

Australian Capital Territory

Planning and Development (Technical Amendment—Changes to concept plans (Flemington Road corridor, Coombs and Wright) and various code and miscellaneous changes) Plan Variation 2010

NOTIFIABLE INSTRUMENT NI2010–22

Technical Amendment No 2009-26

made under the

***Planning and Development Act 2007*, section 89 (Making technical amendments)**

This technical amendment commences on Friday 22 January 2010.

Technical amendment number 2009-26 to the Territory Plan has been approved by the Planning and Land Authority.

Kelvin Walsh
Delegate of the Planning and Land Authority

20 January 2010



Planning & Development Act 2007

Technical Amendment to the Territory Plan Variation 2009-26

Changes to concept plans
(Flemington Road corridor, Coombs and Wright)
and various code and miscellaneous changes

January 2010



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1. INTRODUCTION

Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan.

The *Planning and Development Act 2007* (the Act) establishes the ACT Planning and Land Authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary.

Technical amendments to the Territory Plan are prepared in accordance with the Act and this technical amendment contains both code and miscellaneous amendments.

A code variation under section 87(b) is a technical amendment that

- (i) would only change a code; and
- (ii) is consistent with the policy purpose and policy framework of the code; and
- (ii) is not an error variation.

A variation under section 87(a) is a technical amendment that

- (i) would not adversely affect anyone's rights if approved; and
- (ii) has as its only object the correction of a formal error in the plan.

Following the release of the variation under section 90 of the Act, submissions from the public were invited. At the conclusion of the limited consultation period, any representations were considered by the ACT Planning and Land Authority (the Authority). The Authority then determined a day when the code variation commenced by way of a commencement notice.

2. EXPLANATORY STATEMENT

Changes and Reasons

2.1 Code Amendments

All of the following code amendments are considered to be consistent with the policy purpose and policy framework of the codes in accordance with section 87(b) of the *Planning and Development Act 2007*.

A. Restructure and changes to parts of the Flemington Road corridor concept plan – items C17, C18

Section 2.4.13 land program – of the Flemington Road corridor concept plan is to be amended to introduce a criterion to provide a degree of flexibility for enabling an increase in dwelling numbers over the current maximum number of 1,225 units, where certain requirements can be demonstrated. In this way, densities can be appropriately increased to reinforce the corridor as a location for higher densities to support public transport and as a gateway to Gungahlin town centre.

Section 3.0 development control requirements – of the concept plan is amended to introduce a rules and criteria format and include planning controls arising from the estate development plan development application approval for Stage 1A Flemington Road. These controls will apply to the entire corridor. Some controls have been fine-tuned to protect the amenity of adjacent residential areas. All references to the design of Flemington Road are proposed to be removed as the road has been approved.

B. Restructure and changes to the Coombs and Wright Concept Plans

The existing concept plans for Coombs and Wright are amended to combine these plans, introduce a rules and criteria format, and provide a greater level of detail to guide future development.

The changes include introducing minimum densities of residential development in the RZ4 medium density residential and RZ5 high density residential zones to support local centres and public transport along the north-south arterial road corridor. Maximum densities of residential development are set for the residential RZ1 suburban zone to ensure a lower density suburban character.

Minimum areas for land use zones (excluding residential RZ1 suburban zone) are specified to ensure they are incorporated. Areas of potential Pink-tailed worm lizard habitat with a moderate or high quality habitat ranking are to be protected within buffer zones and urban open space in Coombs.

The existing concept plan states that the long term intention for the Forestry Depot in Coombs is to be commercial CZ5 mixed use zone. The existing Territory Plan map is subject to a future urban area overlay and already zones the land for this purpose, which is also reflected in the provisions rule R1 and criterion C1 under the land use section of the concept plan. It is anticipated that the Forestry Depot will remain on its existing site for the foreseeable future.

Further detailed requirements are introduced regarding the:

- design of the north-south arterial road
- stormwater overland flow path and water quality treatment, including design of ponds and open space corridors
- design and alignment of the trunk sewer.

C. Revised parking standards for places of worship – items C15, C16

The schedules containing parking standards in the parking and vehicular access general code are being amended for places of worship applying to the commercial zones and the community facility zone.

These changes better reflect contemporary parking needs. The parking rates were developed as a result of recent consultation with several of the Territory's religious communities and are supported by the Department of Territory and Municipal Services. They also standardise the previously differing standards for places of worship in commercial zones and the community facility zone in civic, town and group centres.

D. Changes to overlooking provisions in the multi unit housing development code – items C1, C3

Development that proposes private open space larger than required by the code will only be required to screen the same amount of open space from overlooking as development which meets the minimum requirement. To achieve this outcome rules R69 and R128 will be amended by inserting the word 'minimum'.

E. Changes to requirements for consideration of neighbourhood plans in various codes – items C2, C4–C6, C7, C8, C12–14

Criteria contained in some of the residential and commercial codes require a proponent, when preparing a development application, to demonstrate responses to the key strategies and actions of any relevant neighbourhood plan, where one exists. In relation to the requirement to respond to 'actions', it is not considered relevant for proponents to address actions which are beyond their scope or control and require review or action by another entity or government organisation. On this basis the words 'and actions' are removed from both of the aforementioned criteria as this requirement is not within the proponent's control.

F. Group centres precinct code (renamed to group centres development code as explained under section 2.2 G below) – items C9–C11

The wording for rule R11 and R23 relating to land use restrictions for residential use at ground floor level in the commercial CZ2 business zone and commercial CZ3 services zone are standardised across both zones. The intent of these provisions remains the same, being to limit residential use at ground floor level, except on specified blocks.

To enable qualitative requirements to permit flexibility under certain circumstances criterion C11 is to be replicated in a new criterion C23 to be incorporated within the commercial CZ3 services zone.

Miscellaneous Amendments

G. Change to naming convention for commercial centres precinct codes – items M2–M13, M15, M22, M23–24, M25–M26, M28–29, M30, M32–M33, M40

Master-planning of several commercial centres, including Gungahlin Town Centre is currently being undertaken. It is considered desirable to insert centre-specific controls into the Territory Plan to implement the outcomes of the master-planning study. In order to avoid the need to insert additional provisions into all of the current commercial centres precinct codes and to avoid two precinct codes applying to the same centre, the current commercial precinct codes are renamed development codes.

This change will allow new precinct codes to be introduced for other centres if and as required. The change of name of the codes will make the structure of the commercial codes consistent with other parts of the Territory Plan. Additional rules are to be inserted into the commercial codes to make the applicability of codes clear.

Consequential amendments have been made, such as amending references to the code names in other parts of the Territory Plan.

H. Definitions

A typographical correction in the definition of tourist resort – item M45

The definition of tourist resort contains a grammatical mistake which will be rectified through this technical amendment. The word 'Bar' will be amended to read 'bar'.

Change the definition of Authority to refer to correct legislation – item M46

The definition of the Authority refers to section 7 of the *Planning and Land Act 2002*. This Act was repealed and replaced with the *Planning and Development Act 2007* which took effect on 31 March 2008 at the same time as the restructured Territory Plan. The definition needs to be amended in line with other definitions to refer to the *Planning and Development Act 2007* and the appropriate section in the Act.

Change to ensure consistency of the definition of dwelling – item M47

The definition of dwelling in the Territory Plan and the definition used in the *Planning and Development Regulation 2008* (the Regulation) are not consistent. The definition in the Territory Plan will be changed to refer to the definition in the Regulation to ensure consistency.

I. Correction of reference to the residential subdivision development code – item M1

Technical amendment 2008-11 which was approved on 29 January 2009 sought to clarify the application of the previously named future urban areas residential subdivision development code as applying to all residential subdivision where subject to an estate development plan, whether in a future urban area or not. The code was renamed the residential subdivision development code. However the clarification of wording was not amended in the governance section of the Territory Plan. This amendment will correct this omission.

J. Removal of a provision which is not required in the local centres precinct code – item M31

This rule which requires the preparation of a noise management plan refers to club, drink establishment and hotel, all of which are prohibited uses in the commercial CZ4 local centre zone. Reference to these uses is to be removed from the rule to avoid any ambiguity.

K. Removal of an erroneous reference in the CZ6 leisure and accommodation zone development code– items M36–M37

This table has erroneous references in the objectives and development table to a CZ6 leisure and accommodation zone ‘precinct’ code which will be corrected to read CZ6 leisure and accommodation zone development code.

L. Removal of erroneous references in the CZ5 mixed use zone development code –items M34–M35

The introduction contains two erroneous references to a CZ5 mixed use zone ‘precinct’ code which will be corrected to read CZ5 mixed use zone development code.

M. Typographical corrections in the parking and vehicular access general code – items M44, M49

This section contains two typographical mistakes to be corrected.

N. Typographical correction in the Kingston foreshore structure plan – item M48

This section contains one typographical mistake to be corrected.

O. Correction of a diagram in the group centres precinct code – item M27

Conder section 228 blocks 1 and 14 are incorrectly shown in the diagram as being in the commercial CZ3 zone. The correct zoning is commercial CZ1 core. The diagram will be amended accordingly.

P. Insertion of reference to the home business general code in the commercial development tables – item M14

Technical Amendment 2009-23 changed the definition of home business to exclude it from the RESIDENTIAL USE umbrella term and place under a separate individual definition for home business. This was done to remove any inconsistency and misunderstanding that may have arisen due to the use of home business being contained within the RESIDENTIAL USE definition. Home business is identified as a separate merit track development under all development tables in which RESIDENTIAL USE is listed as a merit track development within the Territory Plan.

The multi unit housing development code C265 – which applies in the residential zones – refers to the home business general code but the commercial zones codes contain no such reference. In order to rectify this omission, a reference to the home business general code has been included in the minimum assessment track merit section of the development tables for the commercial CZ1 core, CZ2 business, CZ3 services, CZ4 local centre and CZ5 mixed use zones.

Q. Remove P1 Northbourne Avenue precinct overlay from the Territory Plan map– item M51

The Northbourne Avenue precinct code does not apply to section 42 Turner, heritage listed Havelock House as detailed in the code. On this basis the P1 overlay on the Territory Plan map is incorrect and needs to be removed.

R. Correction of references and removal of a reference in the multi unit housing development code – items M19–M21

The reference in rule R42 to the 'ACT Environment Protection Policy 2000' is incorrect. The reference will be corrected to 'Contaminated Sites Environment Protection Policy 2000'.

Rule R228 c) is to be changed from ACT Environment Protection Regulations 1997 to Environment Protection Regulation 2005 as the 2005 Regulation supersedes the 1997 Regulations.

Rule R228 d) is to be removed from the code. Reference to the ACT Draft Noise Management Guideline 1996 is redundant as the planning guidelines register was repealed when the *Planning and Development Act 2007* came into effect. Noise management issues are considered under the *Environment Protection Act 1997*.

S. Typographical correction in the industrial zones IZ2 development table and industrial zones development code – items M16, M38–M39

Change NON-RETAIL COMMERCIAL USE to NON RETAIL COMMERCIAL USE to remove hyphen in the development table and code.

T. Change to references in the rural villages precinct code – items M41–M43

The introductory paragraph has been amended to state that the precinct code also applies to all development in the non urban NUZ2 rural zone in which Uriarra Village is located.

Furthermore, in the code, the subheading 'Part D(1) – Rural' is somewhat unclear and it is amended to be 'Part D(1) – Rural Zone'.

Criterion C51 refers to the 'Residential Development Code' which is incorrect as there is no such code. This needs to be amended to refer to the correct code which is the single dwelling housing development code.

U. Correction of zoning for Hume section 6 block 13 building encroachment – item M52

An industrial building on section 6 block 13 Hume encroaches onto two adjoining blocks – block 1 section 11 and Block 5 Section 19 Hume by 10.7m² and 3.3m² respectively. The subject land is included in the IZ1 general industrial zone while the two adjoining blocks are transport and services TSZ2 services zone and non urban NUZ1 broadacre zone respectively.

The encroachment was as a result of inaccuracies at the time of construction. A minor adjustment to the boundary of the zone to enable the encroachment to be rectified. The two parcels of land that are the subject of the encroachment are unleased Territory land currently managed by the Department of Territory and Municipal Services.

V. Relocation of the 'inner north precinct code' – item M50

To improve the structure of the Territory Plan the 'inner north precinct code' has been co-located with other precinct codes.

W. Removal of introductory paragraph references to volumes and sections in the residential codes – items M17–M18

Unnecessary references are to be removed to avoid potential confusion relating to volumes and sections within the single dwelling housing development code and the multi unit housing development code.

3. TECHNICAL AMENDMENT

3.1 Code Amendments

Variation to Multi Unit Housing Development Code

C1. At residential zones – multi unit housing development code, part C(1) multi unit housing, element 3 built form, 3.3 interface, rule R69

Insert after '50% of the' as follows

minimum

C2. At residential zones – multi unit housing development code, part C(1) multi unit housing, element 5 amenity, 5.2 neighbourhood plans, criterion C87

Substitute criterion C87 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

C3. At residential zones – multi unit housing development code, part C(3) multi unit housing – inner north Canberra and Gungahlin – RZ3 and RZ4 zones, element 3 built form, item 3.3 interface, rule R128

Insert after '50% of the' as follows

minimum

C4. At residential zones – multi unit housing development code, part C(3) multi unit housing – inner north Canberra and Gungahlin – RZ3 and RZ4 zones, element 5 amenity, item 5.2 neighbourhood plans, criterion C147

Substitute criterion C147 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

C5. At residential zones – multi unit housing development code, part C(5) multi unit housing – other areas – RZ4 and RZ5 Zones and all areas in the commercial zones, element 5 amenity, criterion C224

Substitute criterion C224 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

Variation to Inner North Precinct Code

C6. At inner north precinct code, part A general development controls, element 5 amenity, 5.1 neighbourhood plans, criterion C21

Substitute criterion C21 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

Variation to City Centres Precinct Code

C7. At city centres precinct code, part B general development controls, element 5 amenity, 5.4 neighbourhood plans, criterion C82

Substitute criterion C82 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

Variation to Town Centres Precinct Code

C8. At town centres precinct code, part B general development controls, element 5 amenity, 5.4 neighbourhood plans, criterion C82

Substitute criterion C82 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

Variation to Group Centres Precinct Code

C9. At group centres precinct code, part A(2) group centres – CZ2 business zone, element 1 restrictions on use, item 1.1, rule R11

Substitute rule R11 with

Residential use is not included at ground floor level except on
a) Griffith (Manuka) Section 2 and Kingston Sections 19 and 20.

C10. At group centres precinct code, part A(3) group centres – CZ3 services zone, element 1 restrictions on use, item 1.1, rule R23

Substitute the first line under R23 with

Residential use is not included at ground floor level except on:

C11. At group centres precinct code, part A(3) group centres – CZ3 services zone, element 1 restrictions on use, Item 1.1, criterion C23

Substitute 'This is a mandatory requirement. There is no applicable criterion' with criterion C23 as follows

C23

- a) Residential use at ground floor level is designed to comply with the provisions of the Australian Standards for adaptable housing and the Access and Mobility General Code.
- b) Where the development fronts a street with a commercial interface, the residential use is integrated with commercial uses along the ground floor level frontage as appropriate.

C12. At group centres precinct code, part B General Development Controls element 5 amenity, item 5.4, criterion C56

Substitute criterion C56 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

Variation to Local Centres Precinct Code

C13. At local centres precinct code, part A general development controls, element 5 amenity, 5.1 neighbourhood plans, criterion C32

Substitute criterion C32 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

Variation to Northbourne Avenue Precinct Code

C14. At Northbourne Avenue precinct code, part B general development controls, element 5 amenity, 5.4 neighbourhood plans, criterion C56

Substitute criterion C56 with

Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

Variation to Parking and Vehicular Access General Code

C15. At parking and vehicular access general code, part 3 parking and vehicular access, 3.2 commercial zones (excepting leisure and accommodation zone), 3.2.5 schedules of parking provision rates for commercial zones, schedule 2 parking provision rates for commercial zones, place of worship

Substitute for the existing provisions of '1 space /20 seats' for place of worship in the Town Centres and the Group Centres columns with the following

1 space/10 seats

C16. At parking and vehicular access general code, part 3 parking and vehicular access, 3.5 community facility zone, 3.5.5 schedule of parking provision rates for community facility zone, schedule 5 – community facility zone

Substitute the existing provisions of '1 space /4 seats' for place of worship with the following

1 space/20 seats within City Centre
1 space/10 seats within Town and Group Centres
1 space/4 seats all other areas

Variation to the Flemington Road Corridor Concept Plan

C17. At Flemington Road corridor concept plan (precinct code), 2.4 indicative development plan – primary elements, 2.4.13 land program

Substitute the existing provisions with the following

The Concept Plan proposes that the corridor is developed with a variety of high density dwelling types and the following dwelling number.

Rules	Criteria
Dwelling Numbers	
R1 The maximum number of dwellings within the Flemington Road corridor concept plan area is 1225 dwellings.	C1 The estate development plan (EDP) provides for a variety of higher density housing that is capable of being supported by the planned and constructed services and transport infrastructure An increase in the number of dwellings above that specified in R1 may be considered where all of the following can be demonstrated: a) a range of different dwelling types and sizes are provided to cater for changing demographics and improved housing affordability b) additional dwellings minimise detrimental impacts on the character of adjacent residential zones in Franklin and Harrison by limiting overshadowing, maximising access to sunlight and ensuring that the height, scale, setbacks and built form establish an appropriate visual streetscape character and separation.

C18. At Flemington Road corridor concept plan (precinct code), 3.0 development control requirements

Substitute the existing provisions with Appendix A.

C19. At 15 concept plans – precinct codes for section 93 of the *Planning and Development Act 2007*

Omit both Coombs concept plan and Wright concept plan

Insert 'Coombs and Wright Concept Plan' (see Appendix B) and renumber.

3.2 Miscellaneous Amendments

Variation to 1.1 Governance

M1. At 1.1 Governance, Future Urban Areas, Development Codes

Substitute the existing provision with the following

The Residential Subdivision Development Code applies to the design and subdivision of any residential area that is subject to an Estate Development Plan. The Code may also call up other Codes, Australian Standards or guidelines that apply to the subdivision.

Variation to CZ1 – Core Zone Development Table

M2. Assessable Development Table

Insert home business general code and substitute 'no development code applies. Refer to the relevant Precinct Code' with the commercial development codes as shown underlined below

ASSESSABLE DEVELOPMENT Development application required	
MINIMUM ASSESSMENT TRACK CODE Development application required and assessed in the Code Track	
Development	Code
No development identified.	
MINIMUM ASSESSMENT TRACK MERIT Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below	
Development	Code
Ancillary use	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>as relevant.</u>
Car park	
Civic administration	
Club	
COMMERCIAL ACCOMMODATION USE	
Communications facility	
COMMUNITY USE	
Consolidation	
Craft workshop	
Demolition	
Drink establishment	
Emergency services facility	
Home business	<u>Home Business General Code</u>
Indoor entertainment facility	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>as relevant.</u>
Indoor recreation facility	
Light industry	
Minor use	
NON RETAIL COMMERCIAL	
Outdoor recreation facility	
Parkland	

Pedestrian plaza	
Place of assembly	
Public transport facility	
Recyclable materials collection	
RESIDENTIAL USE	Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code City Centre Development Code Town Centres Development Code <u>Group Centres Development Code as relevant</u>
Restaurant	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code as relevant.</u>
Service station	
SHOP	
Sign	Signs General Code
Subdivision	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code as relevant.</u>
Temporary use	
Tourist facility	

M3. Assessable Development Table – Minimum Assessment Track Merit – Site Specific section

In the Site Identifier column omit two references to City Centre Precinct Code and substitute with

City Centre Development Code

In the Site Identifier column omit reference to Town Centres Precinct Code and substitute with

Town Centres Development Code

In the Site Identifier column omit reference to Group Centres Precinct Code and substitute with

Group Centres Development Code

In the Code column substitute the wording with

City Centre Development Code
Town Centres Development Code
Group Centres Development Code
as relevant.

M4. Prohibited Table

In the Site Identifier column omit City Centre Precinct Code and substitute with

City Centre Development Code

M5. Other Codes Table – Precinct Codes

Omit 'City Centre Precinct Code', 'Town Centres Precinct Code' and 'Group Centres Precinct Code' from the table and substitute with

No Precinct Codes identified.

Variation to CZ2 – Business Zone Development Table

M6. Assessable Development Table

Insert home business general code and substitute 'no development code applies. Refer to the relevant Precinct Code' with the commercial development codes as shown underlined below

ASSESSABLE DEVELOPMENT Development application required	
MINIMUM ASSESSMENT TRACK CODE Development application required and assessed in the Code Track	
Development	Code
No development identified.	
MINIMUM ASSESSMENT TRACK MERIT Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below	
Development	Code
Ancillary use	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>CZ2 Office Areas Outside Centres Development Code</u> <u>as relevant.</u>
Car park	
Civic administration	
Club	
COMMERCIAL ACCOMMODATION USE	
Communications facility	
COMMUNITY USE	
Consolidation	
Craft workshop	
Demolition	
Drink establishment	
Emergency services facility	
Home business	
Indoor entertainment facility	
Indoor recreation facility	
Minor use	<u>City Centre Development Code</u>
	<u>Home Business General Code</u>

NON RETAIL COMMERCIAL	<u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>CZ2 Office Areas Outside Centres Development Code</u> <u>as relevant.</u>
Outdoor recreation facility	
Parkland	
Pedestrian plaza	
Place of assembly	
Public transport facility	
Recyclable materials collection	
RESIDENTIAL USE	Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code <u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>CZ2 Office Areas Outside Centres Development Code</u> <u>as relevant.</u>
Restaurant	
SHOP	
Sign	
Subdivision	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>CZ2 Office Areas Outside Centres Development Code</u> <u>as relevant.</u>
Temporary use	
Tourist facility	

M7. Assessable Development Table – Minimum Assessment Track Merit – Site Specific section

In the Site Identifier column omit reference to Town Centre Precinct Code and substitute with

Town Centres Development Code

In the Site Identifier column omit two references to Group Centres Precinct Code and substitute with:

Group Centres Development Code

In the Code column omit 'No development code applies. Refer to the relevant Precinct Code' and substitute with:

City Centre Development Code
Town Centres Development Code
Group Centres Development Code
as relevant.

M8. Other Codes Table – Precinct Codes

Omit 'City Centre Precinct Code', 'Town Centres Precinct Code', 'Group Centres Precinct Code' and 'CZ2 Business Zone Outside Centres Precinct Code' from the table.

Variation to CZ3 – Services Zone Development Table

M9. Assessable Development Tables

Insert home business general code and substitute 'no development code applies. Refer to the relevant Precinct Code' with the commercial development codes as shown underlined below

ASSESSABLE DEVELOPMENT Development application required	
MINIMUM ASSESSMENT TRACK CODE Development application required and assessed in the Code Track	
Development	Code
No development identified	
MINIMUM ASSESSMENT TRACK MERIT Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below	
Development	Code
Ancillary use	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>as relevant</u>
Car park	
Civic administration	
Club	
COMMERCIAL ACCOMMODATION USE	
Communications facility	
COMMUNITY USE	
Consolidation	
Craft workshop	
Demolition	
Drink establishment	
Emergency services facility	
Freight transport facility	
Funeral parlour	
Home business	<u>Home Business General Code</u>
Indoor entertainment facility	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>as relevant</u>
Indoor recreation facility	
Industrial trades	
Light industry	
Minor use	
Municipal depot	
NON RETAIL COMMERCIAL	
Outdoor recreation facility	
Parkland	
Pedestrian plaza	
Place of assembly	

Plant and equipment hire establishment		
Produce market		
Public transport facility		
Recyclable materials collection		
RESIDENTIAL USE	Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code <u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>as relevant.</u>	
Restaurant	<u>City Centre Development Code</u> <u>Town Centres Development Code</u> <u>Group Centres Development Code</u> <u>as relevant.</u>	
Service station		
SHOP		
Store		
Subdivision		
Temporary use		
Tourist facility		
Transport depot		
Vehicle sales		
Veterinary hospital		
Warehouse		
Sign	Signs General Code	
Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below		
Site Identifier	Additional Development	Code
Town Centres	Corrections facility	<u>Town Centres Development Code</u>
MINIMUM ASSESSMENT TRACK		
IMPACT		
Development application required and assessed in the Impact Track.		
1. A development that is not an Exempt, Code Track or Merit Track development where the development is allowed under an existing lease, (see section 134 of the Planning and Development Act 2007).		
2. A development that would be permissible under the National Capital Plan but which is identified as prohibited development in this Table.		
3. Development specified in Schedule 4 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.		
4. Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.		
5. Any development not listed in this Table.		

M10. Other Codes – Precinct Codes

Omit 'City Centre Precinct Code', 'Town Centres Precinct Code' and 'Group Centres Precinct Code' from the table and substitute with

No Precinct Codes identified.

Variation to CZ4 - Local Centre Zone Development Table

M11. Assessable Development Table

Insert home business general code and substitute 'local centres zone precinct code' with local centres development code as shown underlined below

ASSESSABLE DEVELOPMENT Development application required	
MINIMUM ASSESSMENT TRACK CODE Development application required and assessed in the Code Track	
Development	Code
No development identified	
MINIMUM ASSESSMENT TRACK MERIT Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below	
Development	Code
Ancillary use	<u>Local Centres Development Code</u>
Car park	
COMMUNITY USE	
Consolidation	
Demolition	
Guest house	<u>Home Business General Code</u>
Home Business	
Indoor entertainment facility	<u>Local Centres Development Code</u>
Indoor recreation facility	
Industrial trades	
Light industry	
Minor use	
NON RETAIL COMMERCIAL	
Parkland	
Pedestrian plaza	Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code <u>Local Centres Development Code</u>
RESIDENTIAL USE	
Restaurant	<u>Local Centres Development Code</u>
Recyclable materials collection	
Service station	
SHOP	
Sign	Signs General Code
Subdivision	<u>Local Centres Development Code</u>
Temporary use	
Veterinary hospital	

M12. Assessable Development – Minimum Assessment Track Merit – Site Specific

Substitute 'CZ4 Local Centres Zones Precinct Code' in the Code column with

Local Centres Development Code

M13. Other Codes – Precinct Codes

Substitute CZ4 Local Centres Zones Precinct Code with

Local Centres Development Code

Variation to CZ5 – Mixed use Zone Development Table

M14. Assessable Development – Minimum Assessment Track Merit

Insert in the Code column corresponding to 'Home business' as follows

Home Business General Code

Variation to CZ6 Leisure and Accommodation Zone Development Table

M15. Assessable Development – Minimum Assessment Track Merit

In the Site Specific section of the Merit table in the 'Narrabundah Section 100 (Figure 5) row under the 'Code' column omit 'CZ6 Leisure and Accommodation Zone Precinct Code' and substitute with

CZ6 Leisure and Accommodation Zone Development Code

Variation to IZ2 Mixed Use Industrial Zone Development Table

M16. Assessable Development – Minimum Assessment Track Merit

Substitute 'NON-RETAIL COMMERCIAL USE' with

NON RETAIL COMMERCIAL USE

Variation to the Single Dwelling Housing Development Code

M17. Introduction – Application of this code

In the second paragraph, omit the words ‘in Volume 1 at Section 4.1-4.8 and Section 10.2’ and ‘at Section 9.2’

Variation to Multi Unit Housing Development Code

M18. Introduction – Application of the code

In the second paragraph, omit the words ‘in Volume 1 at Sections 4.1-4.8 and Section 10.2’

M19. Part B General Development Controls, Element 6: Environment, R42

Substitute ‘ACT Environment Protection Policy 2000’ with

Contaminated Sites Environment Protection Policy 2000

M20. Part C(5), Multi Unit Housing – Other Areas – RZ4 and RZ5 Zones and all areas in the Commercial Zones, Element 5: Amenity, R228 c)

Substitute c) with

Environment Protection Regulation 2005

M21. Part C(5), Multi Unit Housing – Other Areas – RZ4 and RZ5 Zones and all areas in the Commercial Zones, Element 5: Amenity, R228 d)

Omit d) ACT Draft Noise Management Guideline 1996 in its entirety from the Code. This requirement is redundant as this document no longer exists.

Variation to City Centre Precinct Code

M22. City centre precinct code

Substitute all references (including title page, footer and introduction) to the ‘city centre precinct code’ with the following

City Centre Development Code

M23. Part B – General Development Controls, element 1: Restrictions on Use, Item 1.3 Residential Use

Insert Rule R59A as follows

R59A

Where more than one development code applies to a development, this development code takes precedence when there is inconsistency of provisions between codes.

Insert in the Criteria column as follows

This is a mandatory requirement. There is no applicable criterion.

Variation to Town Centres Precinct Code

M24. Town centres precinct code

Substitute all references (including title page, footer and introduction) to the ‘town centres precinct code’ with the following

Town Centres Development Code

M25. Part B – General Development Controls – Element 1: Restrictions on Use – Item 1.3 Residential Use

Insert Rule R61A as follows

R61A

Where more than one development code applies to a development, this development code takes precedence when there is inconsistency of provisions between codes.

Insert in the Criteria column as follows

This is a mandatory requirement. There is no applicable criterion.

Variation to Group Centres Precinct Code

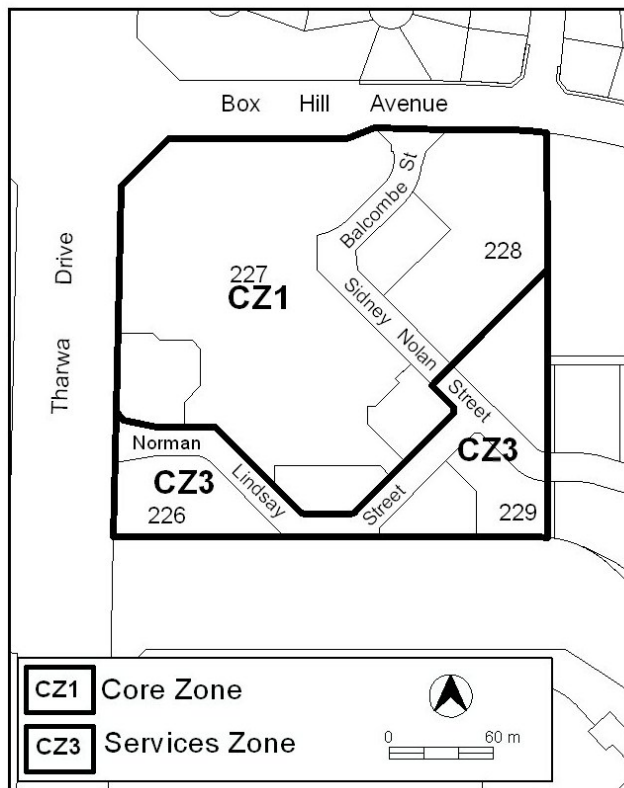
M26. Group centres precinct code

Substitute all references (including title page, footer and introduction) to the ‘group centres precinct code’ with the following

Group Centres Development Code

M27. Group Centres Tuggeranong - Figure A11 Conder Group Centre Zones

Substitute with a new figure



M28. Part B – General Development Controls – Element 1: Restrictions on Use – Item 1.3 Residential Use

Insert Rule R34A as follows

R34A

Where more than one development code applies to a development, this development code takes precedence when there is inconsistency of provisions between codes.

Insert in the Criteria column as follows

This is a mandatory requirement. There is no applicable criterion.

Variation to Local Centres Precinct Code

M29. Local centres precinct code

Substitute all references (including title page, footer and introduction) to the 'local centres precinct code' with the following

Local Centres Development Code

M30. Part B – General Development Controls – Element 1: Restrictions on Use – Item 1.3 Residential Use

Insert Rule R5A as follows

R5A

Where more than one development code applies to a development, this development code takes precedence when there is inconsistency of provisions between codes.

Insert in the Criteria column as follows

This is a mandatory requirement. There is no applicable criterion.

M31. Part A General Development Controls – Element 6 Item 6.9 – Noise, R47

Substitute the text of R47 with the following

A Noise Management Plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustical Society, endorsed by Environment Protection is provided for the following uses:

- industry (except light industry)
- indoor entertainment facility
- restaurant

The Noise Management Plan details the design, siting and construction methods, which will be used to minimise the impact of noise on neighbours.

Variation to CZ2 Office Areas Outside Centres Precinct Code

M32. CZ2 office areas outside centres precinct code

Substitute all references (including title page, footer and introduction) to the 'CZ2 office areas outside centres precinct code' with the following

CZ2 Office Areas Outside Centres Development Code

M33. Part B – General Development Controls – Element 1: Restrictions on Use – Item 1.3 Residential Use

Insert Rule R4A as follows

R4A

Where more than one development code applies to a development, this development code takes precedence when there is inconsistency of provisions between codes.

Insert in the Criteria column as follows

This is a mandatory requirement. There is no applicable criterion.

Variation to CZ5 Mixed Use Zone Development Code

M34. Introduction – Application of this code

Substitute ‘Precinct Code’ in the first line of the first paragraph with

Development Code

M35. Introduction – Structure of codes

Substitute ‘Precinct Code’ in the first line with

Development Code

Variation to CZ6 Leisure and Accommodation Zone Development Code

M36. Introduction - Application of this code

Substitute ‘Precinct Code’ in the first line of the first paragraph with

Development Code

M37. Introduction – Structure of codes

Substitute ‘Precinct Code’ in the first line with

Development Code

Variation to Industrial Zones Development Code

M38. **Table of contents – Part B General Development Controls, Element 1 Restrictions on Use**

Substitute 1.2 Non-retail commercial uses with

1.2 Non Retail Commercial Uses

M39. **Part B General Development Controls, Element 1 Restrictions on Use**

Substitute 1.2 Non-retail commercial uses with

1.2 Non Retail Commercial Uses

Variation to Northbourne Avenue Precinct Code

M40. **Introduction – Application of this code**

Substitute ‘City Centre Precinct Code’ in the third paragraph with

City Centre Development Code

Variation to Rural Villages Precinct Code

M41. **Introduction – Application of this code**

Substitute the paragraph under this heading with

This Precinct Code applies to all development in the RZ1 Residential and CZ4 Commercial Zones within Hall, Stromlo and Tharwa Villages and the NUZ2 Rural Zone within Uriarra Village identified in the zones’ development tables as being within the code, merit and impact assessment tracks.

M42. **Part D - Uriarra Village**

Substitute Part D(1) Rural with

Part D(1) NUZ2 – Rural Zone

M43. **Part E, Element 1, C51**

Substitute C51 with the following

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.

Variation to Parking and Vehicular Access General Code

M44. 3. Parking and Vehicular Access – 3.2 Commercial Zones (excepting Leisure and Accommodation Zone) - 3.2.4 Locational Requirements

Substitute 'Commercial C Group Centres' in the Locational Requirements table under the Commercial Centre column with

Group Centres

M45. 3. Parking and Vehicular Access – 3.2 Commercial Zones (excepting Leisure and Accommodation Zone) - 3.2.4 Locational Requirements

Substitute 'C2 Zone Outside Centred and Northbourne Avenue Precinct' in the Locational Requirements table under the Commercial Centre column with

CZ2 Zone Outside Centres and Northbourne Avenue Precinct

Variation to Definitions

M46. Part A Definition of Development – 'Tourist resort'

Substitute the definition of 'Tourist resort' with

Tourist resort means the use of land for one or more *commercial accommodation units* together with a wide range of recreational and/or cultural facilities in a resort style setting. It may also include associated facilities such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public. A tourist resort may be licensed under the Liquor Act 1975.

M47. Part B Definition of Terms – 'Authority'

Substitute the definition of 'Authority' with

Authority means the Planning and Land Authority established by section 10 of the *Planning and Development Act 2007*.

M48. Part B Definition of Terms – 'Dwelling'

Substitute the definition of 'Dwelling' with

Dwelling has the same meaning as in the Planning and Development Regulation 2008.

Variation to Structure Plan Kingston Foreshore

M49. General Objectives – (h)

Omit 'th3e' and substitute with

the

Variation to website layout

M50. Territory Plan page on ACT legislation register, 3 residential zones

Relocate '3.4 inner north precinct code' to '10 precinct codes' and renumber as follows

10.3 Inner North Precinct Code

Variation to Territory Plan Map

M51.

Omit precinct P1 Northbourne Avenue overlay from Turner section 42 – Havelock House.

M52.

Rezone Hume section 11 block 1 (part) transport and services TSZ2 services zone and Hume section 19 block 5 (part) non urban NUZ1 broadacre zone to industrial IZ1 general industrial zone as per figure at Appendix C.

Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
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SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

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Appendix A Flemington Road corridor concept plan

To ensure that the Objectives and Planning Principles for the Flemington Road corridor are achieved, a series of rules and criteria have been established to control and inform future development. The utilisation of these rules and criteria will ensure achievement of a high quality development outcome.

Part A – Land Use	
Rules	Criteria
1. Land Use Plan	
<p>R2</p> <p>The land use plan submitted with an estate development plan (EDP) will be in accordance with the <i>Territory Plan</i> map under the future urban area overlay.</p>	<p>C2</p> <p>The land use plan submitted with an EDP is generally in accordance with the Territory Plan and the following:</p> <ul style="list-style-type: none">a) that the Flemington Road Corridor contains a majority of commercial CZ5 mixed use zoningb) the quantity of areas zoned commercial CZ4 local centre adjacent to the intersections of Flemington Road and Mapleton Avenue (Manning Clark Crescent), and Flemington Road and Nullarbor Avenue may be reviewed through a retail and commercial needs assessment to the satisfaction of the Territoryc) additional RZ4 medium density residential zone may be incorporated.

Part B – Subdivision	
Rules	Criteria
1. Subdivision	
<p>There is no applicable rule.</p>	<p>C3</p> <p>Subdivision of the land addresses all of the following:</p> <ul style="list-style-type: none">a) provides for appropriately scaled development relative to the context and function of Flemington Road Corridor as a vibrant, higher density urban boulevardb) provides opportunities for dwellings

	to maximise solar orientation and solar access and allow for visually interesting higher density built form outcomes.
2. Density	
<p>R4</p> <p>The minimum residential density along the corridor is:</p> <p>a) 60 dwellings/hectare for development in commercial CZ4 local centre zone areas and in commercial CZ5 mixed use zone areas adjacent to the intersections of Flemington Road and Nullarbor Avenue and Flemington Road and Mapleton Avenue (Manning Clark Crescent)</p> <p>b) 40 dwellings/hectare for development in other commercial CZ5 areas and in RZ4 medium density residential areas.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3. Bushfire Protection	
<p>R5</p> <p>A bushfire risk assessment is required to be undertaken and endorsed by the ACT Emergency Services Agency.</p> <p>Any required mitigation measure is incorporated into the ongoing provisions identified in the EDP.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Part C – Buildings and Structures	
Rules	Criteria
1. Built Height and Form	
<p>R6</p> <p>Building heights in commercial CZ4 local centre zone are a minimum of 4 storeys and a maximum of 6 storeys except where adjacent to a RZ3 urban residential or RZ4 medium density residential zone.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R7</p> <p>Where development in a commercial CZ4 local centre zone is located adjacent to a RZ3 urban residential or RZ4 medium density residential zone, the building height of that component of the development adjacent to the RZ3 urban residential or RZ4 medium density residential zone is a maximum of 3 storeys.</p>	<p>C7</p> <p>An increase in the building height up to a maximum of 6 storeys may be considered provided that the development complies with all of the following:</p> <p>a) is appropriate to the scale and function of the uses</p>

	<ul style="list-style-type: none"> b) minimises detrimental impacts on the character of adjacent residential zones by limiting overshadowing, maximising access to sunlight and ensuring that the height, scale, setbacks and built form establish an appropriate visual streetscape character c) does not restrict solar access requirements from being achieved for other development on the same parcel of land d) protects the amenity of adjacent residents in Harrison and Franklin e) incorporates a variety of articulation elements that are not continuous or monotonous.
<p>R8</p> <p>For development on Block 1 Section 127 Harrison, buildings fronting Flemington Road are a minimum of 3 storeys and a maximum of 6 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>For development on Block 1 Section 127 Harrison, buildings fronting Kings Canyon Street is a minimum of 2 storeys and a maximum of 3 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R10</p> <p>For development in a commercial CZ5 mixed use zone adjacent to the intersections of Flemington Road and Mapleton Avenue (Manning Clark Crescent) and Flemington Road and Nullarbor Avenue, development is a minimum of 3 storeys and a maximum of 4 storeys.</p> <p>Where this development is also located adjacent to a RZ3 urban residential zone, the building height of that component of the development adjacent to the RZ3 urban residential zone is a maximum of 3 storeys.</p>	<p>C10</p> <p>An increase in the building height up to a maximum of 6 storeys may be considered provided that the development complies with all of the following:</p> <ul style="list-style-type: none"> a) is appropriate to the scale and function of the use b) minimises detrimental impacts on the character of adjacent residential zones by limiting overshadowing, maximising access to sunlight and ensuring that the height, scale, setbacks and built form establish an appropriate visual streetscape character and separation c) does not restrict solar access requirements from being achieved for other development on the same parcel of land

	<ul style="list-style-type: none"> d) protects the amenity of adjacent residents in Harrison and Franklin e) incorporates a variety of articulation elements that are not continuous or monotonous.
<p>R11</p> <p>For all other residential and mixed use development within commercial CZ5 mixed use zone and RZ4 medium density residential zone, buildings are a minimum of 2 storeys and a maximum of 3 storeys.</p>	<p>C11</p> <p>An increase in the building height up to a maximum of 4 storeys may be considered provided that the development complies with all of the following:</p> <ul style="list-style-type: none"> a) is appropriate to the scale and function of the use b) minimises detrimental impacts on the character of adjacent residential zones by limiting overshadowing, maximising access to sunlight and ensuring that the height, scale, setbacks and built form establish an appropriate visual streetscape character and separation c) does not restrict solar access requirements from being achieved for other development on the same parcel of land d) protects the amenity of adjacent residents in Harrison and Franklin e) incorporates a variety of articulation elements that are not continuous or monotonous.
<p>R12</p> <p>For all other residential and mixed use development within commercial CZ5 mixed use zone and RZ4 medium density residential zone that fronts Flemington Road, Christina Stead Street, Clare Burton Circuit, Henry Kendall Street, Wimmera Street and King Canyon Street, development is to comprise:</p> <ul style="list-style-type: none"> a) not less than 25% of the length of the frontage is 2 storeys b) not less than 25% of the length of the frontage is 3 storeys. 	<p>C12</p> <p>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between buildings when viewed from public streets.</p> <p>A variety of building heights to add visual interest is required.</p>

R13 Development on Block 1 Section 127 Harrison is constructed as apartments.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C14 Roof top plant that is set back and screened from the street is not included in the maximum number of storeys.
2. Setbacks	
R15 Development in a commercial CZ4 local centre zone has a minimum front setback to all streets of 3.0m.	This is a mandatory requirement. There is no applicable criterion.
R16 For apartment development, the minimum front setback to all streets is 4.0m except within areas identified as deep root planting zones. Note - deep root planting zones and associated setback requirements are described in R19 and R29 to R32.	This is a mandatory requirement. There is no applicable criterion.
R17 For other development, the minimum front setback to all streets is 6.0m except within areas identified as deep root planting zones. Note - deep root planting zones and associated setback requirements are described in R19 and R29 to R32.	This is a mandatory requirement. There is no applicable criterion
R18 For other development on the southern side of the block and not adjacent to Nullarbor Avenue, Mapleton Avenue and Manning Clark Crescent, the minimum front setback is 4.0m.	This is a mandatory requirement. There is no applicable criterion.
R19 For that component of the development, located behind a deep root planting zone, other than at street corners, the minimum front setback is 9.0m to provide articulation in the built form.	This is a mandatory requirement. There is no applicable criterion.

3. Commercial Gross Floor Area	
<p>R20</p> <p>Development in commercial CZ4 local centre zone incorporates the following amounts of commercial gross floor area (GFA):</p> <ul style="list-style-type: none"> a) 700–1000m² of commercial GFA and in addition 600m² of retail GFA at the Flemington Road and Nullarbor Avenue intersection b) 500–700m² of commercial GFA and in addition 400m² of retail GFA at the Flemington Road and Mapleton Avenue (Manning Clark Crescent) intersection. 	<p>C20</p> <p>A variation in the amount of gross floor area may be considered where a retail needs assessment has been undertaken demonstrating to the satisfaction of the Territory that the scale of commercial and retail use is sufficient to service the local retail needs of residents in Harrison and residents in Franklin.</p>
4. Commercial Building Frontages	
<p>R21</p> <p>Development in a commercial CZ4 local centre zone provides all of the following:</p> <ul style="list-style-type: none"> a) a continuous awning to all commercial active frontages being a minimum of 3.0m in width b) a maximum of 5 tenancies will be served by one entry. 	<p>C21</p> <p>Alternative facade treatments maybe considered which address all of the following:</p> <ul style="list-style-type: none"> a) provides highly identifiable building entry points b) preserves resident amenity c) provides separation to residential above d) provides a high level of address, safety and legibility for residents and visitors.
5. Floor to Ceiling Heights	
<p>There is no applicable rule.</p>	<p>C22</p> <p>The ground floor level of buildings fronting Flemington Road, Mapleton Avenue, Manning Clark Crescent and Nullarbor Avenue are designed to be adaptable for commercial use.</p>
6. Service Entries	
<p>There is no applicable rule.</p>	<p>C23</p> <p>All service areas to commercial facilities are located away from main street frontages and screened from public view.</p>
7. Articulation Zone	
<p>R24</p> <p>For development in commercial CZ5 mixed use</p>	<p>C24</p> <p>Building design, articulation, detailing and</p>

<p>zone and RZ4 medium density residential zones including apartment development, an articulation zone may encroach up to 2m into the front setback provided that the total extent of the articulation does not exceed 50% of the overall building frontage.</p>	<p>finish provide an appropriate scale, add visual interest, and enable visual differentiation between dwellings when viewed from public streets.</p> <p>Note: Articulation elements can include verandahs, balconies, porches, awnings, shade devices, pergolas, dwelling entries, building entry foyers, and the like.</p>
<p>There is no applicable rule.</p>	<p>C25</p> <p>Articulation elements comply with all of the following:</p> <ul style="list-style-type: none"> a) Length and depth in commercial CZ4 local centre zones are visually interesting, reflect the mixed use nature of the development, and enhance streetscape character b) Development will incorporate appropriate detailing and articulation to ensure that individual dwellings are identifiable and their entries highlighted.
<p>8. Materials and Colours</p>	
<p>There is no applicable rule.</p>	<p>C26</p> <p>Development incorporates a variety of materials, colours, detailing and finishes that adds visual interest and enables visual differentiation between dwellings when viewed from public streets.</p>
<p>9. Verges</p>	
<p>R27</p> <p>Verges adjacent to commercial CZ4 local centre zone and residential frontages at the intersections of Flemington Road and Nullarbor Avenue and Flemington Road and Mapleton Avenue (Manning Clark Crescent) are paved.</p>	<p>C27</p> <p>An alternative treatment may be considered where it can be demonstrated that the alternative provides for a highly accessible and walkable public realm.</p>
<p>10. Street Interface</p>	
<p>This is no applicable rule.</p>	<p>C28</p> <p>Development must address all of the following:</p>

	<ul style="list-style-type: none"> a) Individual dwellings must address the street frontage and areas of public open space b) Pedestrian access points to the development and to individual dwellings must be at regular intervals and significantly landscaped.
11. Deep Root Planting Zones	
<p>R29</p> <p>All development in commercial CZ5 mixed use and RZ4 medium density residential zones fronting Flemington Road, Christina Stead Street, Clare Burton Circuit, Henry Kendall Street, Wimmera Street and King Canyon Street incorporates deep root planting zones capable of supporting large trees (semi-mature stock with a minimum mature height of 5m) within the front setback.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R30</p> <p>Deep root planting zones as identified in R24 are provided along the street frontage of each block to a total length of not less than one third of the block frontage and addresses the following:</p> <ul style="list-style-type: none"> a) mid block planting zone has a minimum dimension of 9m measured from front boundary and planted with large trees (semi-mature stock with a minimum mature height of 5m) b) a 12m x 12m planting zone is provided at each street corner of the block and includes splayed corners and planted with large trees (semi-mature stock with a minimum mature height of 5m). 	<p>C30</p> <p>An alternative strong landscaped treatment may be considered provided that the treatment addresses all the following:</p> <ul style="list-style-type: none"> a) supplements the public realm landscaping within the Flemington Road corridor b) defines and reinforces the development as part of the gateway to Gungahlin and the town centre c) reduces and softens the visual scale and bulk of the development in terms of its width and length d) provides articulation to the built form in terms of width and height e) provides landscaping to enhance and define the local area f) includes deep root planting areas capable of accommodating large trees g) incorporates large trees as part of the landscaping.
<p>R31</p> <p>A minimum of 50% of the deep root planting zone being that area planted with large trees is to be provided as common property to ensure the</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

longevity of the trees.	
<p>R32</p> <p>Basements or other sub-surface structures and building encroachments, other than permitted articulation elements, are not located under any part of the deep root planting zone.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
12. Courtyard Walls	
<p>R33</p> <p>For development other than in commercial CZ4 local centre zones, courtyard walls are setback a minimum of 1m from the front boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R34</p> <p>Courtyard walls forward of the building line have:</p> <ul style="list-style-type: none"> a) a total length not exceeding 50% of the width of the block at the line of the wall b) a maximum height not exceeding 1.8m c) brick, block or stonework construction, any of which may be combined with feature panels d) the area between the wall and the front boundary planted with shrubs e) courtyard walls do not obstruct site lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1- <i>The Australian Standard for Off-Street Parking</i>. 	<p>C34</p> <p>Courtyards walls must address all of the following:</p> <ul style="list-style-type: none"> a) are designed and detailed to provide visual interest to the streetscape and provide for landscaping to reduce their scale and soften the visual impact of the wall surfaces with respect to: <ul style="list-style-type: none"> i) height ii) relationship to verge footpath iii) colour and design features iv) transparency and articulation v) protection of existing or future desirable landscape features vi) tree and shrub planting forward of the wall b) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with AS2890.1-<i>The Australian Standard for Off-Street Parking</i>.
13. Public Art	
<p>There is no applicable rule.</p>	<p>C35</p> <p>Public art must address all of the following:</p> <ul style="list-style-type: none"> a) is installed adjacent to major transit nodes at the intersections of Flemington Road and Mapleton Avenue and

	<p>Flemington Road and Nullarbor Avenue within a highly visible and accessible public area</p> <p>b) incorporates hard wearing durable materials appropriate within a high use public area.</p>
14. Communal Open Space	
<p>R36</p> <p>For apartment developments, 20% of the total site area is to be provided as communal open space that is centrally located with at least 50% located on natural ground level.</p> <p>Note: The calculation of the communal open space does not include front setbacks or narrow strips of residual land not visually or physically incorporated into the area, or areas not readily accessible by residents.</p>	<p>C36</p> <p>Communal open space must address all of the following:</p> <ul style="list-style-type: none"> a) contributes to the legibility and character of the development b) provides for a range of uses and activities c) contributes, wherever possible, to stormwater management d) provides landscaping to enhance and define the area, including provision for large scale trees and deep rooted planting.
<p>R37</p> <p>Total open space for attached house developments (including private open space) is not less than 50 m² per dwelling and is located at ground level.</p>	<p>C37</p> <p>Both private and communal open space is provided for attached house developments. The communal open space must address all of the following:</p> <ul style="list-style-type: none"> a) contributes to the legibility and character of the development b) provides for a range of uses and activities c) contributes, wherever possible, to stormwater management d) provides landscaping to enhance the area.

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Coombs and Wright Concept Plan

January 2010

Amendment History:

Version No. 1 - Commenced on 19 December 2008 following a variation to the *Territory Plan*.

Version No. 2 - Commenced on 22 January 2010 following a technical amendment to the *Territory Plan*.

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Introduction

Coombs and Wright are located in the south-western corner of Molonglo. **Coombs** is located on the eastern side of the north-south arterial road, between the road and Molonglo River. **Wright** is located on the western side of the north-south arterial, between the road and Stromlo Forest Park and north of Cotter Road. The majority of the suburbs are proposed to be developed for residential uses with connections to surrounding suburbs and key features such as Stromlo Forest Park and Molonglo River corridor.

Application

This plan applies to land at **Coombs and Wright** in Molonglo Valley, as shown on figure 1.

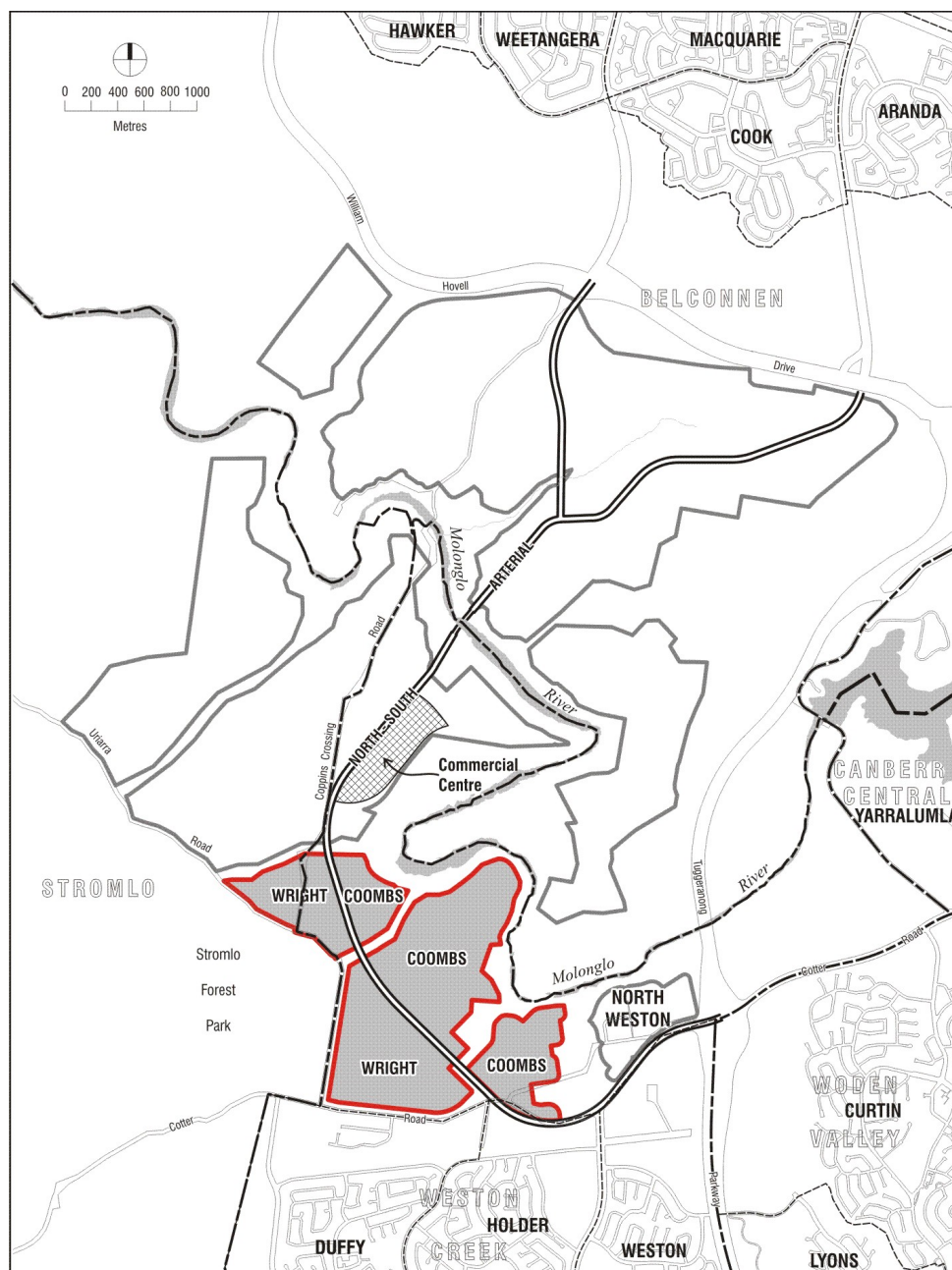


Figure 1: Location of Coombs and Wright in Molonglo Valley

Parts A and B of this plan apply only to the future urban area (FUA) in **Coombs and Wright**. The FUA will diminish in size as estate development plans are approved, and final land use zones established under part 5.5 of the *Planning and Development Act 2007*.

Part C of this plan applies to the whole of **Coombs and Wright**, as defined by figure 1.

This plan contains **rules**, which provide the quantitative or definitive controls for development, and **criteria**, which provide qualitative controls for development. In some instances rules are mandatory. Mandatory rules are marked by the words “This is a mandatory requirement. There is no applicable criterion”, in the adjacent criteria column. Non-compliance with a mandatory rule will result in the refusal of a development application. In other instances the words “There is no applicable rule” are used. In this case the proposal is assessed against the relevant criterion. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement. Provided the relevant criterion can be met, strict compliance with the rule is not required.

Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plans (subdivision proposals) in **Coombs and Wright**
- b. inform the allocation of final zones at the time when a parcel of land ceases to be part of the future urban area following subdivision
- c. guide the development of individual blocks in concert with other relevant codes under the *Territory Plan*
- d. guide the development and management of the public realm.

This plan is based on the principles and policies set out in the *Structure Plan - Molonglo and North Weston* of the *Territory Plan*.

Desired planning outcomes

The intent of the development controls (i.e. rules and criteria) is to:

- (a) provide diverse housing types, block sizes, densities and affordability to meet the changing needs of households and to encourage the formation of a diverse community
- (b) allow for zoning to accommodate higher residential densities and building heights, community facilities and mixed use retail/commercial activity centres supported by residential development close to areas of higher amenity and the north-south arterial road which includes a major public transport route
- (c) provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- (d) provide a legible and permeable road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to surrounding suburbs, facilities and features such as Stromlo Forest Park, Molonglo River corridor and Duffy Primary School and the urban open space network
- (e) adhere generally to the principles of a child friendly city promoted by UNICEF
- (f) encourage walking, cycling and the use of public transport
- (g) incorporate principles of contemporary best practice for energy efficiency, water conservation, solar access and ecological sustainability
- (h) retain the landscape setting and significant natural elements of the site as part of an urban open space network that responds to the topography of the area, contributes to ‘place-making’ character, and where possible connects to adjacent suburbs with high levels of public access, amenity and safety
- (i) minimise the impact of the arterial road traffic noise on residential development

- (j) provide for effective buffers between development and potential areas of Pink-tailed worm lizard habitat with a moderate or high quality habitat ranking
- (k) ensure protection of areas or items of heritage significance
- (l) maximise features of the area including views of Black Mountain and the Brindabella Range, and access to Molonglo River and the proposed Weston Creek pond
- (m) reduce bushfire risk and provide appropriate bushfire protection
- (n) provide for a street and pedestrian movement network with a legible hierarchy and function that integrates safe and adequate pedestrian and cycle access and connectivity
- (o) make provision for community facilities and retail/commercial uses with a high level of access and amenity
- (p) employ stormwater management measures and encourage efficient use of water through water sensitive urban design measures
- (q) encourage the efficient use of energy through block energy ratings, the integration of public transport, and a neighbourhood layout that promotes walking and cycling.

Code hierarchy

This concept plan is deemed to be a **precinct code** under the *Planning and Development Act 2007*. More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues. Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

Glossary

Zones referred to in this plan:

CFZ – community facility zone

CZ4 – commercial local centre zone

CZ5 – commercial mixed use zone

CZ6 – leisure and accommodation zone

NUZ4 – river corridor zone

PRZ1 – urban open space zone.

RZ1 – residential suburban zone

RZ4 – medium density residential zone

RZ5 – high density residential zone

Definitions of terms

In this plan:

Net residential density is the ratio of the number of dwellings to the area of land they occupy including internal public streets plus half the width of adjoining roads that provide vehicular access to dwellings.

(AMCORD, PNP 6, p.2)

Part A – Land use

Notes:

1. Precincts referred to in this part are shown on figure 2, subject to element 2.
2. Roads referred to in this part are shown on figure 3, subject to element 3.
3. Signalised intersections on the north-south arterial road are shown on figure 3, subject to element 3.
4. Sections referred to in this part are shown on figure 4, and they are located by cross sections lines.

Element 1: Land use plan

Rules	Criteria
Note: Desired planning outcomes relevant to this element are: (a), (b), (c), (e), (f), (g), (h), (j), (k), (o), (p) and (q).	
R1 The land use plan submitted with an estate development plan (EDP) is in accordance with figure 4.	C1 Precinct A Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct A, <ol style="list-style-type: none"> a) RZ1, consistent with desired planning outcome (a) b) PRZ1, consistent with desired planning outcome (h).
R2 The land use plan submitted with an EDP is in accordance with figure 4.	C2 Precinct B Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct B, <ol style="list-style-type: none"> a) RZ5, not less than 6.5ha, consistent with desired planning outcome (b) b) RZ4, not less than 2ha, consistent with desired planning outcome (b) c) PRZ1, following the watercourse, consistent with desired planning outcome (h). d) RZ1, consistent with desired planning outcome (a) over the balance.
R3 The land use plan submitted with an EDP is in accordance with figure 4.	C3 Precinct C Subject to the identification of precincts and key

	roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct C, CZ5, not less than 0.4ha, consistent with desired planning outcome (b).
<p>R4</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C4</p> <p>Precinct D</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct D, consistent with desired planning outcome (b),</p> <p>a) CZ4 on the south eastern side of road 3, not less than 1.4ha</p> <p>b) CZ5, not less than 0.9ha.</p>
<p>R5</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C5</p> <p>Precinct E</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct E, RZ5, not less than 1ha, consistent with desired planning outcome (b).</p>
<p>R6</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C6</p> <p>Precinct F</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct F a minimum overall area of 17ha comprising,</p> <p>a) CFZ, not less than 6ha, to accommodate, at a minimum, an educational establishment (primary school), community activity centre and child care centre, consistent with desired planning outcome (b)</p> <p>b) PRZ1, not less than 0.3ha at the junction of roads 3, 7 and 8 consistent with desired planning outcome (h)</p> <p>c) PRZ1 and NUZ4, in the balance to accommodate Coombs urban open space corridor specified in R23) and C23).</p>

<p>R7</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C7</p> <p>Precinct G</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct G,</p> <ul style="list-style-type: none"> a) RZ5, not less than 2.7ha, consistent with desired planning outcome (b) b) PRZ1, following the watercourse, consistent with desired planning outcome (h).
<p>R8</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C8</p> <p>Precinct H</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct H, RZ1, consistent with desired planning outcome (a).</p>
<p>R9</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C9</p> <p>Precinct I</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct I, RZ5, not less than 5.9ha, consistent with desired planning outcome (b).</p>
<p>R10</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C10</p> <p>Precinct J</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct J, CZ5, not less than 2ha, consistent with desired planning outcome (b).</p>
<p>R11</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C11</p> <p>Precinct K</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct K, CZ5, not less than 1.7ha, consistent with desired planning</p>

	outcome (b).
<p>R12</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C12</p> <p>Precinct L</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct L, RZ1, consistent with desired planning outcome (a).</p>
<p>R13</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C13</p> <p>Precinct M</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct M,</p> <ul style="list-style-type: none"> a) RZ5, not less than 4.2ha, consistent with desired planning outcome (b) b) PRZ1 and NUZ4, following the watercourse, consistent with desired planning outcome (h).
<p>R14</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C14</p> <p>Precinct N</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct N,</p> <ul style="list-style-type: none"> a) RZ5, not less than 5ha, consistent with desired planning outcome (b) b) PRZ1, following the watercourse, not less than 60 metres at widest point, consistent with desired planning outcome (h).
<p>R15</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C15</p> <p>Precinct O</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct O, CZ5, not less than 1.7ha, consistent with desired planning outcome (b).</p>
<p>R16</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C16</p> <p>Precinct P</p> <p>Subject to the identification of precincts and key</p>

	roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct P, RZ5, not less than 1.75ha, consistent with desired planning outcome (b).
<p>R17</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C17</p> <p>Precinct Q</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct Q,</p> <ul style="list-style-type: none"> a) RZ5, not less than 2.1ha, consistent with desired planning outcome (b) b) PRZ1, following the watercourse, not less than 75 metres wide, consistent with desired planning outcome (h).
<p>R18</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C18</p> <p>Precinct R</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct R,</p> <ul style="list-style-type: none"> a) predominantly RZ1, consistent with desired planning outcome (a) b) CFZ, not less than 0.85ha, located adjacent to CZ5 in precinct O, with frontage to a collector road c) PRZ1, not less than 1ha, located adjacent to CFZ in precinct R, with frontage to a collector road and accessible from the primary shared path network, incorporating not less than 0.5ha that is less than 2% (finish grade) for active recreation, consistent with desired planning outcome (c).
<p>R19</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C19</p> <p>Precinct S</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct S,</p> <ul style="list-style-type: none"> a) CFZ, to accommodate, at a minimum, an

	<p>educational establishment (not less than 6ha) and other community uses (not less than 2ha), consistent with desired planning outcome (b)</p> <p>b) PRZ1, over the balance.</p>
<p>R20</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C20</p> <p>Precinct T</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct T, RZ5, not less than 1.6ha, consistent with desired planning outcome (b).</p>
<p>R21</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C21</p> <p>Precinct U</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct U,</p> <p>a) CZ6, not less than 5.5ha, consistent with desired planning outcome (b)</p> <p>b) PRZ1, with sufficient area and width to protect the associated water course, consistent with desired planning outcome (h).</p>
<p>R22</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C22</p> <p>Precinct V</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct V,</p> <p>a) RZ1, consistent with desired planning outcome (a)</p> <p>b) PRZ1, consistent with desired planning outcome (h).</p>
<p>R23</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C23</p> <p>Coombs urban open space corridor</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows Coombs urban open space</p>

	<p>corridor, PRZ1 and NUZ4, consistent with desired planning outcome (h) that,</p> <p>a) follows the unnamed water course from Wright to its confluence with Molonglo River</p> <p>b) includes a neighbourhood park, oval, cycleway and stormwater measures.</p>
<p>R24</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C24</p> <p>Weston Creek urban open space corridor</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows Weston Creek urban open space corridor, PRZ1, consistent with desired planning outcome (h).</p>
<p>R25</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C25</p> <p>Holdens Creek urban open space corridor</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows Holdens Creek urban open space corridor, PRZ1 and NUZ4, consistent with desired planning outcome (h).</p>
<p>R26</p> <p>The land use plan submitted with an EDP includes PRZ1 to incorporate a buffer not less than 20 metres wide (where measured wholly outside the habitat areas) around areas of moderate and high quality Pink-tailed worm lizard (<i>Aprasia parapulchella</i>) habitat, as shown on figure 5 and section viii.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
Element 2: Precincts	
Note: Desired planning outcomes relevant to this element are: (b) and (c).	
Rules	Criteria
<p>R27</p> <p>The land use plan submitted with an EDP complies with precincts shown on figure 2.</p>	<p>C27</p> <p>Subject to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP identifies precincts with the following characteristics:</p> <p>a) precinct A is bounded by Holdens Creek urban open space corridor, Molonglo River corridor, road 8 and precinct B</p> <p>b) precinct B is bounded by precinct C,</p>

	<p>Holdens Creek urban open space corridor, precinct A, road 3, precinct D and the north-south arterial road</p> <p>c) precinct C is bounded by Holdens Creek urban open space corridor and precinct B, and may adjoin precinct A</p> <p>d) precinct D is part of the Coombs/Wright local centre. It is bounded by precinct B, road 7, precinct E and the north-south arterial road. It is transected by road 3</p> <p>e) precinct E is bounded by precinct D, road 7, the urban open space corridor draining to Coombs pond and the north-south arterial road</p> <p>f) precinct F is the Coombs community facilities precinct. It is bounded by road 3, road 8, Molonglo River corridor, Coombs urban open space corridor and road 7</p> <p>g) precinct G is bounded by the urban open space corridor draining to Coombs pond, road 7, road 4 and the north-south arterial road</p> <p>h) precinct H is bounded by Coombs urban open space corridor, Molonglo River corridor, the urban open space surrounding the proposed Weston Creek pond, precinct I and road 7</p> <p>i) precinct I is bounded by precinct H, Weston Creek urban open space corridor and road 7</p> <p>j) precinct J is bounded by road 4, road 7, Weston Creek urban open space corridor and the north-south arterial road</p> <p>k) precinct K is the site of the ACT Forestry Depot. It is bounded by Weston Creek urban open space corridor and the north-south arterial road</p> <p>l) precinct L is bounded by Molonglo River corridor, Holdens Creek urban open space corridor, precinct M and the existing water supply easement</p> <p>m) precinct M is bounded by the north western boundary of Coombs, precinct L, Holdens Creek urban open space corridor and the north-south arterial road. It is transected by the existing water supply easement</p>
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	<p>n) precinct N is bounded by Holdens Creek urban open space corridor, the north-south arterial road, precinct O, precinct R and Uriarra Road</p> <p>o) precinct O is part of the Coombs/Wright local centre. It is bounded by precinct N, the north-south arterial road, precinct P and road 6. It is transected by road 5</p> <p>p) precinct P is bounded by precinct O, the north-south arterial road, Coombs urban open space overland flow corridor and road 6</p> <p>q) precinct Q is bounded by Coombs urban open space overland flow corridor, the north-south arterial road, Cotter Road and road 6</p> <p>r) precinct R is the balance of Wright south of Holdens Creek. It is bounded by precinct N, road 6, the north-south arterial road, Cotter Road and Uriarra Road</p> <p>s) precinct S is bounded by the northern boundary of Wright, the north-south arterial road, precinct T, the existing water supply easement, precinct V and Uriarra Road</p> <p>t) precinct T is bounded by the north-south arterial road, the existing water supply easement and precinct S</p> <p>u) precinct U is bounded by the existing water supply easement, the north-south arterial road, Holdens Creek urban open space corridor and Uriarra Road. It is transected by road 1</p> <p>v) precinct V is bounded by Uriarra Road, precinct S and precinct U</p> <p>w) Coombs urban open space corridor,</p> <ol style="list-style-type: none"> i. follows the unnamed water course from Wright to its confluence with Molonglo River ii. includes a neighbourhood park, oval, shared paths and stormwater measures <p>x) Weston Creek urban open space corridor contains the proposed Weston Creek pond and surrounding urban open space and stormwater measures</p> <p>y) Holdens Creek urban open space corridor</p>
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	follows Holdens Creek from Uriarra Road to its confluence with Molonglo River and includes a pond, shared path and a section of the Bicentennial National Trail.
Element 3: Identification of key roads	
Note: Desired planning outcomes relevant to this element are: (d), (f) and (n).	
Rules	Criteria
<p>R28</p> <p>The land use plan submitted with an EDP complies with the location and configuration of the north-south arterial road, including lanes, underpasses, entry points, junctions and signals as shown on figure 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R29</p> <p>a) The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C29</p> <p>Road 1</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 1, that is the realignment of the eastern end of Uriarra Road to form a new junction at signalised intersection 3.</p>
<p>R30</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C30</p> <p>Road 2</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 2. Its key function is to provide convenient access to the northern part of Coombs (precincts L and M) from signalised intersection 3.</p>
<p>R31</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C31</p> <p>Road 3</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 3, the principal collector road to the Coombs low density residential area (precinct A) from signalised intersection 2.</p>
<p>R32</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C32</p> <p>Road 4</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 4, which links</p>

	<p>signalised intersection 1 with north Weston via a proposed bridge and embankment at the northern extremity of the proposed Weston Creek pond.</p>
<p>R33</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C33</p> <p>Road 5</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 5, which links signalised intersection 2 to Uriarra Road.</p>
<p>R34</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C34</p> <p>Road 6</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 6, which forms the boundary between the medium and high density residential and mixed use zones abutting the north south arterial and the lower density residential zones in Wright. Its key function is to provide a convenient link between abutting land uses and the signalised intersections on the north-south arterial road, and links road 5 and Cotter Road.</p>
<p>R35</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C35</p> <p>Road 7</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 7, which links roads 3 and 4, and forms the boundary between the medium and high density residential and mixed use zones abutting the north south arterial and the balance of Coombs. Its key function is to provide a convenient link between abutting land uses and the signalised intersections on the north-south arterial road.</p>
<p>R36</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C36</p> <p>Road 8</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 8, which links road 3 with the edge road to Molonglo River corridor, and forms the boundary between Coombs CFZ (precinct F) and Coombs RZ1 (precinct A).</p>

Part B – Subdivision

Notes:

1. This part is applicable to the preparation and assessment of estate development plans (EDP). It should be read in conjunction with other relevant codes.
2. Precincts referred to in this part are as defined in Part A and shown on the relevant land use plan submitted for a development application where an EDP is required.
3. Sections referred to in this part are shown on figure 4, and they are located by cross sections lines.

Element 4: Block sizes

Note: Desired planning outcomes relevant to this element are: (a) and (b).

Rules	Criteria
<p>R37</p> <p>RZ1 in each precinct,</p> <p>a) has a maximum of 50% of blocks less than 500m², and</p> <p>b) a maximum of 20% of blocks are less than 250m².</p> <p>Note: The 20% in b) is a subset of the 50% in a). This rule applies to each precinct, independently, i.e. without reference to proposed subdivision of RZ1 in other precincts.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Multi-unit housing

Note: Desired planning outcomes relevant to this element are: (a) and (b).

Rules	Criteria
<p>R38</p> <p>In addition to the maximum number of dwellings on multi-unit blocks, an EDP identifies the minimum number of dwellings on multi-unit blocks, in accordance with Part C.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 6: Open space

Note: Desired planning outcomes relevant to this element are: (a), (b), (c), (d), (e), (f), (g) and (p).

Rules	Criteria
<p>R39</p> <p>Edge streets are provided to not less than 75% of the common boundary between blocks in urban zones (other than single residential blocks) and PRZ1 and NUZ4 in accordance with sections ii, iii, iv, v, ix and x.</p>	<p>C39</p> <p>Edge streets are provided to the common boundary between blocks in urban zones (other than single residential blocks and precinct C), and PRZ1 and NUZ4 to achieve the following:</p> <p>a) ease of access to urban open space corridors</p> <p>b) surveillance of urban open space corridors</p>

	<p>c) avoidance of rear boundary fencing at the common boundary to PRZ1 and NUZ4</p> <p>d) ground floor dwelling address to urban open space where there is no edge street.</p>
<p>R40</p> <p>There is no common boundary between a single residential block and PRZ1 or NUZ4. Edge streets are provided to the common boundary between single residential blocks and PRZ1 or NUZ4.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R41</p> <p>Cotter Road edge treatment in Wright is in accordance with the following characteristics:</p> <p>a) a minimum 15 metre wide landscape buffer between Cotter Road and the service street</p> <p>b) no direct access to residential blocks permitted off Cotter Road.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R42</p> <p>Uriarra Road edge treatment in Wright is in accordance with the following characteristics:</p> <p>a) a minimum 15 metre wide landscape buffer between Uriarra Road</p> <p>b) no direct access to residential blocks permitted off Uriarra Road.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R43</p> <p>Continuous edge roads are provided along the boundary between urban development and Molonglo River corridor and associated urban open space.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R44</p> <p>Coombs urban open space overland flow corridor is in accordance with figure 4 and the following characteristics:</p> <p>a) is located adjacent to the school</p> <p>b) includes a neighbourhood park, oval, cycleway and stormwater measures.</p>	<p>C44</p> <p>Coombs urban open space overland flow corridor:</p> <p>a) follows the unnamed water course from Wright to its confluence with Molonglo River</p> <p>b) includes a neighbourhood park, oval, cycleway and stormwater measures.</p>
Element 7: Shared paths	
<p>Note: Desired planning outcomes relevant to this element are: (c), (d), (e), (f), (h), (l), (n), (o) and (q).</p>	
Rules	Criteria
<p>R45</p> <p>An off-road network of cycleways and pedestrian paths to link key community and urban open</p>	<p>C45</p> <p>An off-road network of cycleways and pedestrian paths to link key community and</p>

space destinations in the neighbourhood is provided in accordance with figure 4.	<p>urban open space destinations in the neighbourhood subject to element 1 is provided including:</p> <ul style="list-style-type: none"> a) a trunk cycleway following Molonglo River corridor b) a trunk cycleway following road 8 from Molonglo River corridor trunk cycleway to the local centre adjoining precinct F c) links to parks and neighbourhood facilities including shops and schools d) an underpass under the north-south arterial road to provide access to Molonglo River corridor from: <ul style="list-style-type: none"> i. the urban open space corridor north of the school in precinct S ii. Holdens Creek urban open space corridor, to provide trunk cycleway and equestrian access (for the Bicentennial National Trail) from Stromlo Forest Park through Holdens Creek urban open space corridor iii. Coombs urban open space corridor, to road 6 cycle path system network iv. Weston Creek urban open space corridor. e) a continuous primary pedestrian path along both sides of the length of the north-south arterial road of: <ul style="list-style-type: none"> i. a minimum 2 metres wide on the Coombs side of the road ii. a minimum 1.5 metres wide along the Wright side of the road.
Element 8: Road network	
Note: Desired planning outcomes relevant to this element are: (d), (f), (g), (i), (l), (n) and (q).	
Rules	Criteria
<p>R46</p> <p>The initial road network is provided in accordance with figures 3 and 4.</p> <p>Note: Following the initial development period, changes to the road network may be made based on consideration of operational matters.</p>	<p>C46</p> <p>The road network provides:</p> <ul style="list-style-type: none"> a) access to development adjoining the north south arterial road limited to the locations indicated with, <ul style="list-style-type: none"> i. additional access permitted from the service streets ii. signalised intersections 1-3 on figure 3

	<ul style="list-style-type: none"> iii. uncontrolled right turns between signalised intersections 1-3 iv. uncontrolled right turn south of signalised intersection 1 to the site of the ACT Forestry Depot b) a minimum of one access point to Wright from Uriarra Road c) a minimum of one access point to Wright from Cotter Road.
Element 9: Stormwater	
Note: Desired planning outcomes relevant to this element are: (g), (h), (k), (l), (m) and (p).	
Rules	Criteria
<p>R47</p> <p>Stormwater treatment ponds and overland flow paths are provided as indicated on figure 4 and sections i, ii, iii, iv, v, vii, ix, x, xi and xii for the purpose of stormwater management.</p>	<p>C47</p> <p>Stormwater treatment measures are provided for the purpose of stormwater management to:</p> <ul style="list-style-type: none"> a) form a key visual and recreational feature b) provide landscaping to enhance local ecological features and provide recreational amenity such as public parkland with waterside promenades, picnic areas and playgrounds c) provide public access d) create linear park systems with pedestrian/cycle links.
<p>R48</p> <p>Molonglo surge protection line is provided in Coombs as indicated on figure 4. No leases (other than holding leases) are to be issued down-slope of this line.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Part C – Buildings and structures

Note: Sections referred to in this part are shown on figure 4, and they are located by cross sections lines.

Note: Building heights referred to in this part exclude minor structures such as garbage enclosures, fences and the like.

Element 10: Residential density

Note: Desired planning outcomes relevant to this element are: (a), (b), (c) and (e).

Rules	Criteria
R49 In RZ4 and RZ5 in precincts B, E, G, I, M, N, P, Q and T, the minimum residential density on each block is one dwelling for each 200m ² of site area (rounded to the nearest whole number).	This is a mandatory requirement. There is no applicable criterion.
R50 In CZ4 and CZ5 in precincts D, J, K and O, the minimum residential density on each block is one dwelling for each 150m ² of site area (rounded to the nearest whole number).	This is a mandatory requirement. There is no applicable criterion.
R51 In RZ1, the maximum <i>net residential density</i> is 20 dwellings/hectare.	This is a mandatory requirement. There is no applicable criterion.

Element 11: Residential buildings – RZ5

Note: Desired planning outcomes relevant to this element are: (a), (b), (c), (g) and (i).

Rules	Criteria
R52 Buildings in RZ5 (section vi) have minimum building height of 2 storeys, with a minimum of 3 storeys fronting the north-south arterial road.	This is a mandatory requirement. There is no applicable criterion.

Element 12: Local centre/mixed use node – CZ5/CZ4

Note: Desired planning outcomes relevant to this element are: (b) and (o).

Rules	Criteria
R53 Buildings in CZ5 at the junction of the north-south arterial road and the east-west collector road: <ol style="list-style-type: none"> address both the north-south arterial road and the east-west collector road have minimum building height of 3 storeys. 	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C54 Buildings in CZ5 at the junction of the north-south arterial road and east-west collector road, and fronting the collector road, are designed to be adaptable for commercial use.

R55 Buildings in CZ5 in precinct C on figure 2 and section xi have a maximum building height of 3 storeys.	This is a mandatory requirement. There is no applicable criterion.
R56 Buildings in CZ4 have the following characteristics: a) minimum building height of 3 storeys b) an external pedestrian plaza fronting the east-west collector road.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C57 Buildings in CZ4 are designed to be adaptable for commercial use.
Element 13: Community facilities	
Note: Desired planning outcomes relevant to this element are: (b) and (o).	
Rules	Criteria
R58 Buildings in CFZ specified in R6) and C6) in precinct F on figure 2 and figure 4 must provide for community use.	This is a mandatory requirement. There is no applicable criterion.
Element 14: Access to and from Uriarra Road	
Note: Desired planning outcomes relevant to this element are: (c), (d) and (n).	
Rules	Criteria
R59 No direct vehicular access is permitted to or from residential blocks abutting Uriarra Road.	This is a mandatory requirement. There is no applicable criterion.
Element 15: Multi-unit sites	
Note: Desired planning outcomes relevant to this element are: (b), (c), (e), (f) and (h).	
Rules	Criteria
There is no applicable rule.	C60 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.



Figure 2: Development precincts

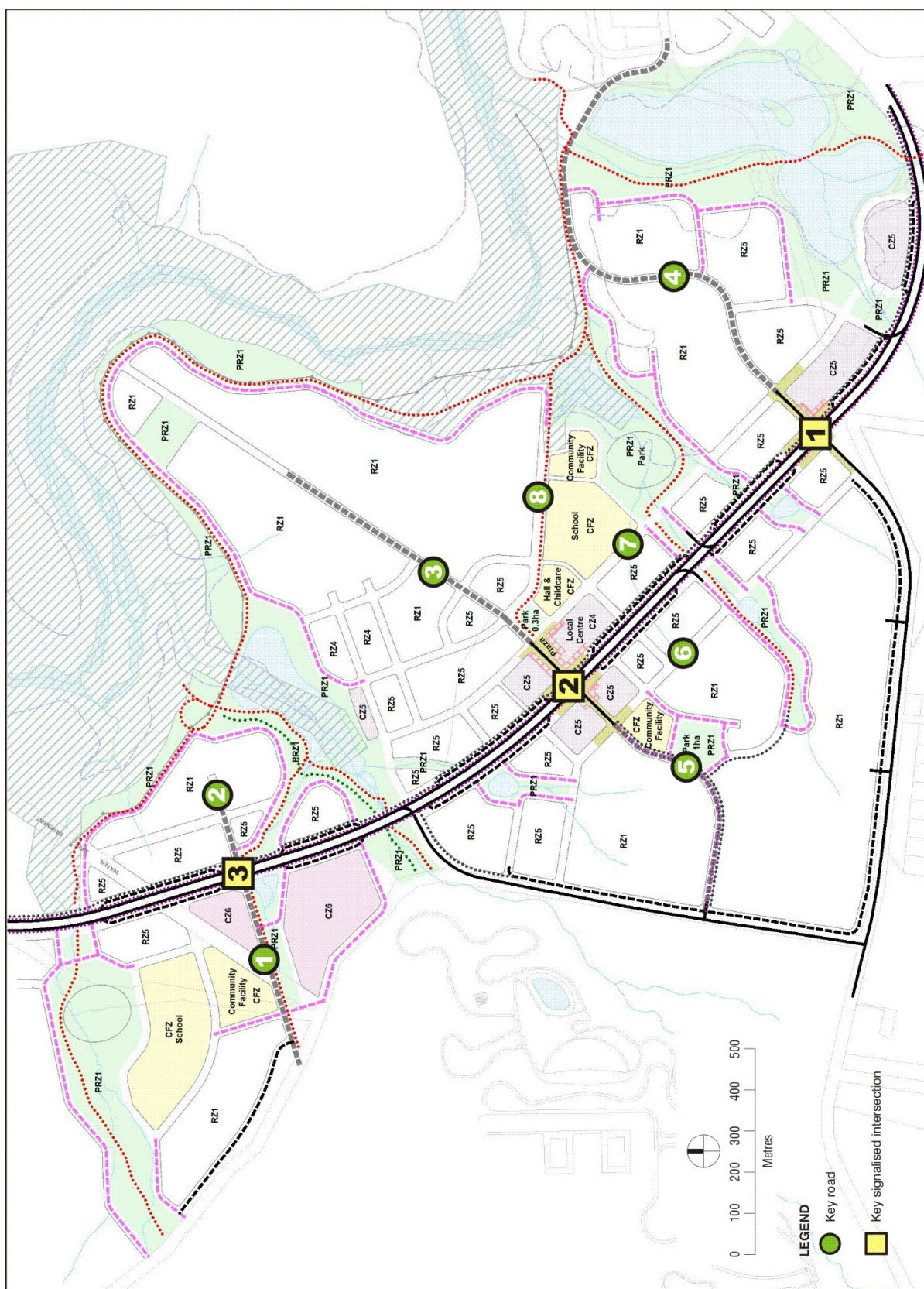


Figure 3: Key roads and signalised intersections

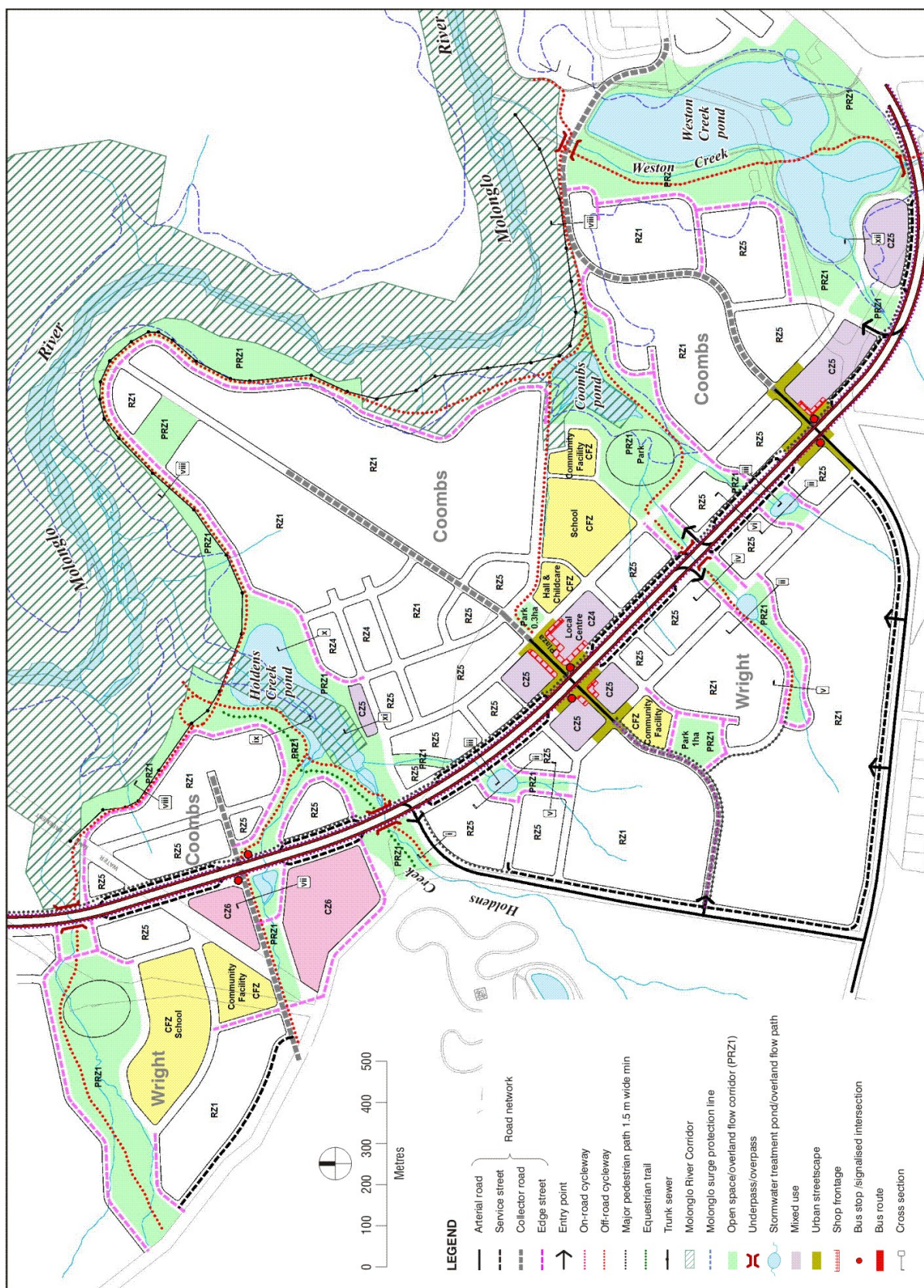


Figure 4: Concept plan

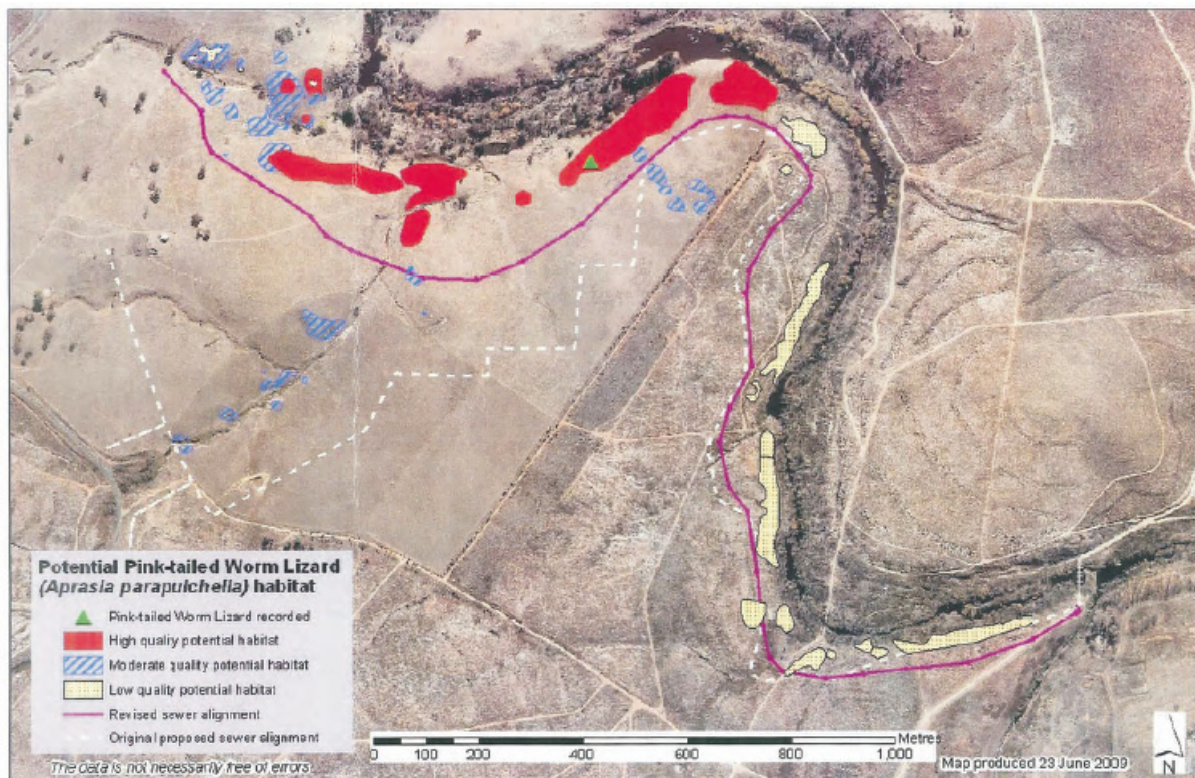
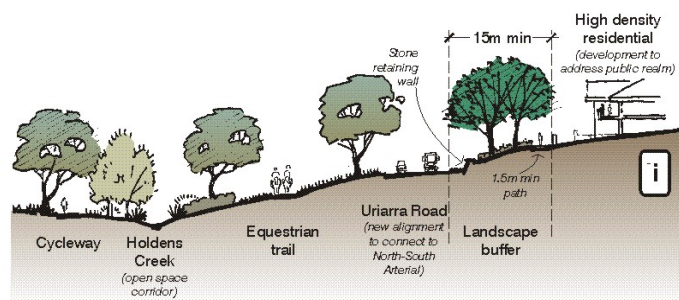
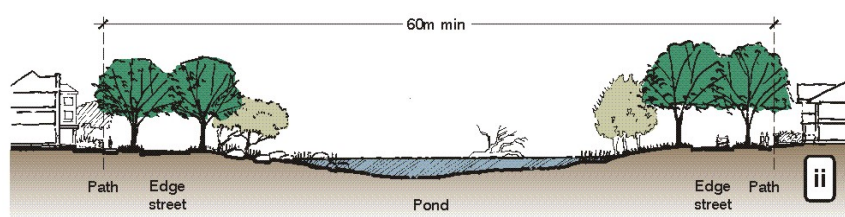


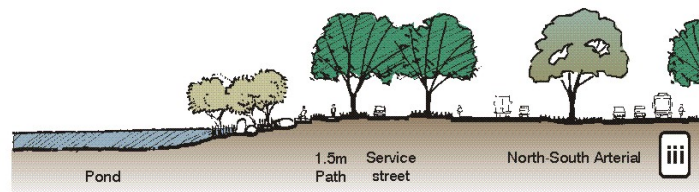
Figure 5: Areas of Pink-tailed worm lizard (*Aprasia parapulchella*) habitat



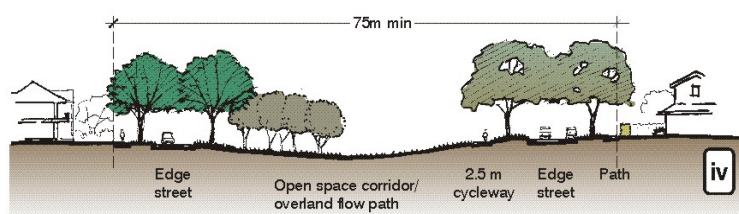
Uriarra Road between Holdens Creek and precinct N



Ponds in precinct N

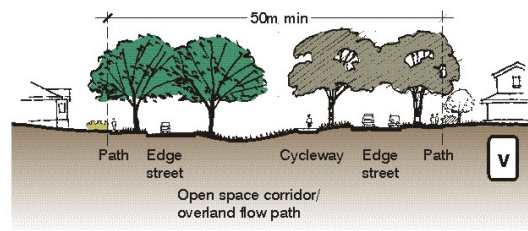


North-south arterial road, service street and pond in precinct N

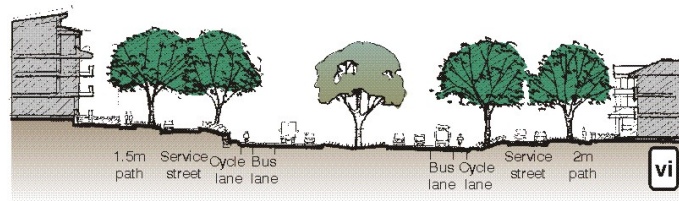


Open space corridor between precincts P and Q

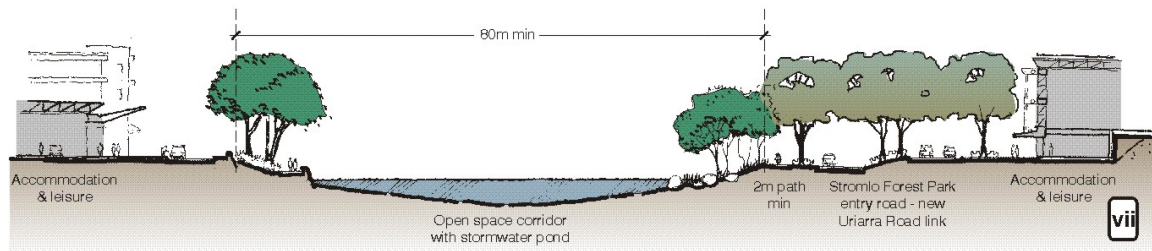
Sections i-iv



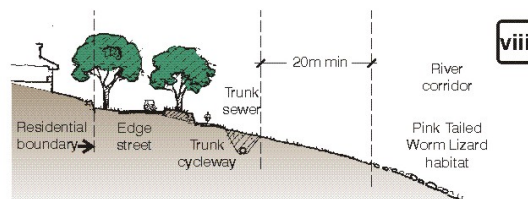
Open space corridor in precinct R



North-south arterial road - boulevard cross section

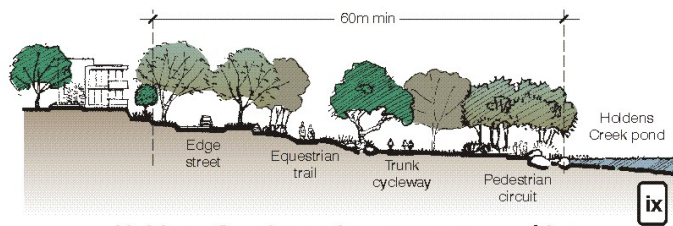


Stromlo Forest Park entry precinct

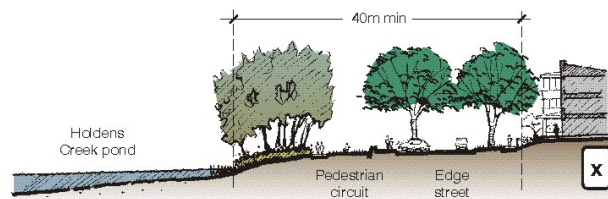


Molonglo River corridor

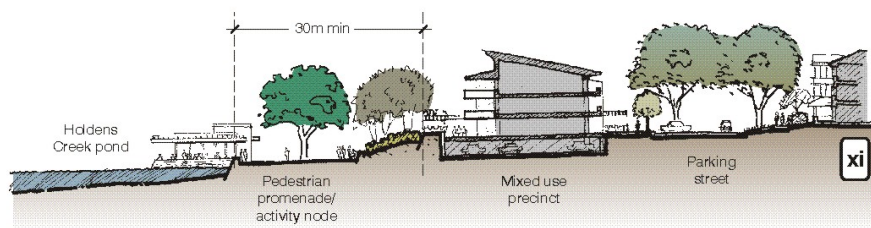
Sections v-viii



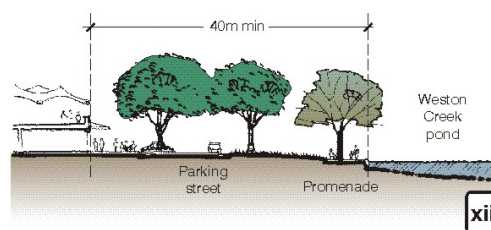
Holdens Creek pond open space corridor



Holdens Creek open space corridor



Holdens Creek pond open space corridor



Weston Creek pond mixed use precinct

Sections ix-xii

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Appendix C Replacement map for Hume

