requirements or Development Control Plan.</p> <p>Where any provision of this code is inconsistent with Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, that provision has no effect.</p>

Element 4: Environment

Rules	Criteria
4.1 Water sensitive urban design	
There is no applicable rule.	<p>C6</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>C7</p> <p>Development utilises existing infrastructure and encourage urban design that reduces potable water consumption and increases recycling of wastewater.</p>
4.2 Heritage significance	
There is no applicable rule.	<p>C8</p> <p>The existing road pattern, cottages and other items of heritage significance are conserved, consistent with relevant heritage requirements.</p>

RC3 – Lower Molonglo Water Quality Control Centre Clearance zone

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

Element 5: Use

Rules	Criteria
5.1 Compatible uses	
<p>There no applicable rule.</p>	<p>C9</p> <p>This criterion applies to RC3.</p> <p>Development is compatible with the treatment plant, subject to the objectives and controls in the relevant zone.</p> <p><i>Note:</i></p> <p><i>Appropriate compatible uses may include the following:</i></p> <ul style="list-style-type: none"> a) <i>Ancillary use</i> b) <i>Agriculture</i> c) <i>Communications Facility</i> d) <i>Land management facility</i> e) <i>MAJOR UTILITY INSTALLATION</i> f) <i>Minor use</i> g) <i>Nature conservation area</i> h) <i>Parkland</i> i) <i>Road</i> j) <i>Rural business</i> k) <i>Scientific research establishment</i> l) <i>Temporary use</i> m) <i>Woodlot</i> <p><i>or other uses permitted under the relevant land use policy provided the uses do not provide for on-going habitation by people.</i></p>

RC4 – Plantation Forestry

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

Element 6: Use

Rules	Criteria
6.1 Agriculture	
There is no applicable rule.	C10 Agriculture is limited to livestock grazing excluding horse agistment where appropriate.
6.2 Tourist facility	
There is no applicable rule.	C11 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.