

Australian Capital Territory

Planning and Development (Technical Amendment—code, relocation and rezoning of FUA amendment) Plan Variation 2014 (No 1)

Notifiable Instrument NI2014—10

Technical Amendment No 2013—16

made under the

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

This technical amendment commences on 15 January 2014.

Variation No 2013—16 to the Territory Plan has been approved by the planning and land authority.

Ben Ponton
Delegate of the Planning and Land Authority
13 January 2014



ACT

Government

Environment and
Sustainable Development

Planning & Development Act 2007

Technical Amendment to the Territory Plan Variation 2013-16

Rezoning of land within the future urban area of Coombs, changes to the Coombs and Wright concept plan, relocation of provisions to Wright precinct code and other minor amendments

January 2014

Commencement version

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1. INTRODUCTION

1.1 Purpose

This technical amendment proposes the following changes to the Territory Plan.

Territory Plan map

Changes to the Coombs local centre zonings on the Territory Plan Map within the future urban area of Coombs.

Coombs and Wright concept plan

- i. Changes to criterion C4, rule R53 and criterion C57
- ii. Changes to rule R63
- iii. Changes to Figures 2,3 and 4

Relocation of provisions to precinct map and code

- i. Wright precinct map and code

Commercial Zones Development Code

- i. Add Amaroo Group Centre to Part C

1.2 Public consultation

Under section 88 of the Planning and Development Act 2007 (the Act) this type of technical amendment is subject to limited public consultation. The public was notified through a newspaper notice. At the conclusion of the limited consultation period, any representations were considered by the planning and land authority (the Authority) within the Environment and Sustainable Development Directorate. The Authority then determines a day when the technical amendment is to commence by way of a commencement notice.

1.3 National Capital Authority

The National Capital Authority has been advised of this technical amendment.

1.4 Process

This technical amendment has been prepared in accordance with section 87 and section 95 of the *Planning and Development Act 2007* (the Act). Comments received from the public and the National Capital Authority were taken into account before the planning and land authority “made” the technical amendment under section 89 of the Act. The planning and land authority must now notify the public of its decision.

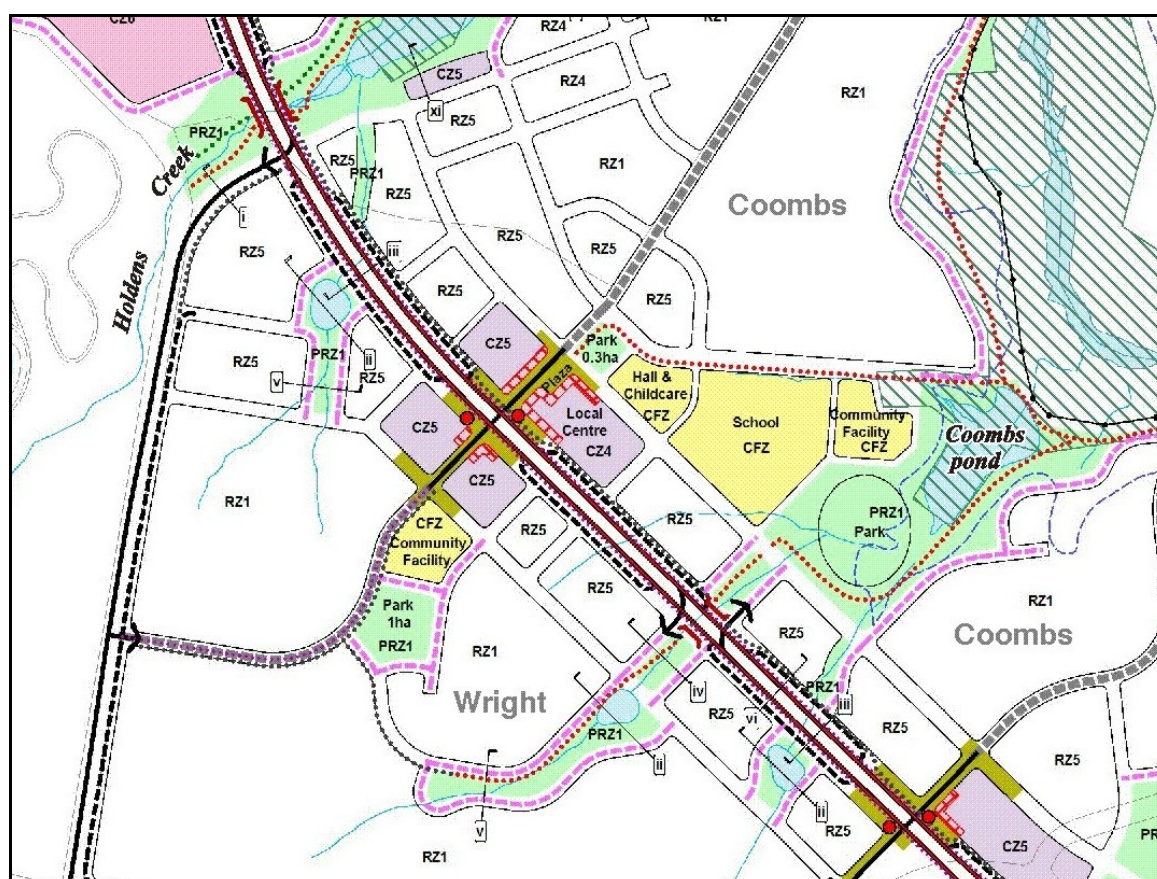
2. EXPLANATION

2.1 Section 95 amendment

2.1.1 Rezoning of land within the future urban area shown on the Territory Plan map – Coombs - Stage 1

The Structure Plan for Molonglo and North Weston (the Structure Plan) completed in 2008 sets out the principles and policies that apply to the Molonglo and North Weston future urban area. This includes the suburb of Coombs and the Coombs Local Centre. The Coombs and Wright Concept Plan (see Figure 1) was completed in 2010 with more detailed controls for development. Since completion of the Concept Plan, significant changes have occurred during the estate development planning phase, which have impacted on the suitability of one of the sites in the Coombs Local Centre for a supermarket. The Coombs Local Centre previously shown on the concept plan consisted of a CZ5 and CZ4 area adjoining the main north-south arterial road and east-west collector road. The subject land is within a Future Urban Area overlay in the Territory Plan.

Figure 1: Coombs and Wright concept plan (extract)



A design study and a retail market assessment identified some challenges with the use of the concept plan's CZ4 site for a supermarket and demonstrated the feasibility of the CZ5 site for this purpose. Issues considered included:

- The slope on the sites
- Car access from John Gorton Drive to a carpark at CZ4 site
- Service vehicle (including semi-trailer) access
- CZ5 site is more evenly graded and consequently more suitable for a large footprint development such as a supermarket and associated carpark.

There are a number of planning and design advantages to be gained if the supermarket and attendant specialty retail is developed on the site that was zoned CZ5 rather than the CZ4 site. To facilitate this, a swap of the FUA zoning between the two sites has been undertaken via this technical amendment. This change provides for a significantly improved planning outcome as well as being in accord with the overall design intent for the centre. A statement of consistency against the Structure Plan for the proposed changes to the Territory Plan for Coombs Local Centre is at Appendix 1. The changes are considered to be consistent with the Structure Plan.

2.1.2 Changes to the local centre/mixed use elements of the Coombs and Wright concept plan

Changes have been made to certain planning controls in the Coombs and Wright concept plan to clarify some other minor anomalies.

Criterion C4 in Part A – Land Use has been adjusted to reflect the CZ4/CZ5 change to the land use for the Coombs local centre. Paragraph a) of the criterion has also been adjusted to be not less than 1.0ha in accordance with the changes.

Rule R53 required that all buildings on the CZ5 site have a minimum height of 3 storeys. This would not have been financially viable for a supermarket development in a local centre, which would ordinarily be single storey only. This has been replaced with a requirement for only buildings fronting John Gorton Drive to have a height of minimum 3 storeys, enabling the supermarket to be a single storey building.

Rule R56 referred to an external pedestrian plaza fronting the east-west collector road. This was removed from the concept plan and therefore the rule has been re-worded to remove reference to the pedestrian plaza.

C57 required that buildings must be adaptable for commercial use. The intent of this criterion was to provide opportunities for business and thereby promote activity at ground floor levels. A strict reading of the criterion implied that all levels of a building should be adaptable; however this would have been impractical for a multi-level residential building. Therefore the criterion has been re-worded to clarify that it applies to ground floor levels only. These changes are consistent with the Structure Plan (see Appendix 1).

Existing provisions

Rules	Criteria
<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>

Rules	Criteria
<p>R53</p> <p>Buildings in CZ5 at the junction of the north-south arterial road and the east-west collector road:</p> <p>a) address both the north-south arterial road and the east-west collector road</p> <p>b) have minimum building height of 3 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

Rules	Criteria
<p>R56</p> <p>Buildings in CZ4 have the following characteristics:</p> <p>a) minimum building height of 3 storeys</p> <p>b) an external pedestrian plaza fronting the east- west collector road</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C57</p> <p>Buildings in CZ4 are designed to be adaptable for commercial use.</p>

New provisions

Rules	Criteria
<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) CZ5 on the south eastern side of road 3, not less than 1.0ha</p> <p>b) CZ4, not less than 0.9ha.</p>

Rules	Criteria
<p>R53</p> <p>Buildings in CZ5</p> <p>a) at the junction of the north-south arterial road and the east-west collector road address both the north-south arterial road and the east-west collector road</p> <p>b) facing John Gorton Drive have a minimum building height of 3 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

Rules	Criteria
<p>R56</p> <p>Buildings in CZ4 facing John Gorton Drive have a minimum building height of 3 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C57</p> <p>Buildings in CZ4 are designed to have the ground floor level be adaptable for commercial use.</p>

2.1.3 Changes to Rule R63 – Building envelope

Rule R63 in the Coombs and Wright concept plan was written before the concept of integrated housing development parcels were considered for these suburbs, specifically in Coombs. It did not take into account building to boundary scenarios on certain blocks where an integrated housing development is proposed. The rule has been amended so that the provisions do not apply to integrated housing development parcels where proposed, similar to Rule R7 in the Single Dwelling Housing Development Code.

Existing provision

Rules	Criteria
<p>R63</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected X° to the horizontal from an infinite number of points on a line of infinite length 1.8m above the <i>northern boundary</i> or boundaries of an adjoining <i>residential block</i>.</p> <p>X° is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1.</p> <p>Refer Figure A1.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

New provision (underlined)

Rules	Criteria
<p>R63</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected X° to the horizontal from an infinite number of points on a line of infinite length 1.8m above the <i>northern boundary</i> or boundaries of an adjoining <i>residential block</i>.</p> <p>X° is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1.</p> <p>Refer Figure A1.</p> <p><u>This rule does not apply to that part of the building on a single dwelling block in an integrated housing development parcel proposed to be built to a boundary of the block.</u></p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

Section	Statement
s87(b) a variation (a code variation) that – (i) would only change a code (ii) is consistent with the policy purpose and policy framework of the code; and (iii) is not an error variation.	Compliant. This amendment will ensure that integrated housing developments can be considered in Coombs, and is consistent with the policy purpose and policy framework of the code (concept plan).

2.1.4 Changes to figures

There are a number of planning and design advantages to be gained if the supermarket and attendant specialty retail is developed on the site zoned CZ5 rather than the original CZ4 site. To facilitate this, a swap of the zoning designations on the concept plan between the two sites has been made. This will provide for a significantly improved planning outcome as well as being in accord with the overall design intent for the centre.

Existing figures

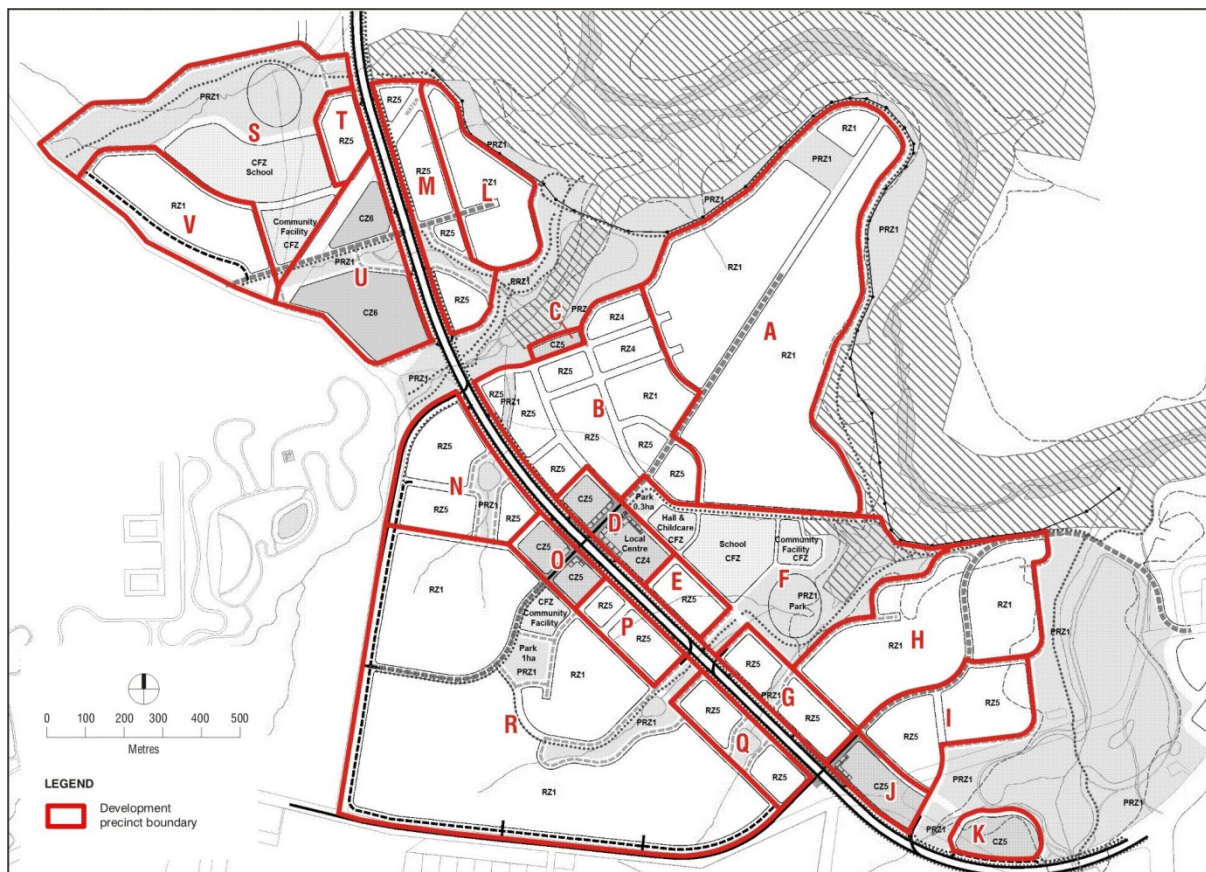


Figure 2

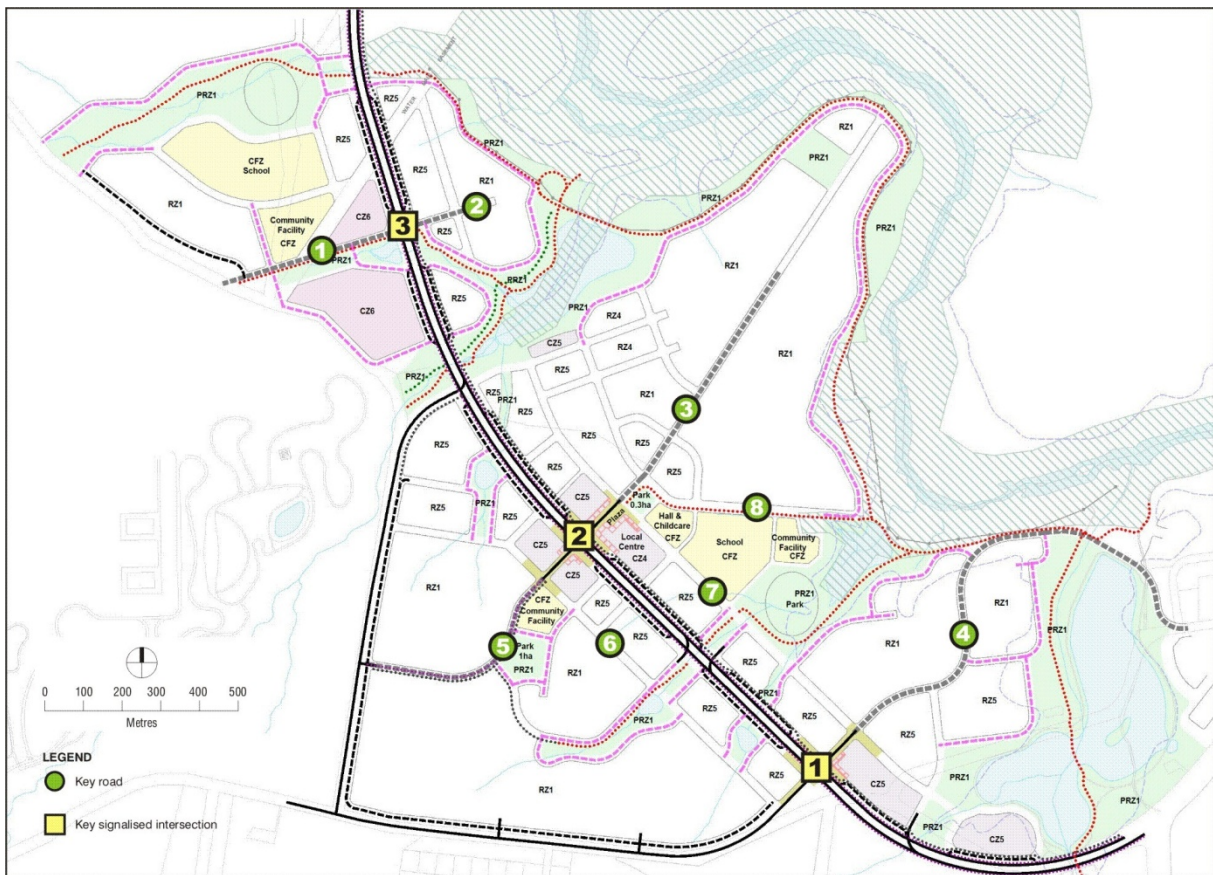


Figure 3

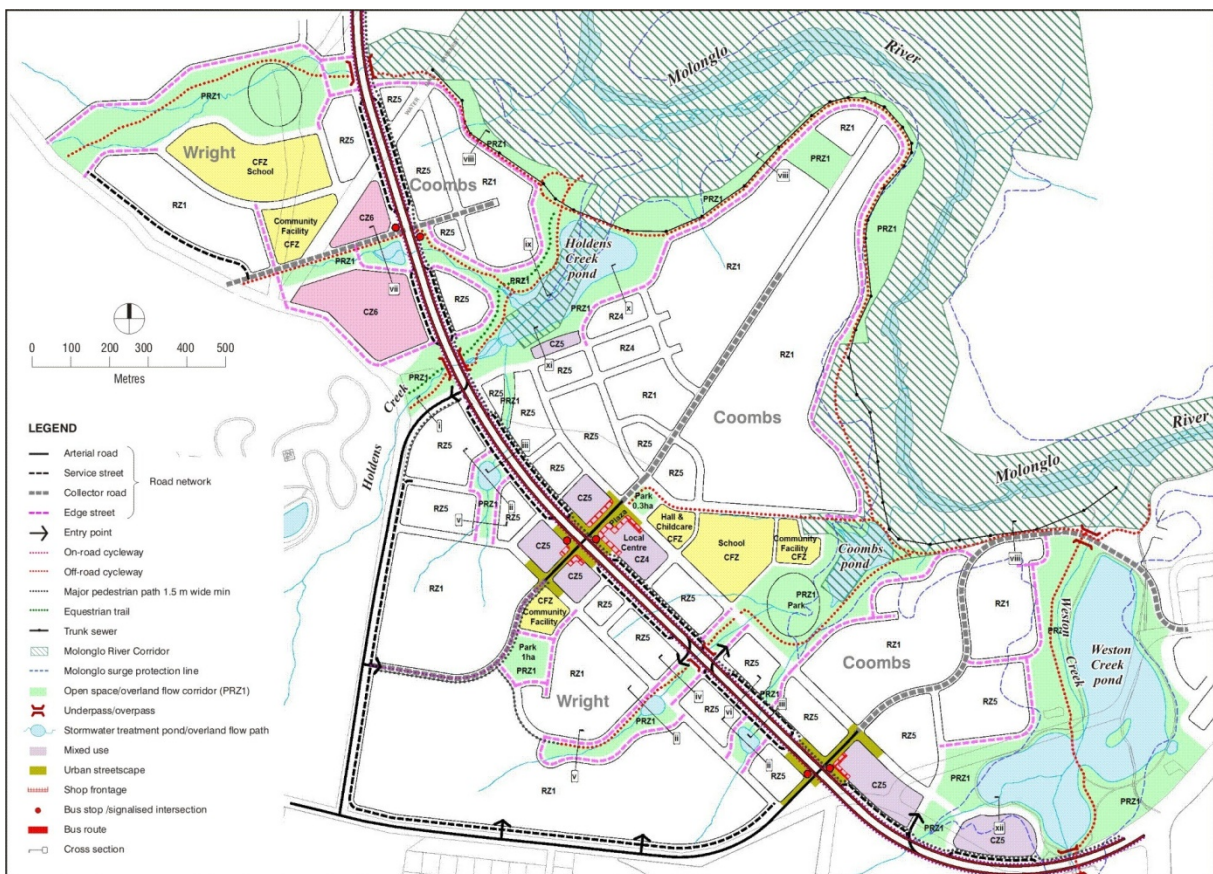


Figure 4

New figures

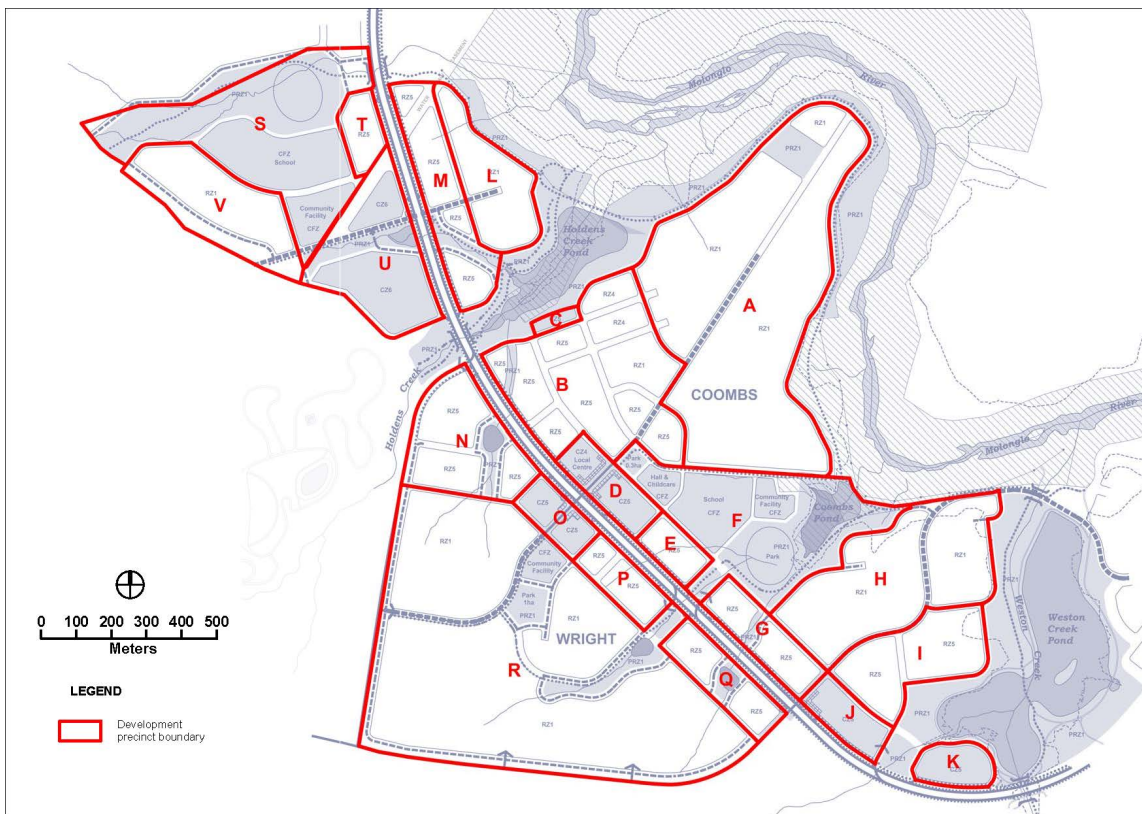


Figure 2

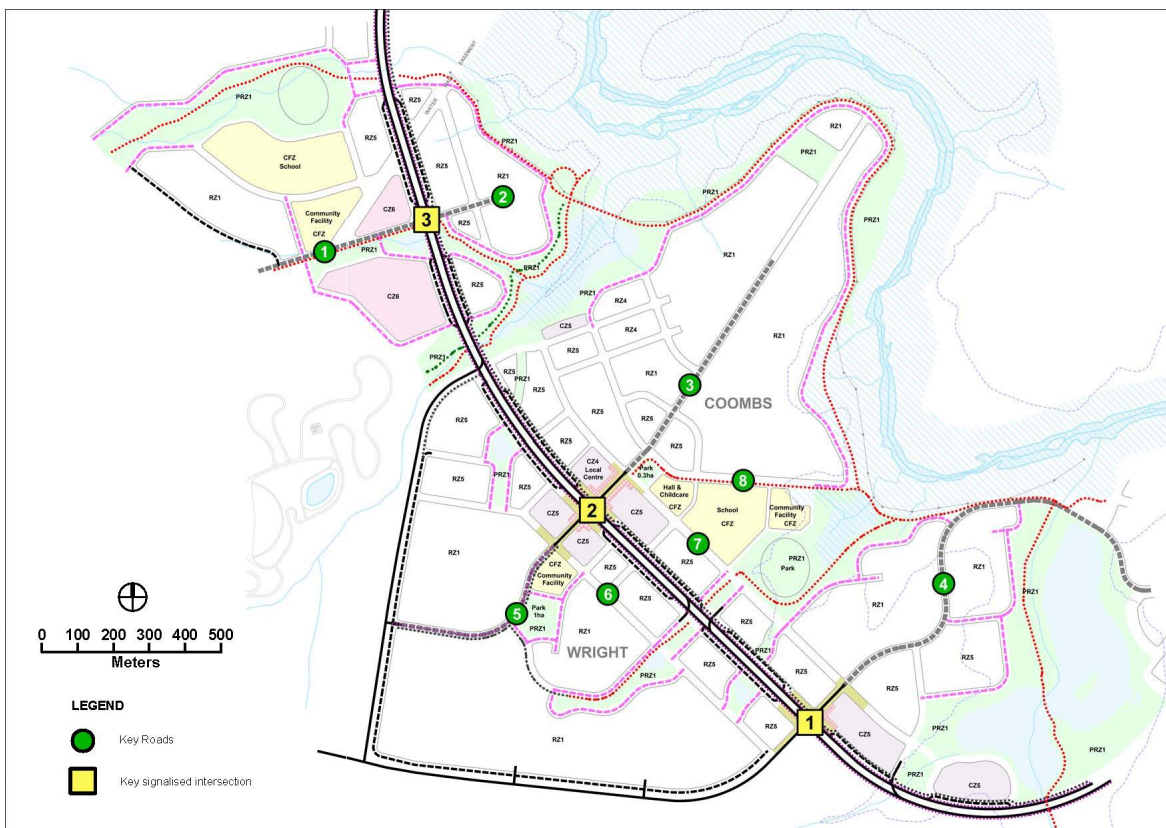


Figure 3

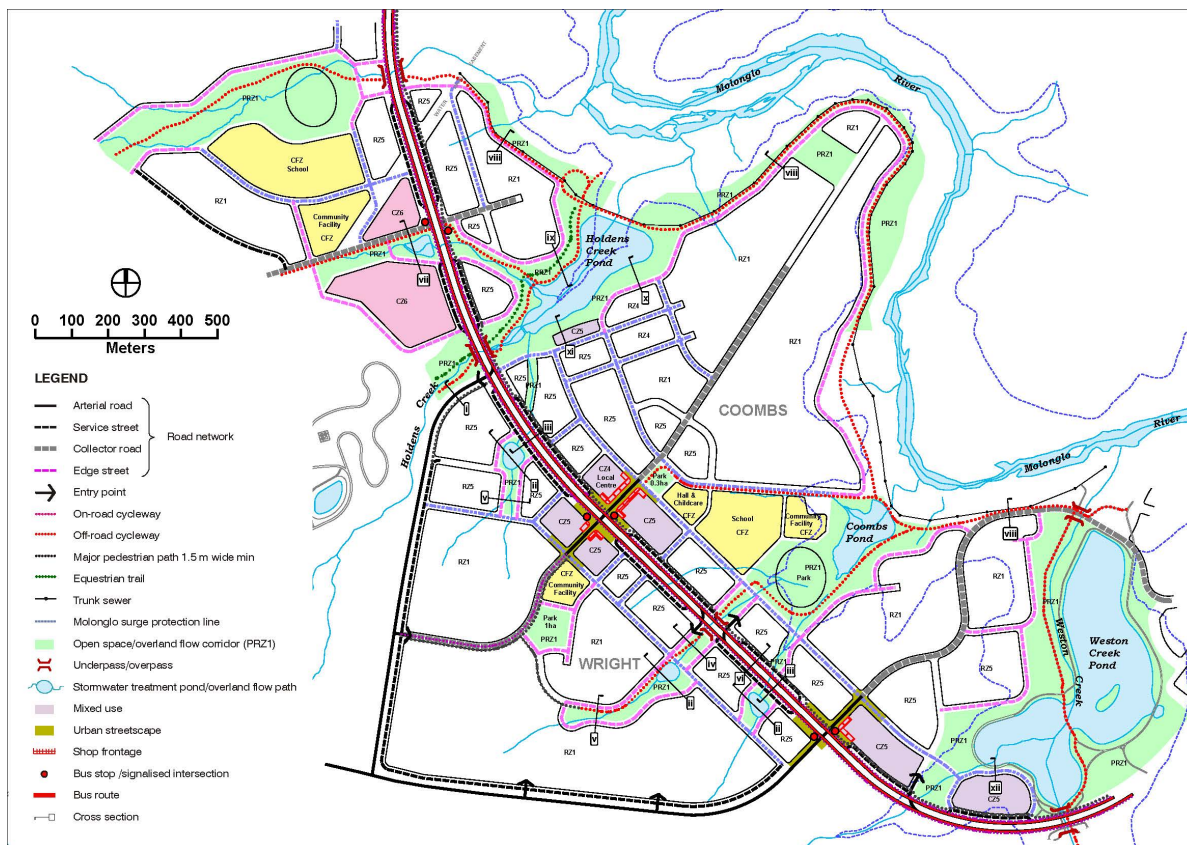


Figure 4

Compliance with the *Planning and Development Act 2007*

Section	Statement
S95(1) a variation (a rezoning of FUA variation) that -	
(i) would only rezone part of a FUA; and	This technical amendment only proposes to rezone land that is within the future urban area overlay of the Territory Plan map.
(ii) is consistent with the Structure plan for the FUA	The proposed amendment is considered to be consistent with the purpose of the Structure Plan for Molonglo and North Weston as identified in the assessment contained in Appendix 1.
s87(b) a variation (a code variation) that –	Compliant. Only the relevant diagrams and specific provisions in the code relating to the Coombs local centre have been amended in accordance with the proposed changes to clarify some other minor anomalies as outlined above
(i) would only change a code	
(ii) is consistent with the policy purpose and policy framework of the code; and	
(iii) is not an error variation.	

2.2 Precinct maps and codes

2.2.1 Relocating provisions from the Coombs and Wright concept plan to the Wright precinct map and code

Provisions currently found in the Coombs and Wright concept plan are relocated to the Wright precinct map and code. Provisions are not deleted from the concept plan, as it is still applicable to future urban areas. No changes are made to these provisions.

The revised Wright precinct map and code are at Appendix 3.

Compliance with the Planning and Development Act 2007

Section	Statement
s87(h) a variation to relocate a provision within the territory plan if the substance of the provision is not changed	Compliant. Provisions are relocated from the Coombs and Wright concept plan. No provision is substantively changed. Subject to limited public consultation.

2.3 Commercial zones development code

The Amaroo Precinct Map and Code has recently been updated to include the future urban area uplift of the land area comprising the Amaroo Group Centre into the Territory Plan. As a result the Commercial Zones Development Code needed to be amended to include the Amaroo Group Centre into the table under Part C so that it is covered by the provisions for group centres where a relevant precinct code applies. .

Existing provision

Group centre	Relevant precinct code
Calwell	Calwell
Charnwood	Charnwood
Chisholm	Chisholm
Conder	Conder
Curtin	Curtin
Dickson	Dickson
Erindale	Wanniassa
Hawker	Hawker
Jamison	Macquarie
Kaleen	Kaleen
Kingston	Kingston
Kambah	Kambah
Kippax	Holt
Manuka	Griffith, Forrest
Mawson	Mawson
Wanniassa	Wanniassa
Weston	Weston

New provision (underlined)

Group centre	Relevant precinct code
<u>Amaroo</u>	<u>Amaroo</u>
Calwell	Calwell
Charnwood	Charnwood
Chisholm	Chisholm
Conder	Conder
Curtin	Curtin
Dickson	Dickson
Erindale	Wanniassa
Hawker	Hawker
Jamison	Macquarie
Kaleen	Kaleen
Kingston	Kingston
Kambah	Kambah
Kippax	Holt
Manuka	Griffith, Forrest
Mawson	Mawson
Wanniassa	Wanniassa
Weston	Weston

Compliance with the *Planning and Development Act 2007*

Section	Statement
<p>s87(b) a variation (a code variation) that –</p> <p>(iv) would only change a code</p> <p>(v) is consistent with the policy purpose and policy framework of the code; and</p> <p>(vi) is not an error variation.</p>	<p>Compliant. This amendment will ensure that the Amaroo Group Centre is included in Part C of the Commercial Zones Development Code.</p>

3. TECHNICAL AMENDMENT

3.1 S95 Amendment to the Territory Plan map

1. Territory Plan map - Coombs

Substitute the 'Area subject to the technical amendment' in Figure 2 with the 'Area subject to the technical amendment' in Figure 3

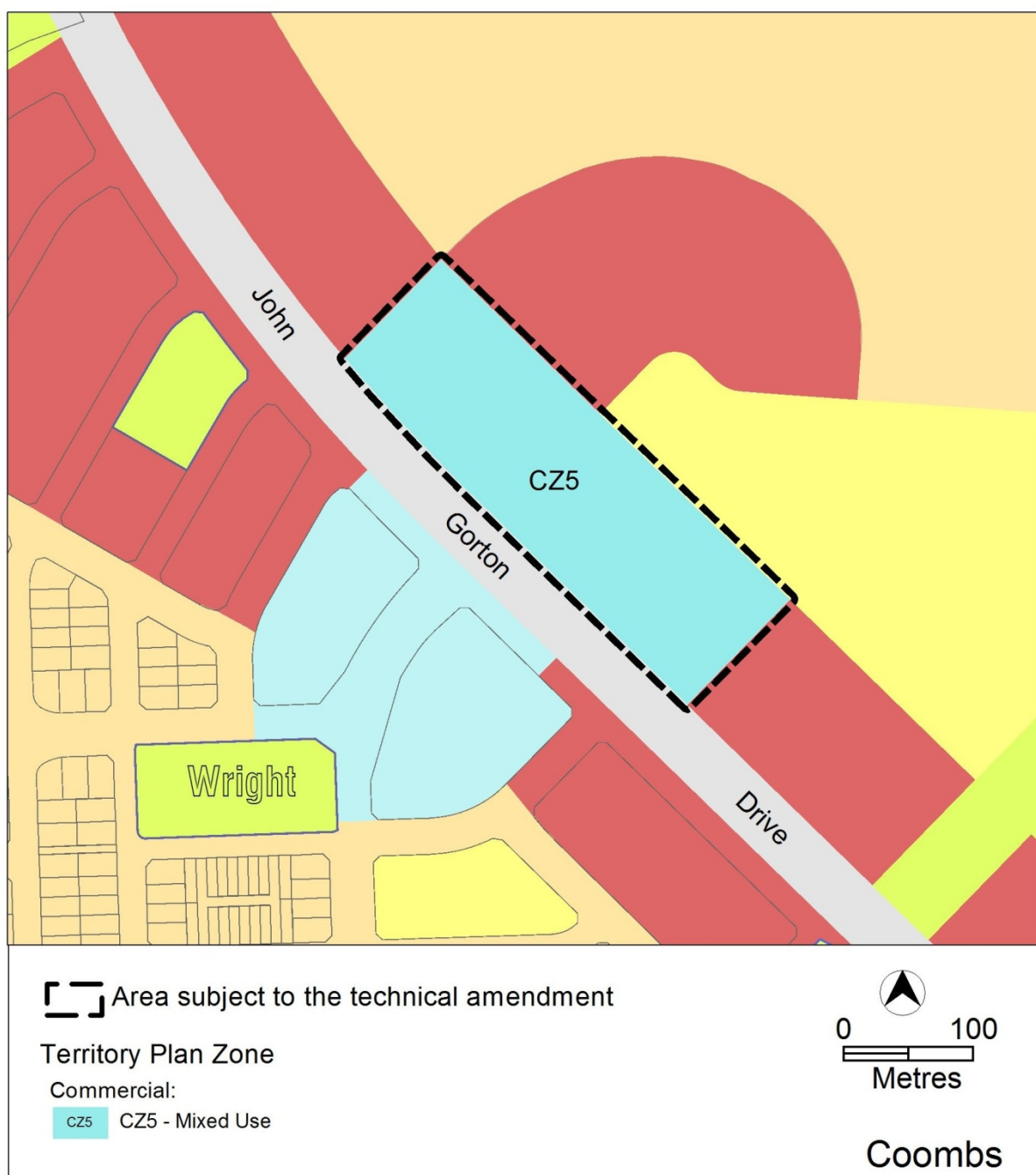


Figure 2: Current Territory Plan map

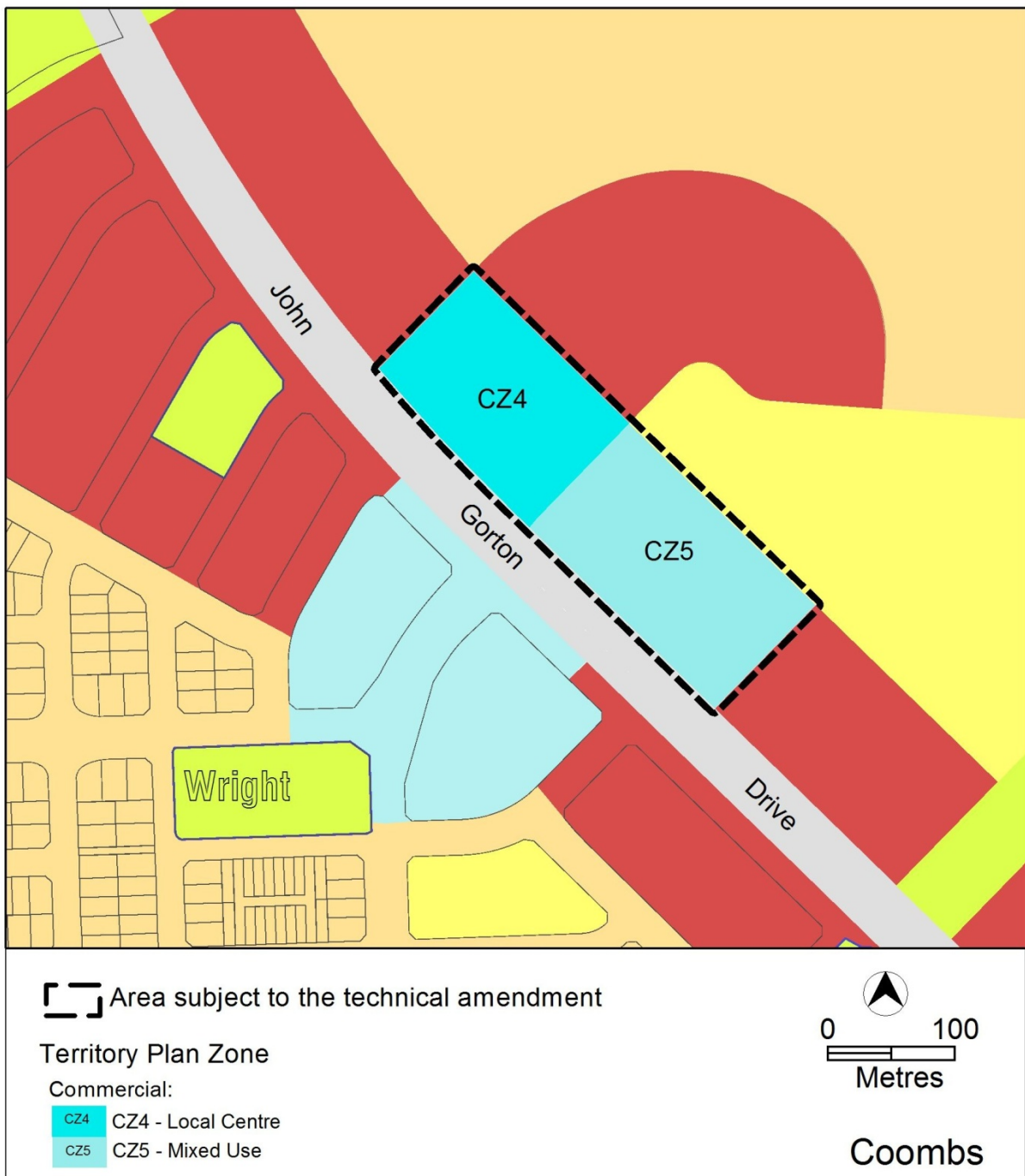


Figure 3: Proposed Territory Plan map

3.2 Coombs and Wright concept plan

2. Element 1: Land use plan

Substitute

Rules	Criteria
<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) CZ5 on the south eastern side of road 3, not less than 1.4ha</p> <p>b) CZ4, not less than 0.9ha.</p>

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

Substitute

Rules	Criteria
<p>R53</p> <p>Buildings in CZ5</p> <p>a) at the junction of the north-south arterial road and the east-west collector road address both the north-south arterial road and the east-west collector road</p> <p>b) facing John Gorton Drive have a minimum building height of 3 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

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

Substitute

Rules	Criteria
There is no applicable rule.	C57 Buildings in CZ4 are designed to have the ground floor level be adaptable for commercial use.

5. Element 16: Building envelopes – all zones; 16.1 Building envelope – Residential buildings with three storeys or fewer

Substitute

Rules	Criteria
<p>R63</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected X° to the horizontal from an infinite number of points on a line of infinite length 1.8m above the <i>northern boundary</i> or boundaries of an adjoining <i>residential block</i>.</p> <p>X° is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1.</p> <p>Refer Figure A1.</p> <p>This rule does not apply to that part of the <i>building</i> on a <i>single dwelling block</i> in an <i>integrated housing development parcel</i> proposed to be built to a boundary of the <i>block</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

6. Figures 2,3 and 4

Substitute with figures 2,3 and 4 at Appendix 2

3.3 Wright precinct map and code

Substitute with map and code at Appendix 3

3.4 Commercial Zones Development Code: Part C – Additional controls for group centres

Substitute

Group centre	Relevant precinct code
Amaroo	Amaroo
Calwell	Calwell
Charnwood	Charnwood
Chisholm	Chisholm
Conder	Conder
Curtin	Curtin
Dickson	Dickson
Erindale	Wanniassa
Hawker	Hawker
Jamison	Macquarie
Kaleen	Kaleen
Kingston	Kingston
Kambah	Kambah
Kippax	Holt
Manuka	Griffith, Forrest
Mawson	Mawson
Wanniassa	Wanniassa
Weston	Weston

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APPENDIX 1

STATEMENT OF CONSISTENCY AGAINST THE STRUCTURE PLAN – CHANGES TO THE TERRITORY PLAN FOR COOMBS LOCAL CENTRE

A summary of the proposed changes requested by the LDA to the Territory Plan for Coombs Local Centre, and a statement of consistency with the Structure Plan Molonglo and North Weston, is outlined as follows:

1. Allow a supermarket on section AU rather than section AT, by swapping the proposed zoning between the two sites.

Section AT is Commercial CZ4 Local Centre and section AU is Commercial CZ5 Mixed Use (refer to map at [Attachment A](#)). The proposed change would allow a supermarket and associated carpark to be sited on section AU, which is a large, flat site with improved car and service vehicle access, rather than on section AT. The change would result in section AU (rather than section AT) being the retail core of the centre with a supermarket, with secondary business activities on section AT. This change is consistent with the design intent of the Structure Plan (and Coombs and Wright Concept Plan) to create a continuum between the retail core with the sites for the park, hall/childcare, school, community facility and Coombs Pond.

The proposed change is consistent with the principles and policies of the Structure Plan, in particular clauses 5, 6, 7, 12, 13, 14, 23, 32, 33 and 36.

2. Correct minor anomalies with the planning controls, including:

a. Replace the rule (R53) of the Concept Plan with a requirement for only buildings fronting John Gorton Drive to have a height of minimum 3 storeys, thus enabling a supermarket to be a single story building.

The proposed change would result in the supermarket site having a requirement to be single storey only, rather than a minimum of 3 storeys. All other buildings fronting John Gorton Drive in Coombs Local Centre would have a minimum height requirement of 3 storeys.

The proposed change is consistent with the principles and policies of the Structure Plan, in particular clauses 3, 11, 14, 52 and 58.

b. Reword the criteria (C57) of the Concept Plan to clarify that buildings must be adaptable for commercial use at ground floor levels only.

The proposed change would result in buildings in the Coombs Local Centre having a requirement to be adaptable for commercial use at the ground floor level only, rather than at all levels. This change is consistent with the aim of promoting ground level activity at the Coombs Local Centre.

The proposed change is consistent with the principles and policies of the Structure Plan, in particular clauses 6, 7, 12 and 14.

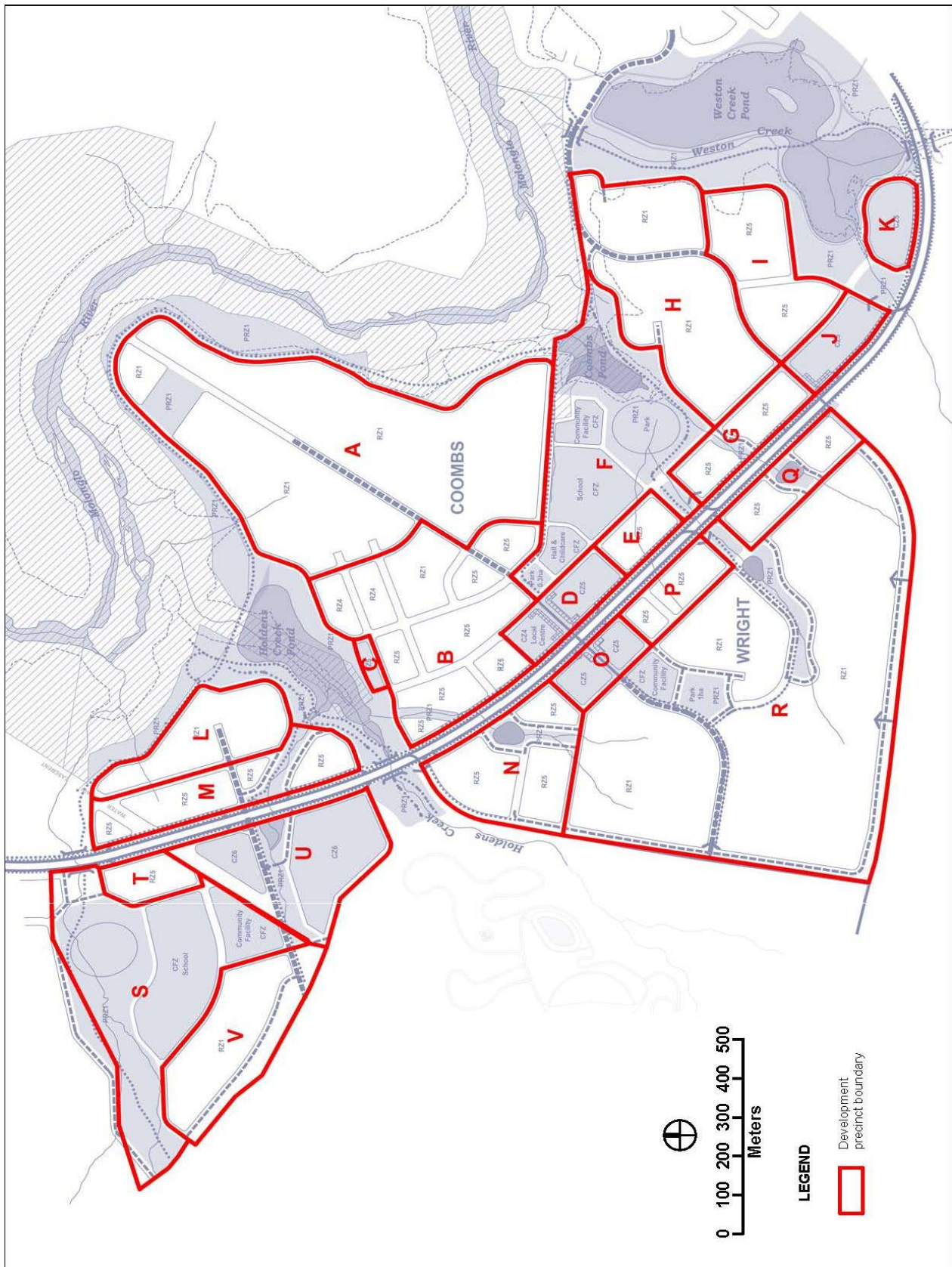


Figure 2: Development precincts

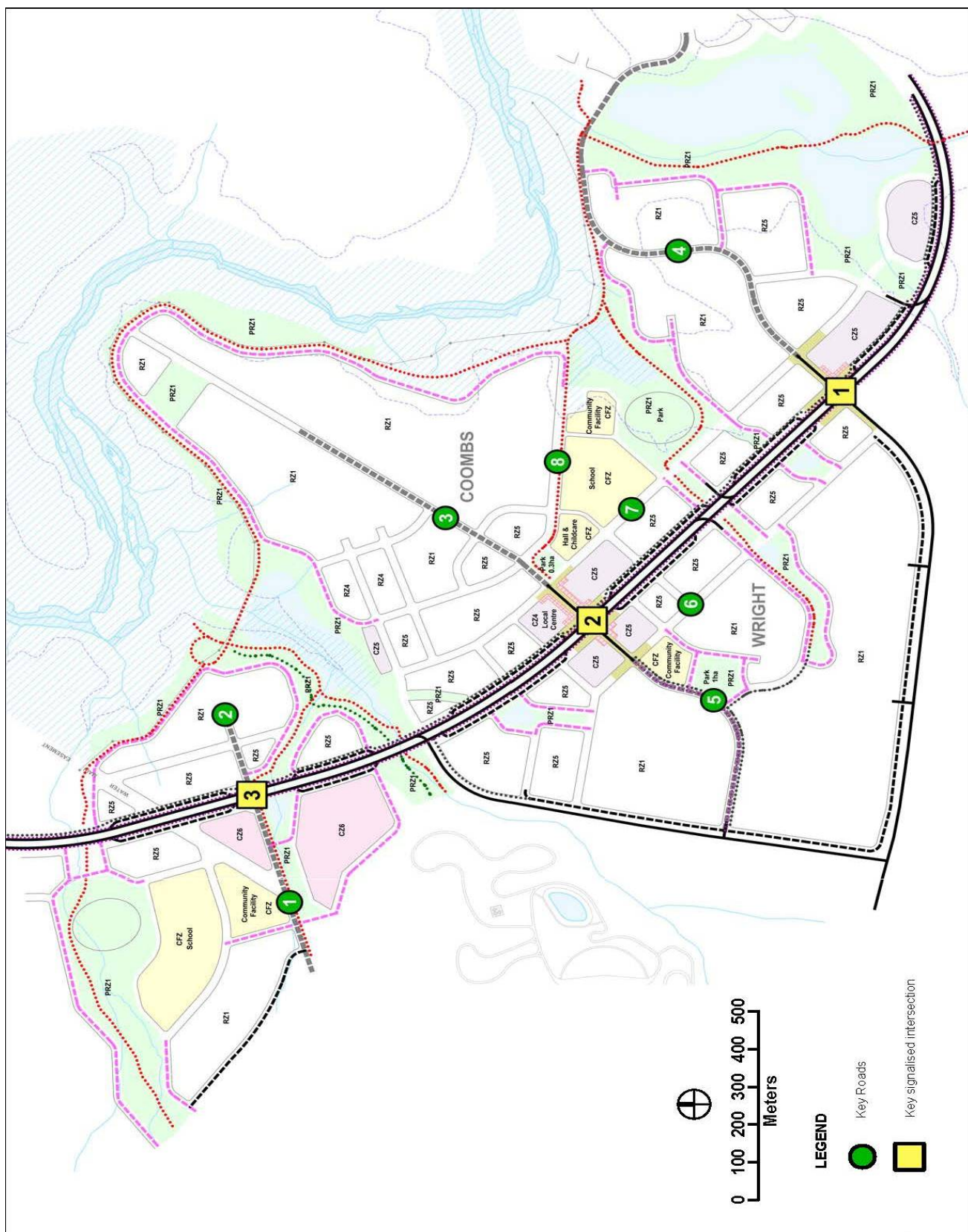


Figure 3: Key roads and signalised intersections

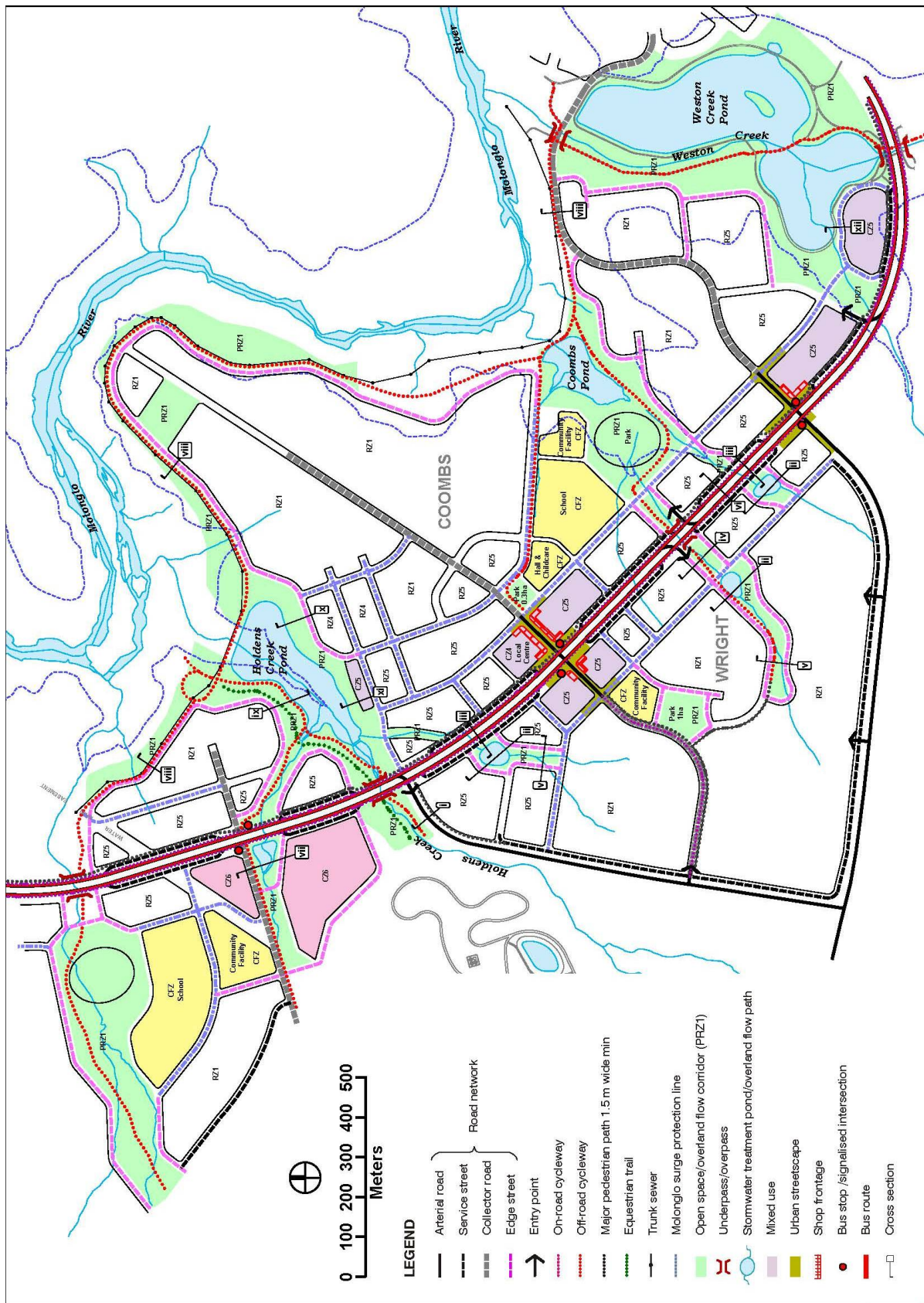


Figure 4: Concept plan

APPENDIX 3



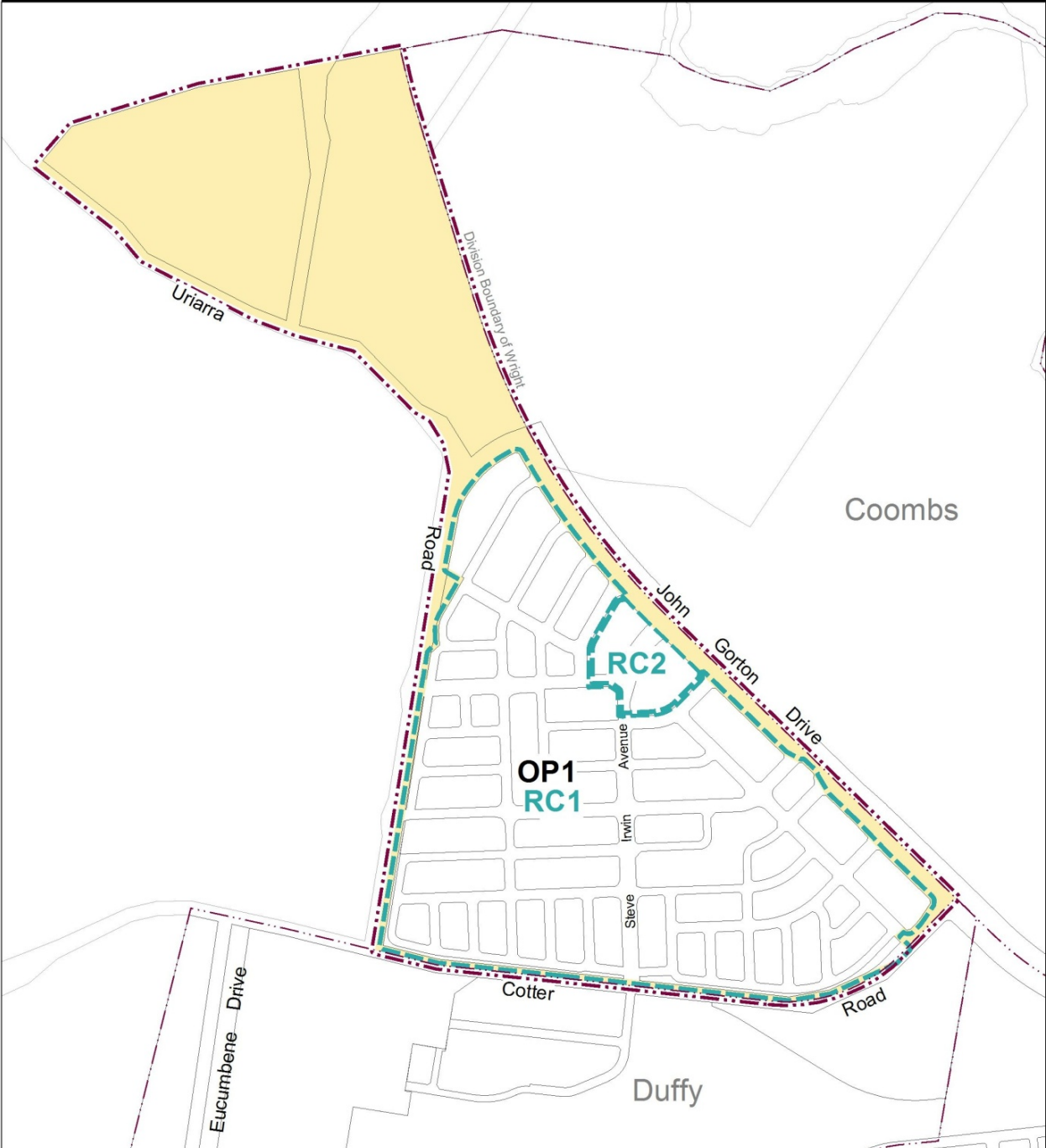
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Wright Precinct Map and Code

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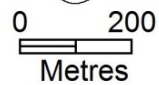
Wright Precinct Map



Ongoing provisions apply see Wright Precinct Code

Additional rules and criteria apply see Wright Precinct Code

Concept Plan applies to the Future Urban Area at Wright



Wright Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Wright.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional Rules and Criteria

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

RC1 – Residential use area

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

Element 1: Buildings

Rules	Criteria
1.1 Minimum number of storeys	
R1 This rule applies to area a in Figure 1. Buildings facing John Gorton Drive have a minimum building height of 3 storeys. All other buildings have a minimum building height of 2 storeys.	This is a mandatory requirement. There is no applicable criterion.

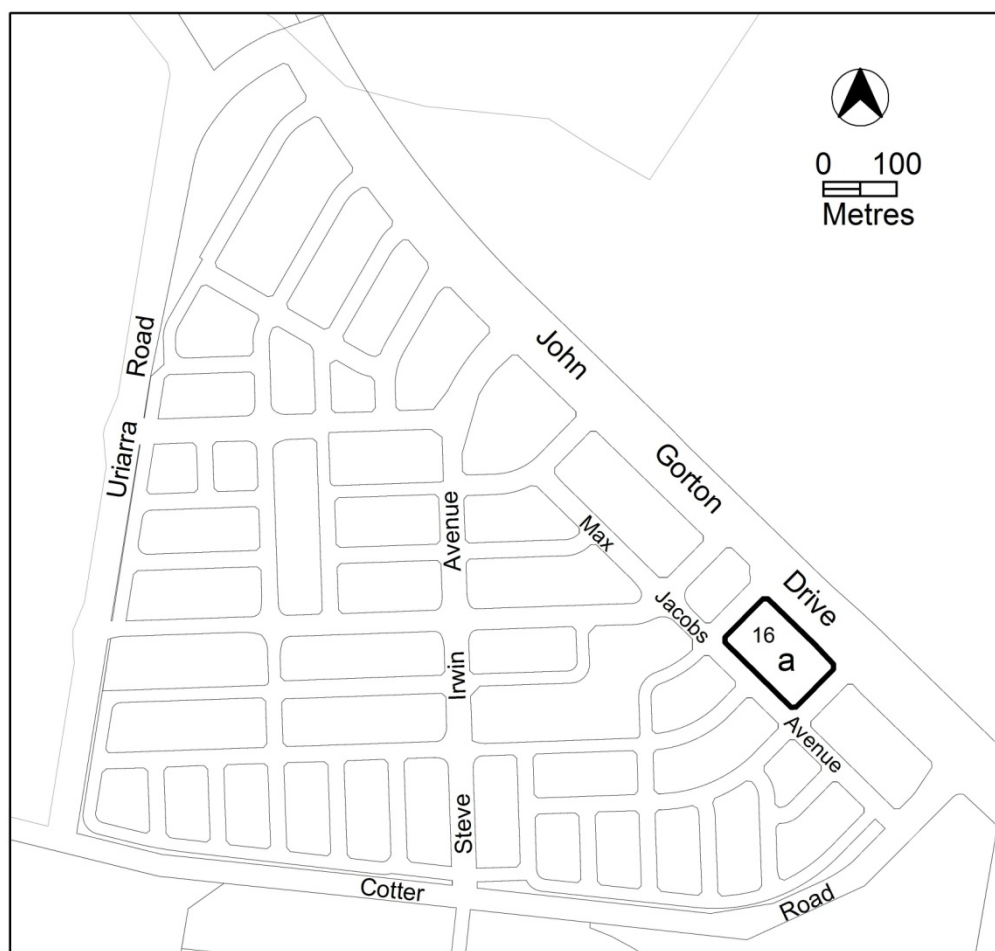


Figure 1 Building heights

Element 2: Building envelope

Rules	Criteria
2.1 Building envelope – residential buildings with three storeys or fewer	
<p>R2</p> <p>This rule applies to single dwelling housing or multi unit housing with three storeys or fewer.</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except for <i>north facing boundaries</i> of adjoining <i>residential blocks</i>, which are dealt with by the next rule.</p> <p>Refer Figure 2.</p>	<p>C2</p> <p>Buildings achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) reasonable levels of privacy for <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>..</p>
<p>R3</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at X° to the horizontal from an infinite number of points on a line of infinite length 1.8m above the <i>north facing boundary</i> or boundaries of an adjoining <i>residential block</i>. X° is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1.</p> <p>Refer Figure 2.</p> <p>Note: for the purposes of R2, R3, Table 1 and Figure 2, <i>northern boundary</i> means a boundary of a <i>block</i> where a line drawn perpendicular to the boundary outwards is oriented between 45° west of north and 45° east of north.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

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

Aspect of northern boundary or north facing window (bearing of line drawn perpendicular to the boundary or window)	Angle (X)
North 0° to <10° East North 0° to <10° West	32°
North 10° to <20° East	35°

North 10° to <20° West	
North 20° to <30° East North 20° to <30° West	37°
North 30° to <40° East North 30° to <40° West	39°
North 40° to 45° East North 40° to 45° West	41°

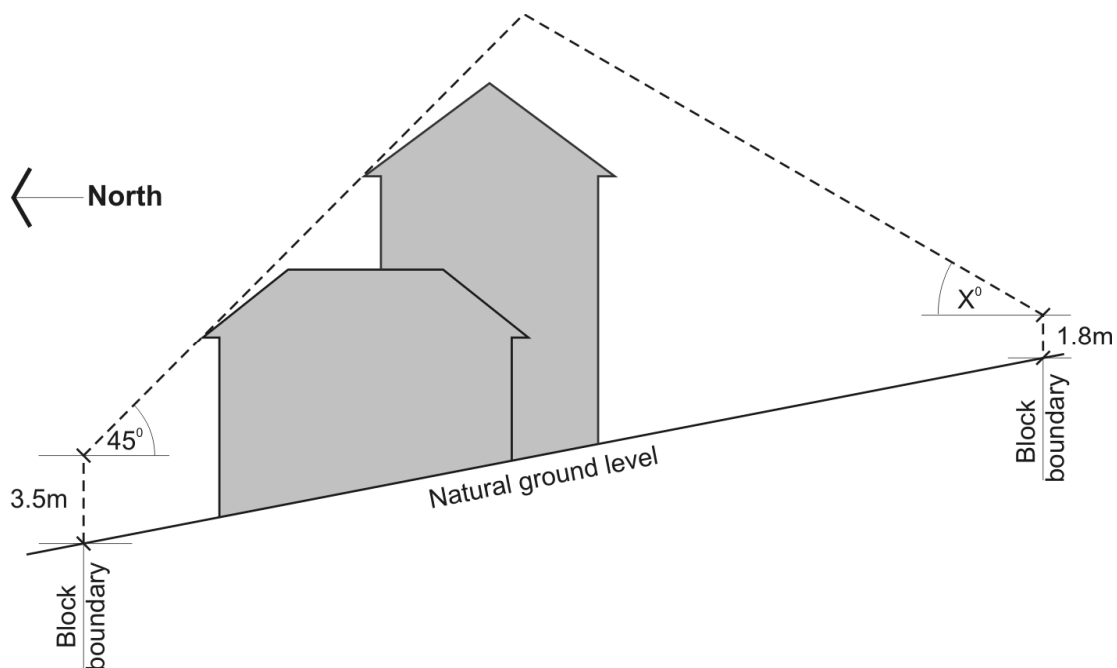


Figure 2 Typical Building Envelope

Note: height of building and boundary setback provisions also apply

Element 3: Access

Rules	Criteria
3.1 Vehicular access	
R4 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 4: Amenity

Rules	Criteria
4.1 Boundaries between multi-unit residential and open space	
There is no applicable rule.	<p>C5</p> <p>This criterion applies to urban blocks (other than single residential blocks) which have a common boundary with a block(s) within the PRZ1 Urban Open Space Zone</p> <p>The common boundary between urban blocks (other than single residential block) and urban open space and/or a river corridor achieves all of the following:</p> <ul style="list-style-type: none">a) ease of access to urban open space corridorsb) surveillance of urban open space corridorsc) avoidance of rear boundary fencingd) ground floor dwellings address to urban open space where there is no edge street.

RC2 – Mixed use area

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

Element 5: Mixed use buildings

Rules	Criteria
5.1 Building heights	
R6 Buildings at the junction of John Gorton Drive and Steve Irwin Avenue have a minimum building height of 3 storeys.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C7 Buildings at the junction of John Gorton Drive and Steve Irwin Avenue, and fronting Steve Irwin Avenue, are designed to be adaptable for commercial use.
Rules	Criteria
5.2 Built form	
R8 Buildings at the junction of John Gorton Drive and Steve Irwin Avenue address both of these roads.	This is a mandatory requirement. There is no applicable criterion.

Other ongoing provisions

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

OP1 – Wright residential area 1

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

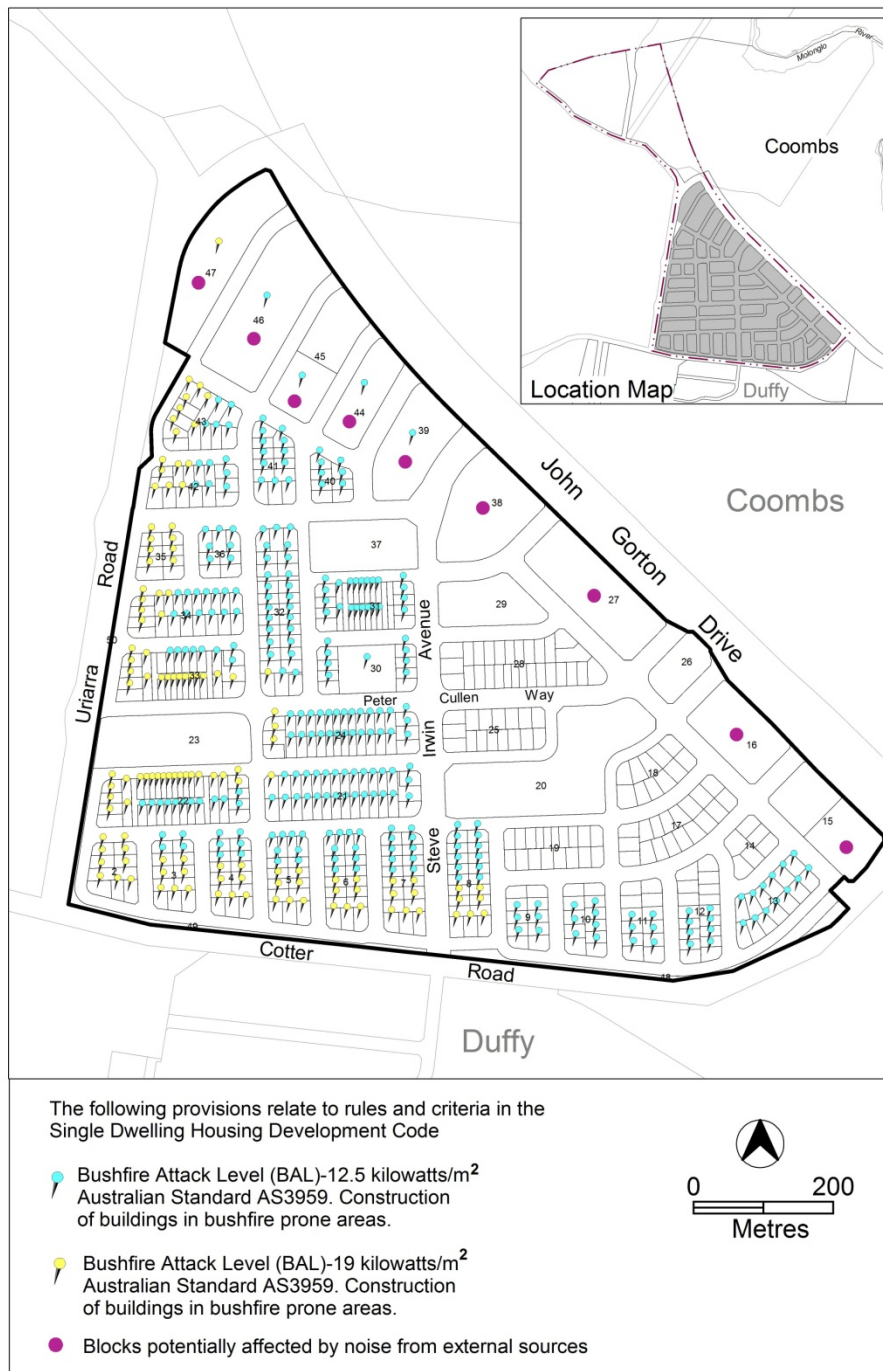


Figure 3 Wright residential area 1