

Planning and Development (Technical Amendment—Casey) Plan Variation 2014 (No 4)*

Notifiable Instrument NI2014—474

Technical Amendment No 2014—19

made under the

***Planning and Development Act 2007*, section 89 (Making technical amendments) s96 (land ceases to be in future urban area)**

This plan variation commences on the day after it is notified.

Variation No 2014—19 to the Territory Plan has been approved by the Planning and Land Authority.

Variation to the Territory Plan

The Territory Plan map is varied as indicated in pages one to four of **Annexure A** to identify the zones that apply to the land ceasing to be in a future urban area.

Variation to the Precinct Map and Code

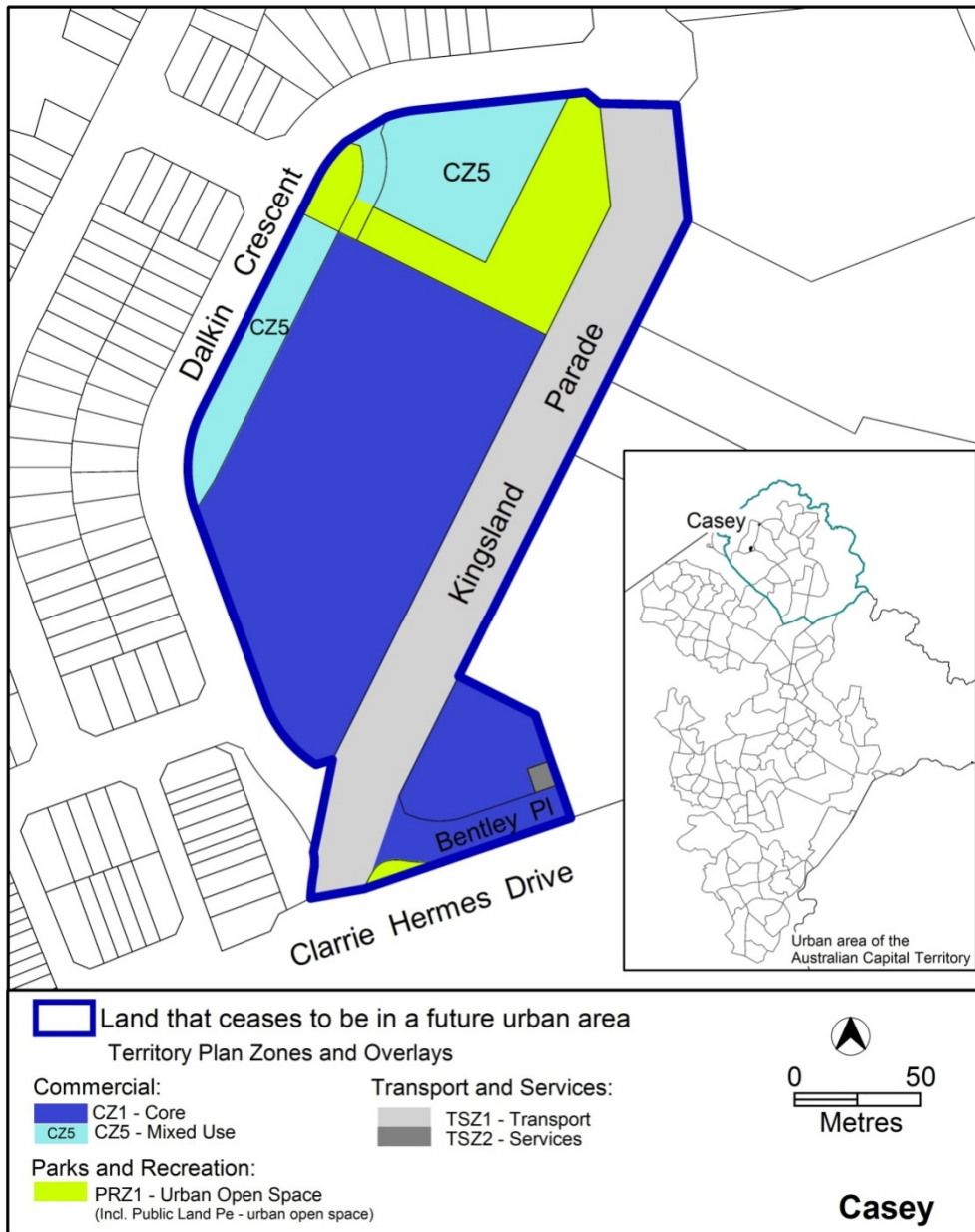
Pages one to five of **Annexure B** indicate the changes to the Casey Precinct Map and Code incorporating the ongoing block specific provisions for the area:

- *Substitute* Casey Precinct Map
- *Insert* new pages for RC4 – Residential and Figure 3 after RC3 of the Casey Precinct Map and Code.
- *Insert* new pages RC5 – Commercial Local Centre and Figure 4 *after* Figure 3 of the Casey Precinct Map and Code.
- *Replace* OP3 ongoing provisions of the Casey Precinct Map and Code.
- *Replace* OP4 ongoing provisions of the Casey Precinct Map and Code

Jim Corrigan
Delegate of the Planning and Land Authority
Date 26.09.14

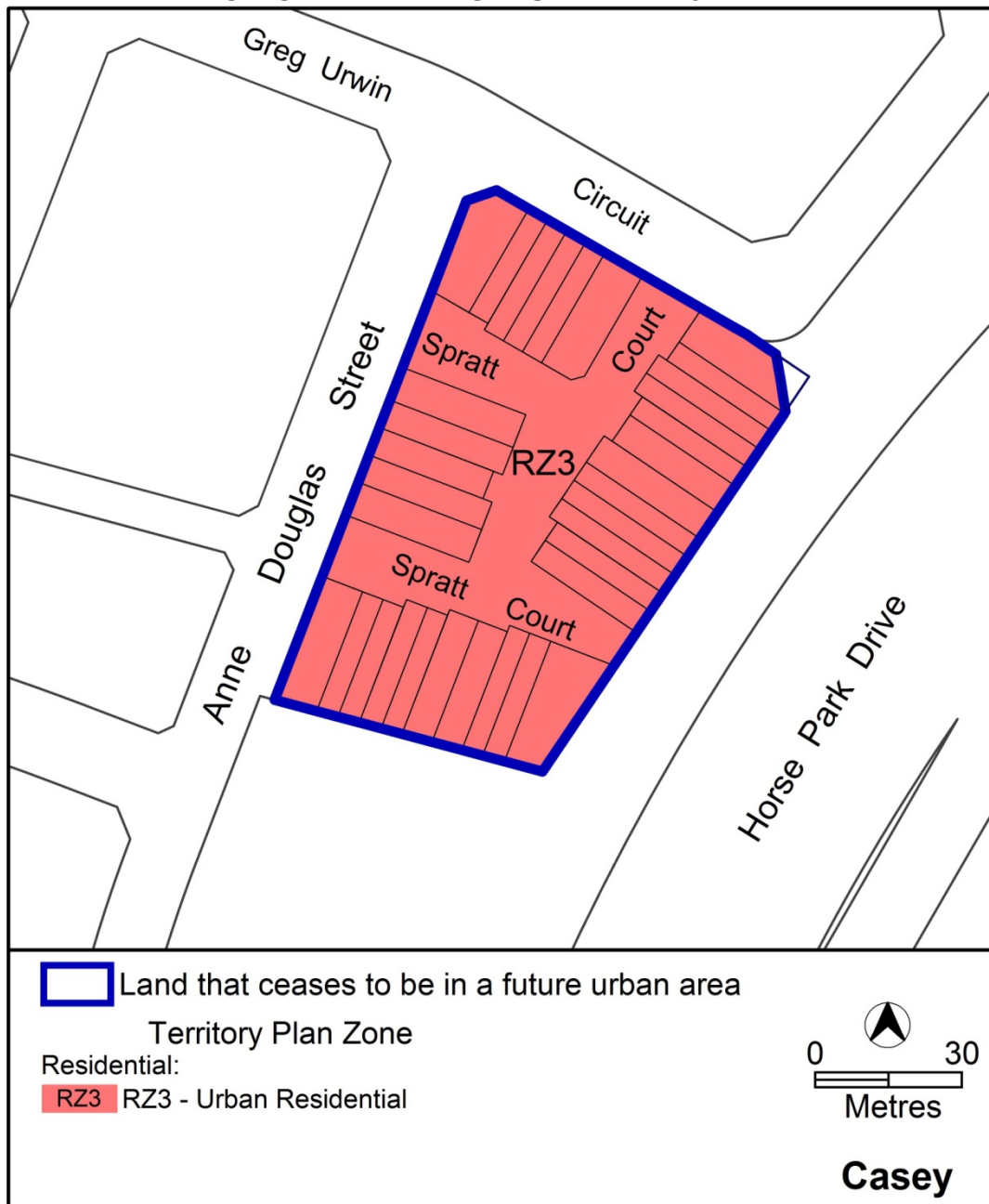
*Name amended under Legislation Act, s 60

**THIS IS PAGE ONE OF ANNEXURE A
TO NOTIFIABLE INSTRUMENT NI2014-474**



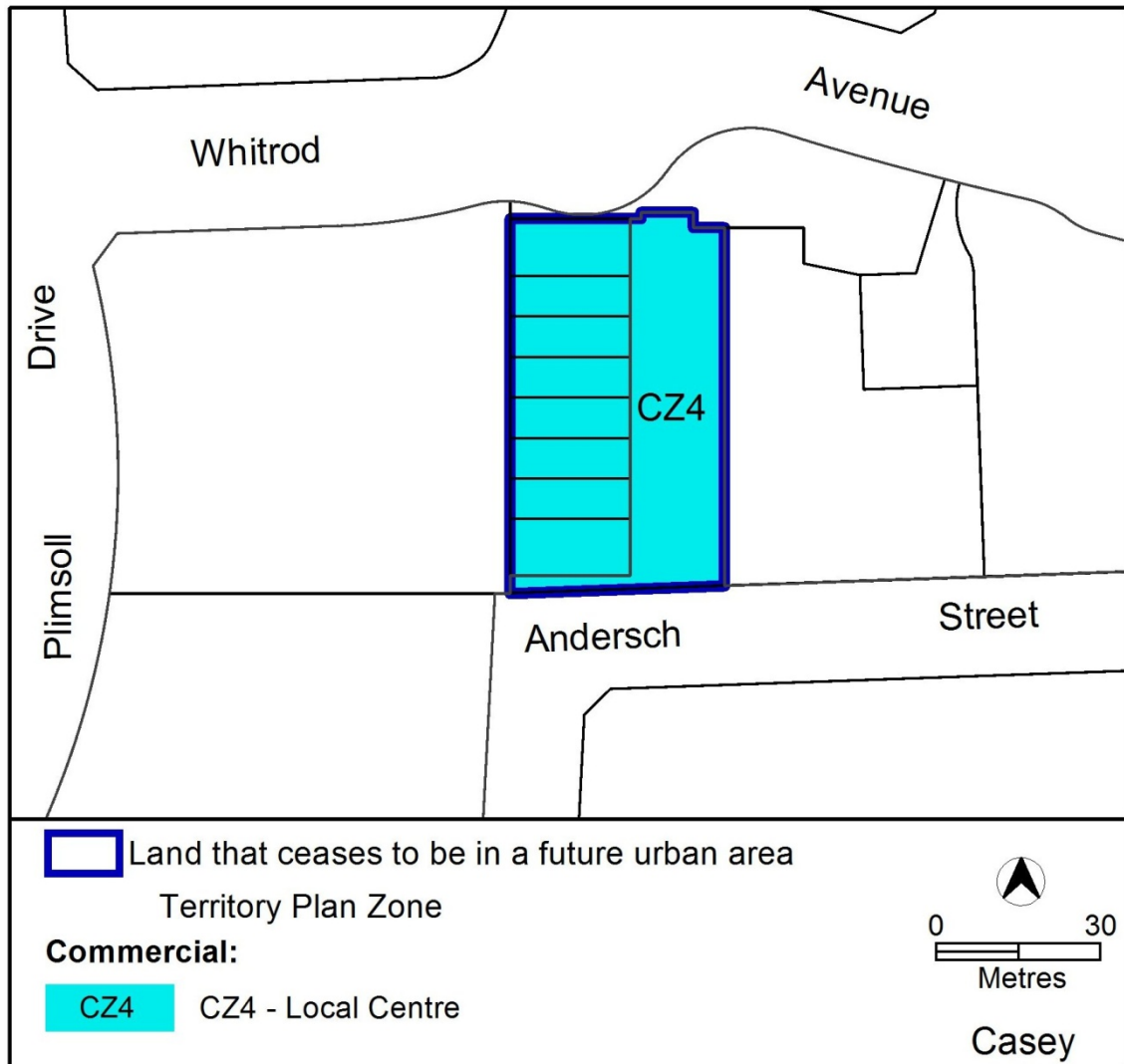
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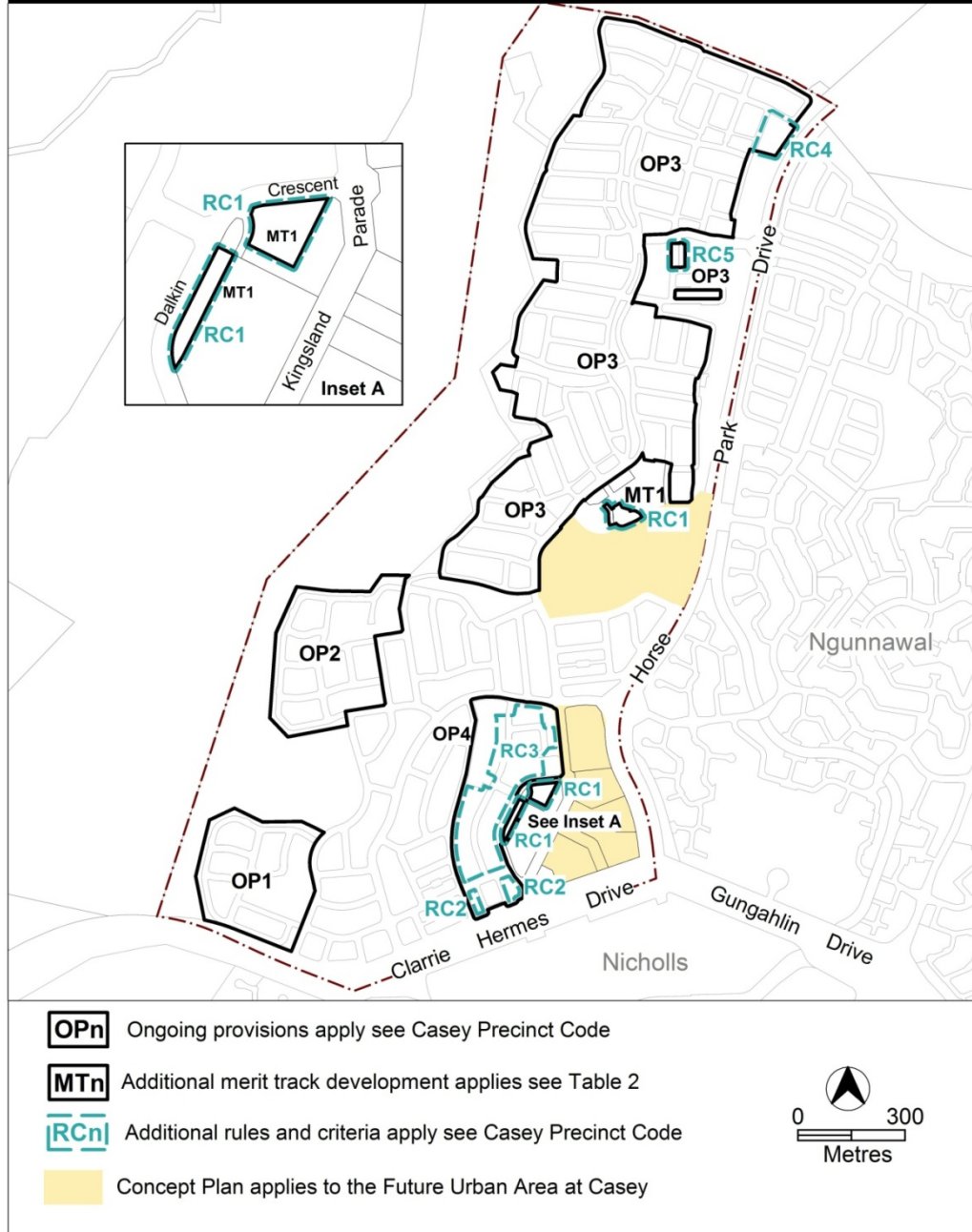
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Casey Precinct Map



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RC4 – Residential

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

Element 1: Building and site controls

Rules	Criteria
1.1 Setbacks	
R13 This rule applies to details shown in figure 3. Minimum front setbacks for lower and upper floor levels: at A is 2m at B is 3m	This is a mandatory requirement. There is no applicable criterion.
R14 This rule applies to details shown in figure 3. Minimum side setback for lower and upper floor levels at C is 0m.	This is a mandatory requirement. There is no applicable criterion.
R15 This rule applies to details shown in figure 3. Mandatory setback of 0m applies to garages.	This is a mandatory requirement. There is no applicable criterion.
R16 This rule applies to details shown in figure 3. Minimum setback of 0.5m applies on selected blocks for front courtyard walls.	This is a mandatory requirement. There is no applicable criterion.
R17 This rule applies to details shown in figure 3. Mandatory setback of 0m applies on selected blocks for courtyard walls to the community area.	This is a mandatory requirement. There is no applicable criterion.
1.2 Principal private open space	
R18 This rule applies to details shown in figure 3. Minimum dimensions for principal private open space are: a) For blocks marked * - 3m x 3m b) For blocks marked ● - 6m x 6m	This is a mandatory requirement. There is no applicable criterion.

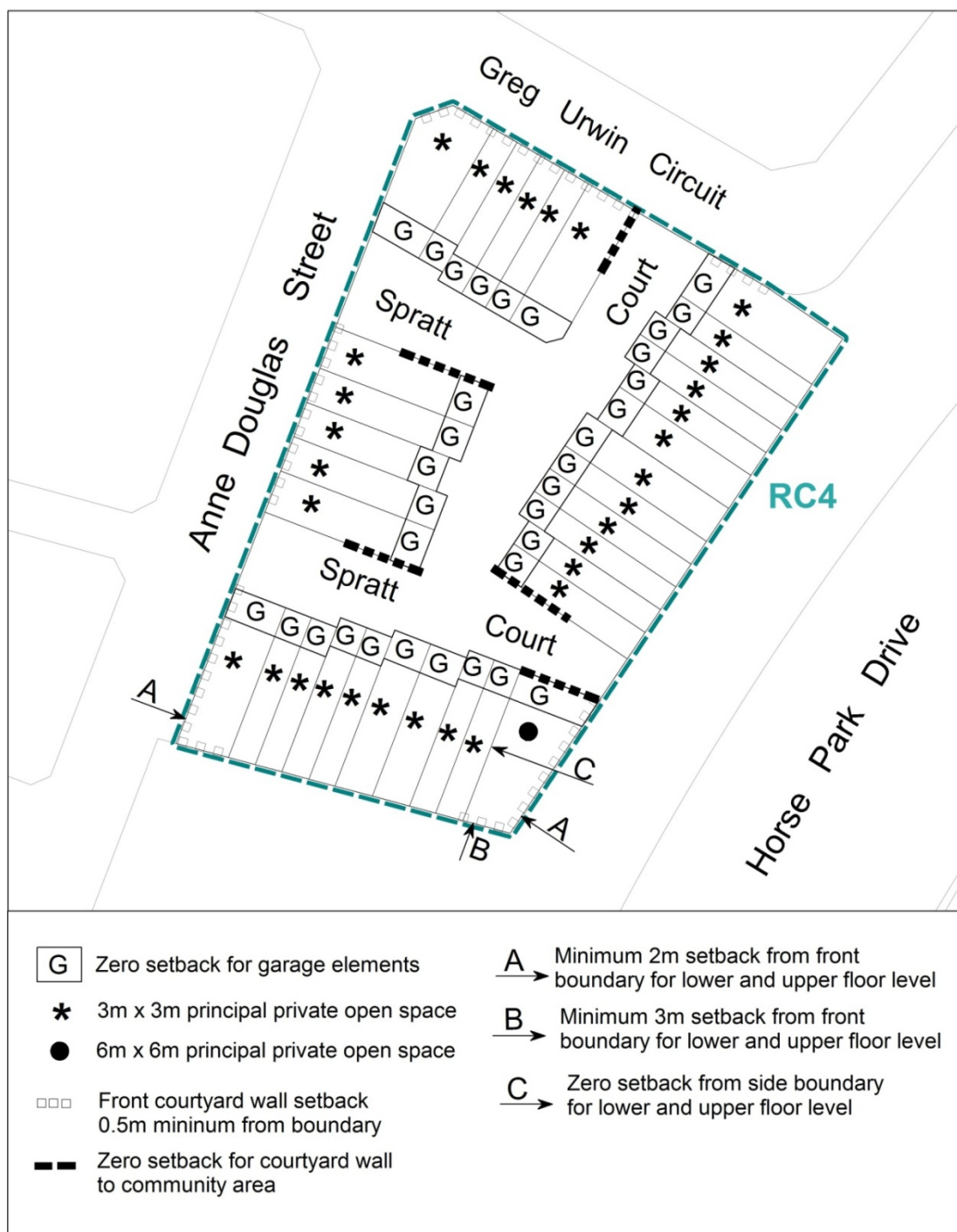


Figure 3 Building and site controls – RC4 Residential area

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RC5 – Commercial Local Centre

This part applies to blocks and parcels identified in area RC5 shown on the Casey Precinct Map.

Element 1: Building and site controls

Rules	Criteria
1.1 Setbacks	
<p>R19</p> <p>This rule applies to blocks marked A in figure 4. Mandatory 0m side setback applies to blocks marked A.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Building design	
<p>R20</p> <p>This rule applies to blocks marked A in figure 4. Dwellings comply with all of the following:</p> <ul style="list-style-type: none">a) ground floor level is adaptable for commercial usesb) minimum floor to ceiling height at ground floor level is 3.0m.c) ability to be retrofitted to meet fireproofing standards for commercial used) ability to be retrofitted to meet noise mitigation requirements for commercial use	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Pedestrian access	
<p>R21</p> <p>This rule applies to details shown in figure 4. Mandatory pedestrian access is required to buildings at the locations shown.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

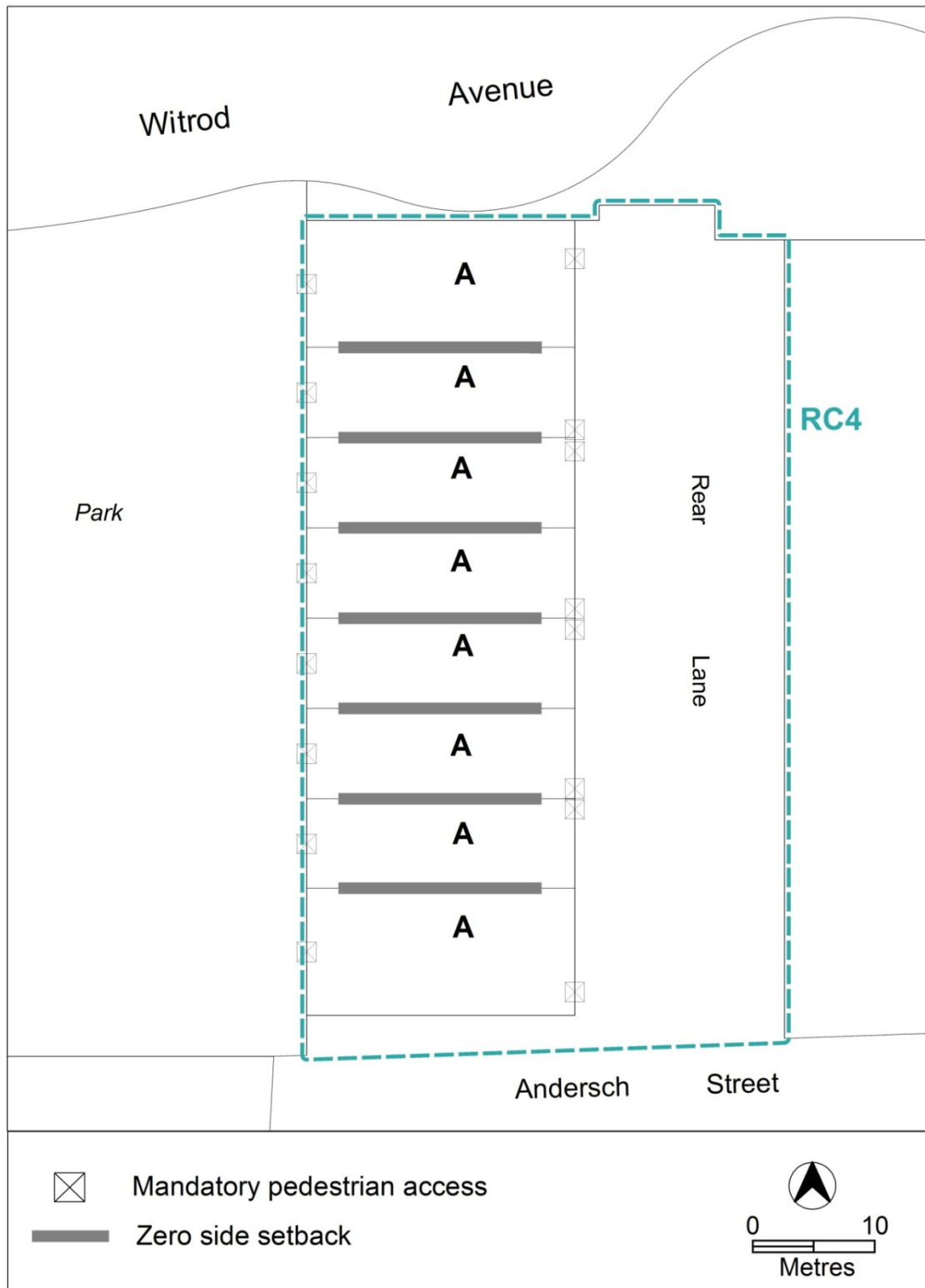
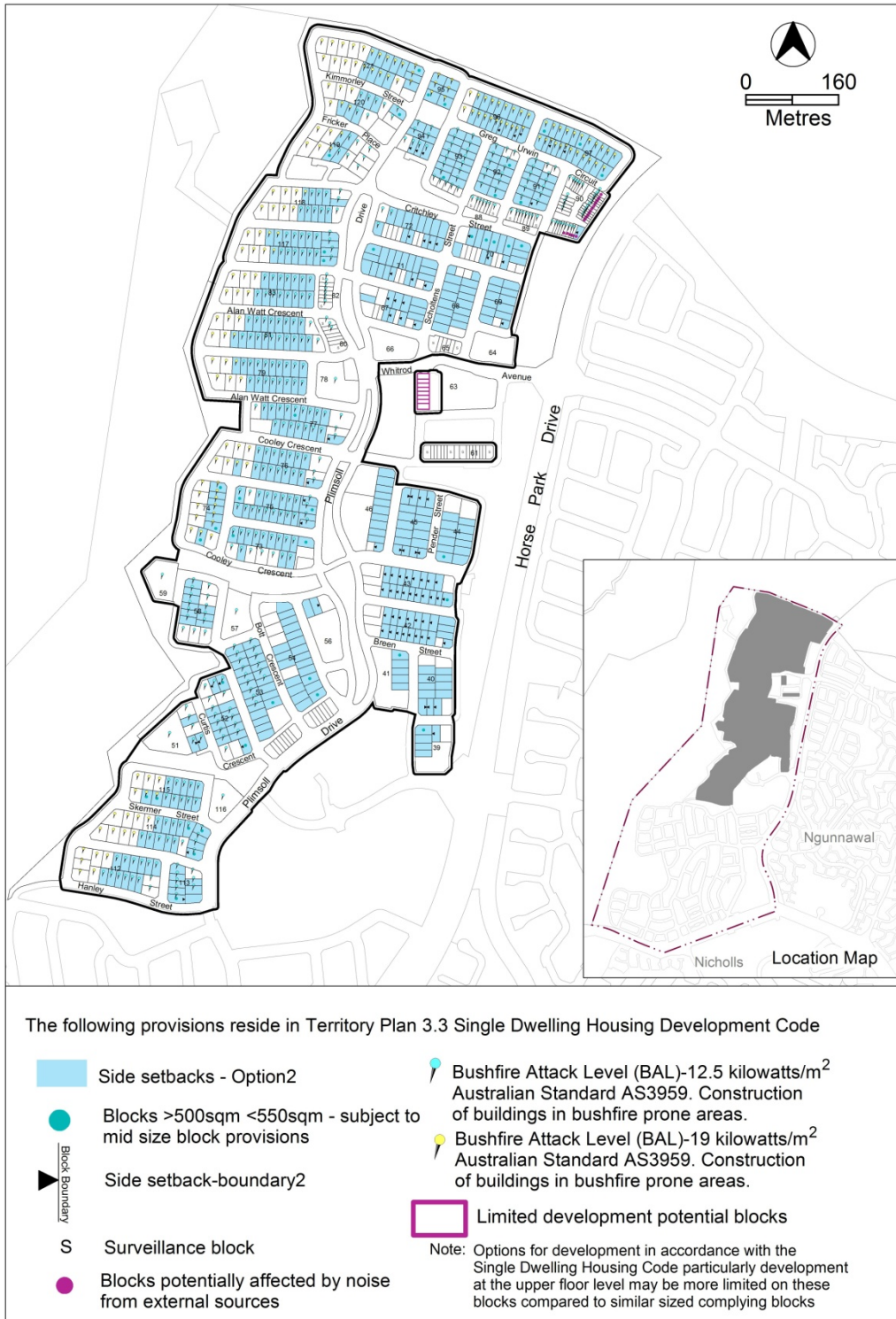


Figure 4 Building and site controls – RC5 Commercial local centre area

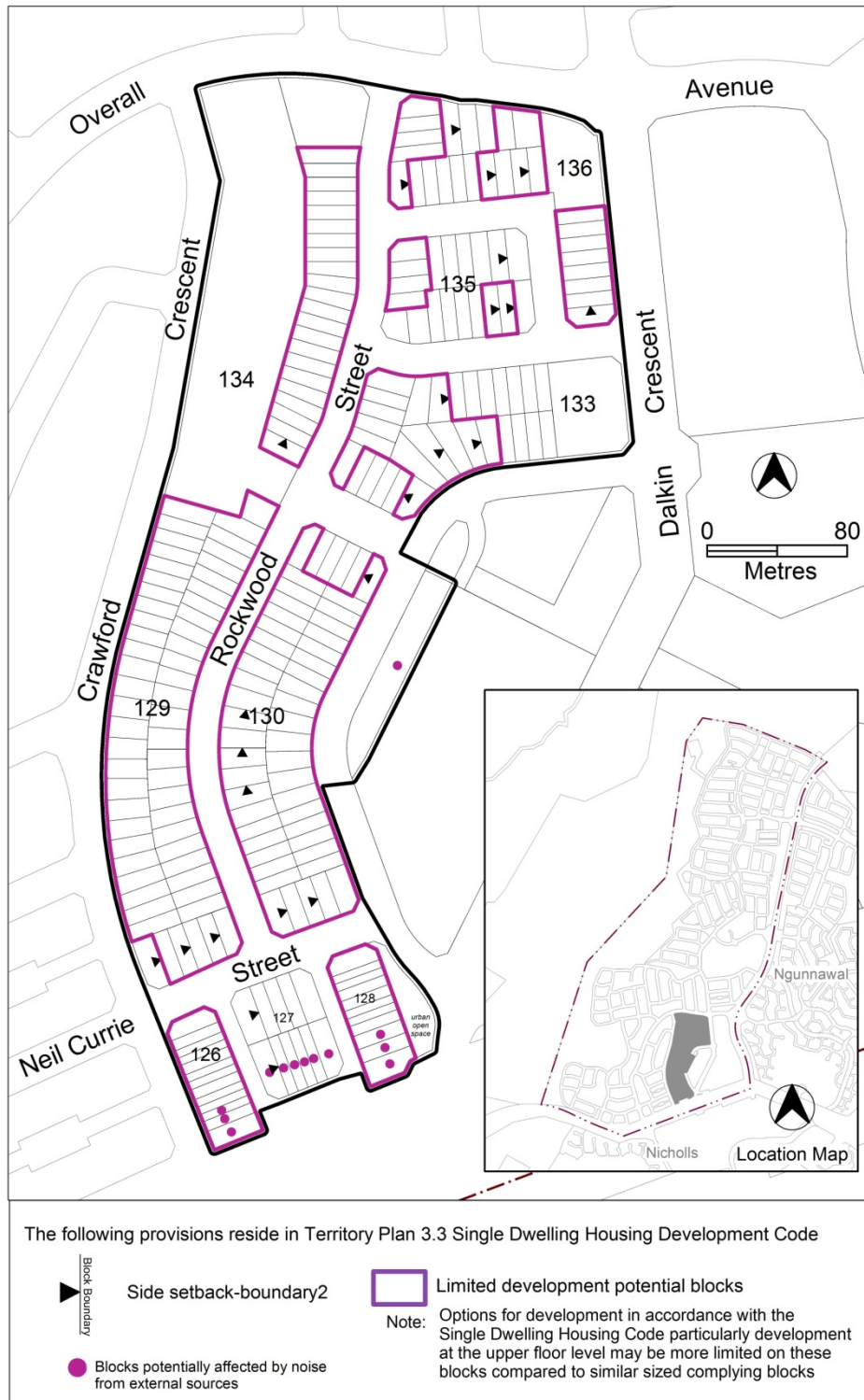
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