

Australian Capital Territory

# Planning and Development (Technical Amendment—Coombs) Plan Variation 2018 (No 1)

Notifiable instrument NI2018—35

Technical amendment No 2018-03

made under the

**Planning and Development Act 2007, s 89 (Making technical amendments) and s 96 (Effect of approval of estate development plan)**

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## 1 Name of instrument

This instrument is the *Planning and Development (Technical Amendment—Coombs) Plan Variation 2018 (No 1)*.

## 2 Commencement

This instrument commences on the day after its notification day.

## 3 Technical amendment

I am satisfied under section 89 (1) (a) of the *Planning and Development Act 2007* (the *Act*) that the Coombs plan variation is a technical amendment to the Territory Plan.

## 4 Meaning of *Coombs plan variation*

For this instrument:

***Coombs plan variation*** means the technical amendment to the Territory Plan, variation 2018-03, in the schedule.

*Note* No consultation was required in relation to the Coombs plan variation under section 87 of the Act.

Fleur Flanery  
Delegate of the planning and land authority  
30 January 2018



**ACT**  
Government

Environment, Planning and  
Sustainable Development

Planning & Development Act 2007

**Technical  
Amendment  
to the Territory Plan  
Variation 2018-03**

Future urban area variation and amendments  
to the Coombs Precinct Map and Code

January 2018

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# 1. INTRODUCTION

## 1.1 Purpose

This technical amendment makes the following changes to the Territory Plan:

### *Territory Plan Map*

- The Territory Plan map is varied to remove the Future Urban Overlay from block 1 section 23 in the Division of Coombs.

### *Coombs Precinct Map and Code*

- The Coombs Precinct Map and Code is amended to include block 1 section 23 in the RC2 area.

## 1.2 Public consultation

Under section 87 of the Planning and Development Act 2007 (the Act) this type of technical amendment is not subject to public consultation.

## 1.3 National Capital Authority

The National Capital Authority does not need to be advised of this technical amendment as per 1.2.

## 1.4 Process

This technical amendment has been prepared in accordance with section 87 and made in accordance with section 89 of the *Planning and Development Act 2007* (the Act).

## 1.5 Types of technical amendments under the Act

The following categories of technical amendments are provided under section 87 of the Act:

- (1) Each of the following territory plan variations is a **technical amendment** for which no consultation is needed before it is made under section 89:
  - (a) a variation (an **error variation**) 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;
  - (b) a variation to change the boundary of a zone or overlay under section 90A (Rezoning – boundary changes);
  - (c) a variation, other than one to which subsection (2) (d) applies, in relation to an estate development plan under section 96 (Effect of approval of estate development plan);
  - (d) a variation required to bring the territory plan into line with the national capital plan;
  - (e) a variation to omit something that is obsolete or redundant in the territory plan.
- (2) Each of the following territory plan variations is a **technical amendment** for which only limited public consultation is needed under section 90:
  - (a) a variation (a **code variation**) that –
    - (i) would only change a code; and
    - (ii) is consistent with the policy purpose and policy framework of the code; and
    - (iii) is not an error variation;
  - (b) a variation to change the boundary of a zone under section 90B (Rezoning – development encroaching on adjoining territory land);
  - (c) a variation in relation to a future urban area under section 90C (Technical amendments – future urban areas);
  - (d) a variation in relation to an estate development plan under section 96 (Effect of approval of estate development plan) if it incorporates an ongoing provision that was not included in the plan under section 94 (3) (g);
  - (e) a variation to clarify the language in the territory plan if it does not change the substance of the plan;
  - (f) a variation to relocate a provision within the territory plan if the substance of the provision is not changed.

TA2018-03 has been prepared in accordance with section 87 (1) (c).

## 2. EXPLANATION

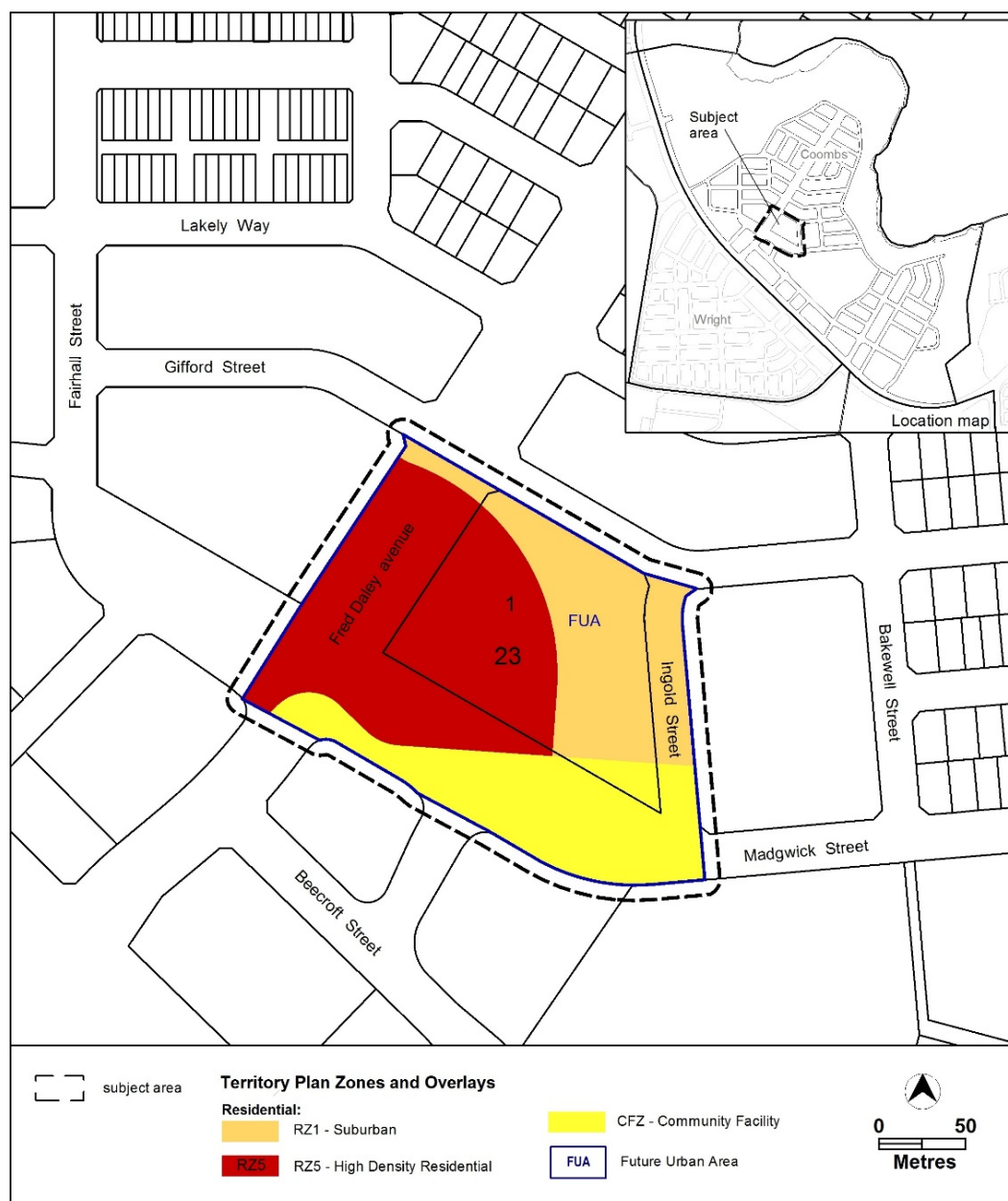
This part of the technical amendment document explains the changes to be made to the Territory Plan.

### 2.1 Territory Plan Map

#### Variation to the Territory Plan

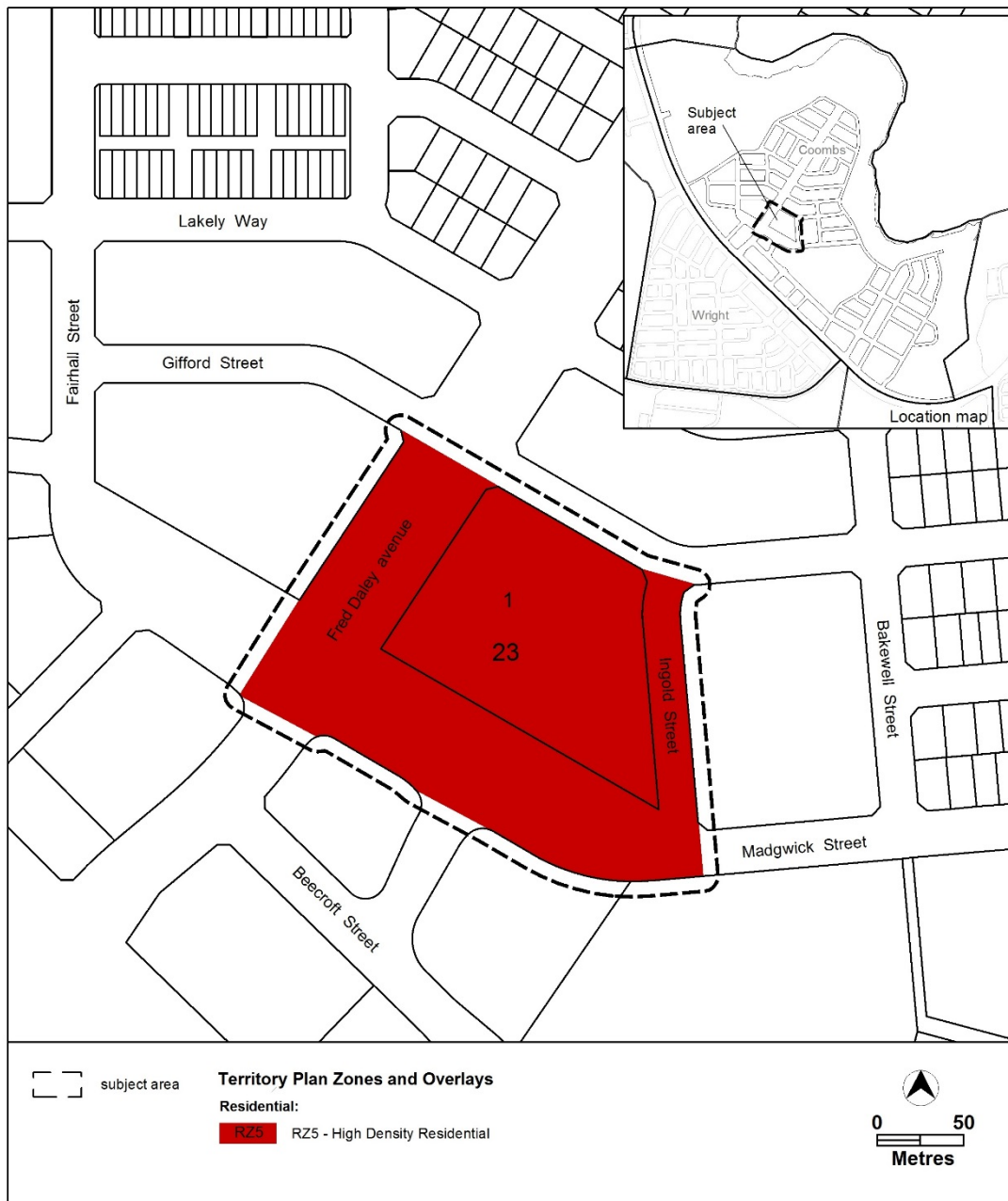
The Territory Plan map is varied to identify the zones and overlays that apply to land ceasing to be in a future urban area.

#### Existing Territory Plan Map





# Proposed Territory Plan Map



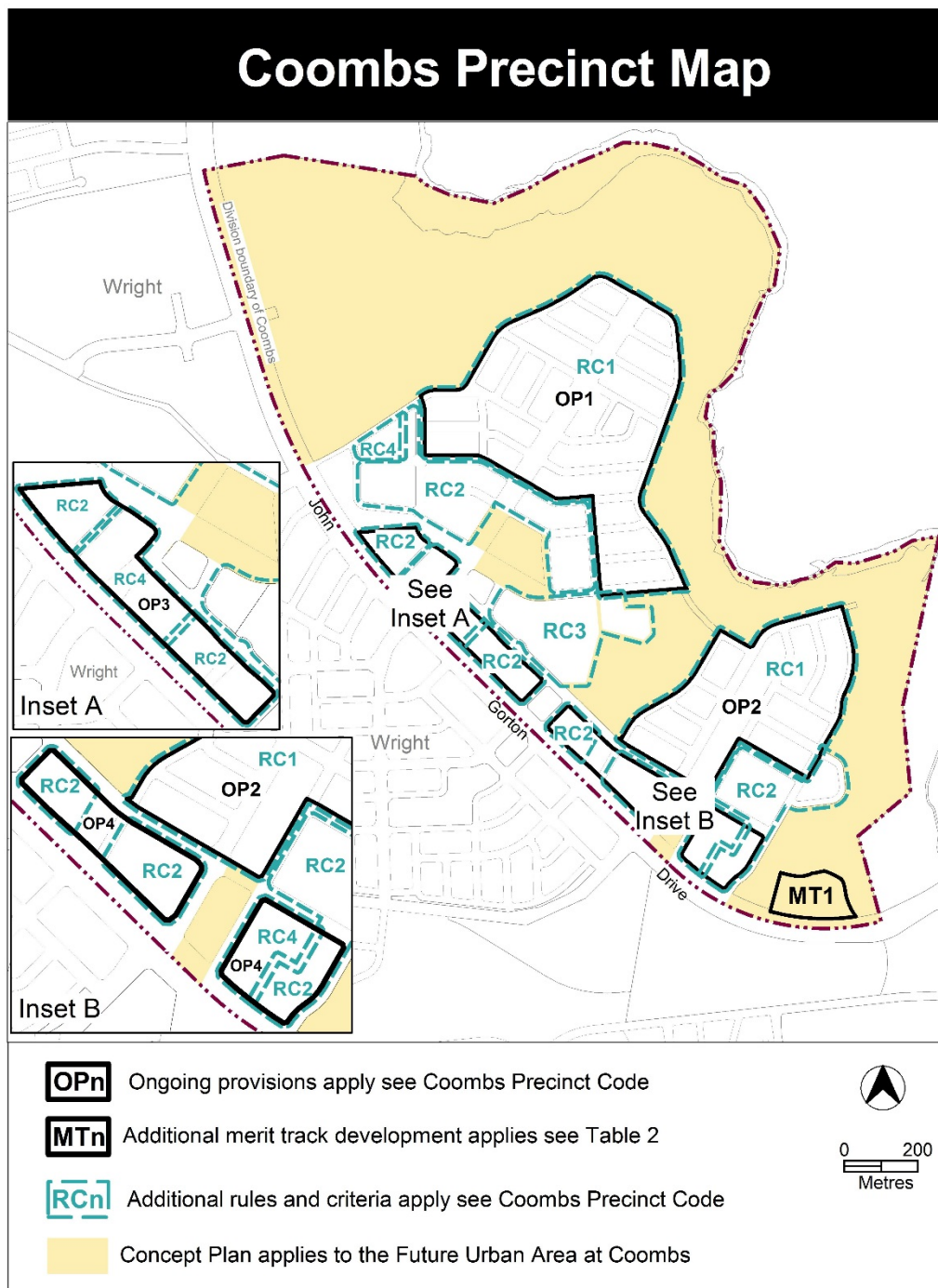
## 2.2 Coombs Precinct Map and Code

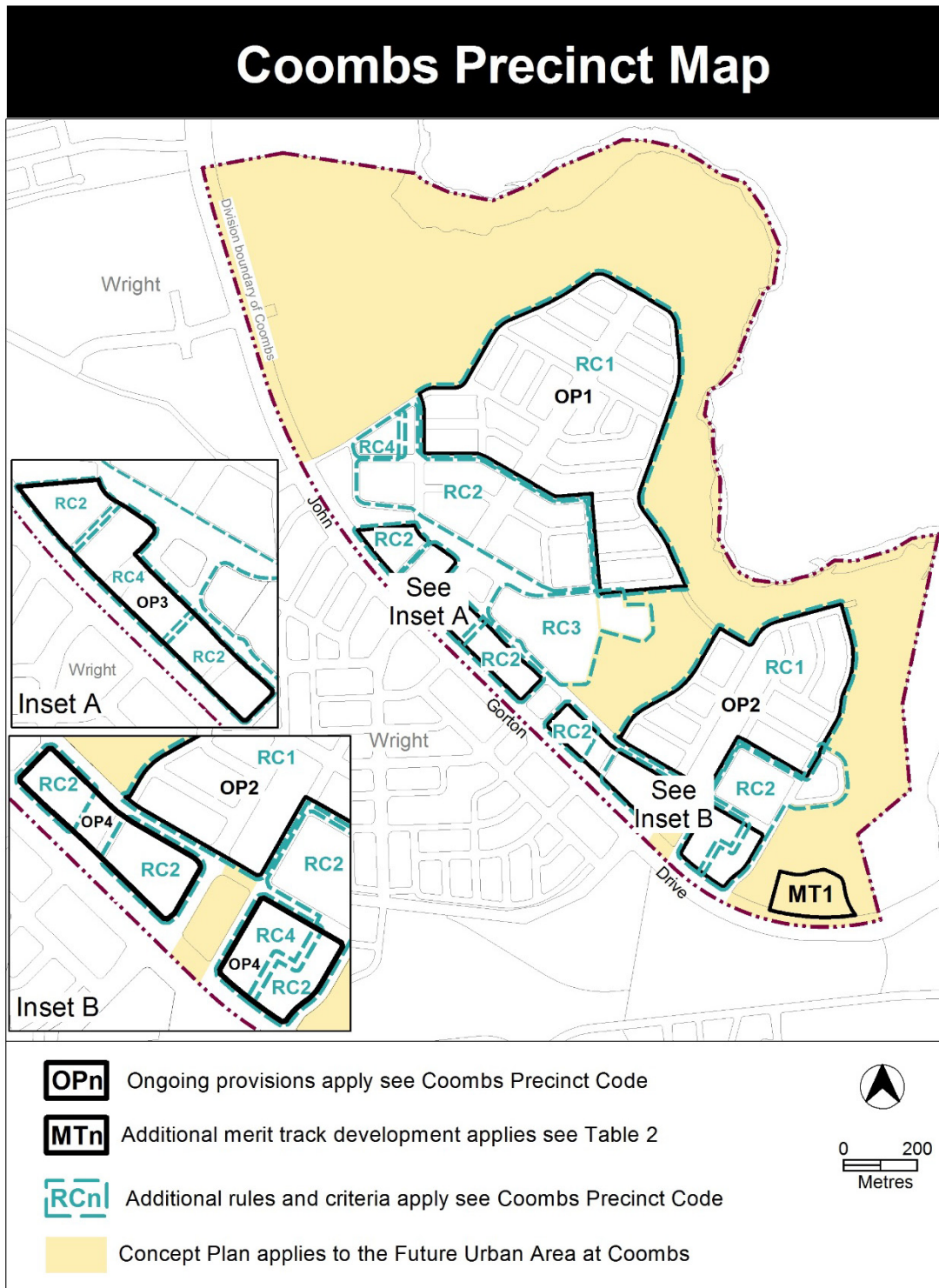
### Variation to the Coombs Precinct Map and Code

The Coombs Precinct Map and Code is varied to incorporate rules and criteria and ongoing block specific provisions that are consistent with the approved estate development plan.

#### 2.2.1 Coombs Precinct Map

##### Existing Coombs Precinct Map





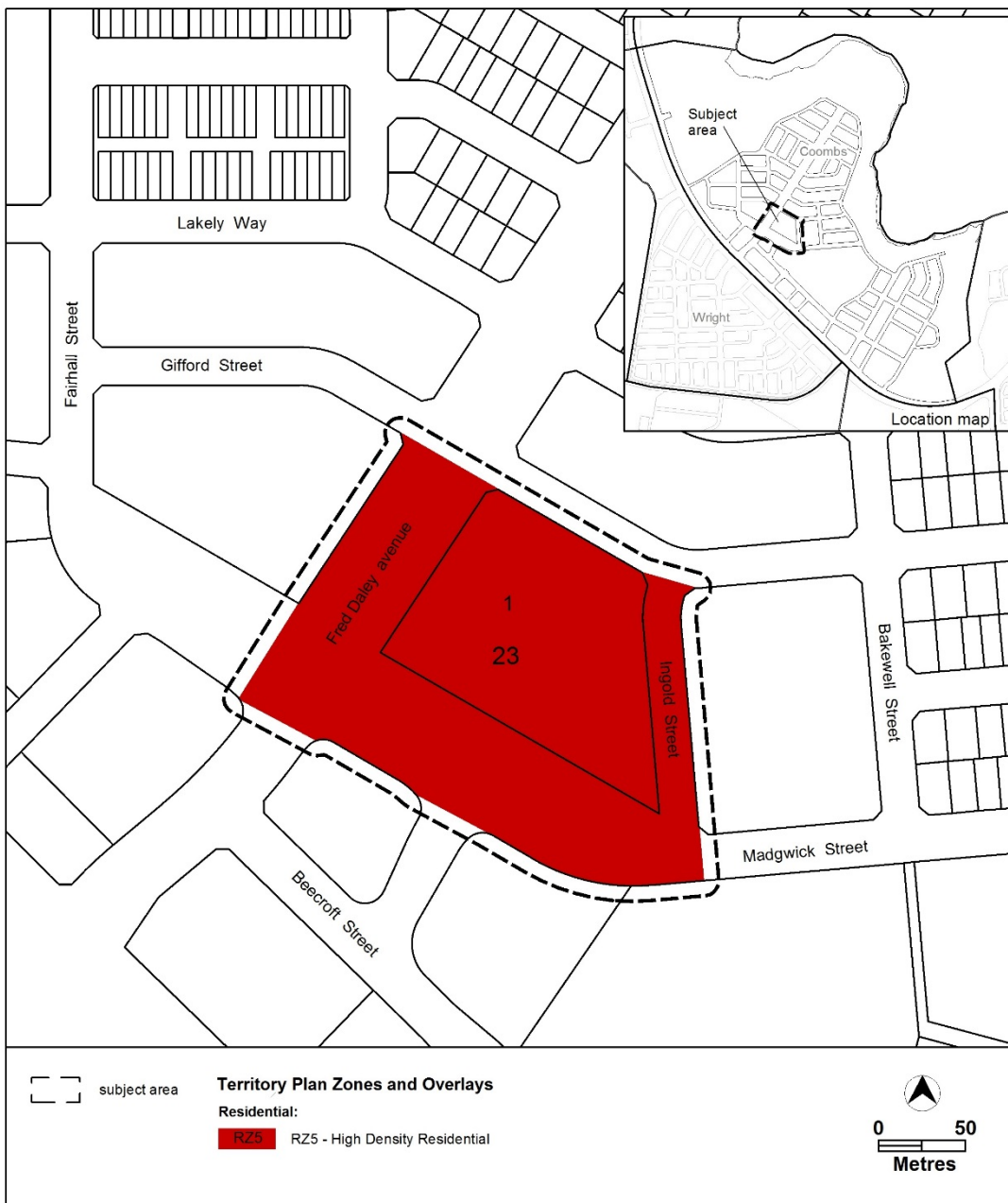
### 3. TECHNICAL AMENDMENT

This section of the technical amendment document provides the actual instructions for implementing the changes to the Territory Plan.

#### 3.1 Territory Plan Map

##### 1. Territory Plan Map

The Territory Plan map is varied as indicated below to identify the zone that applies to the land ceasing to be in a future urban area.

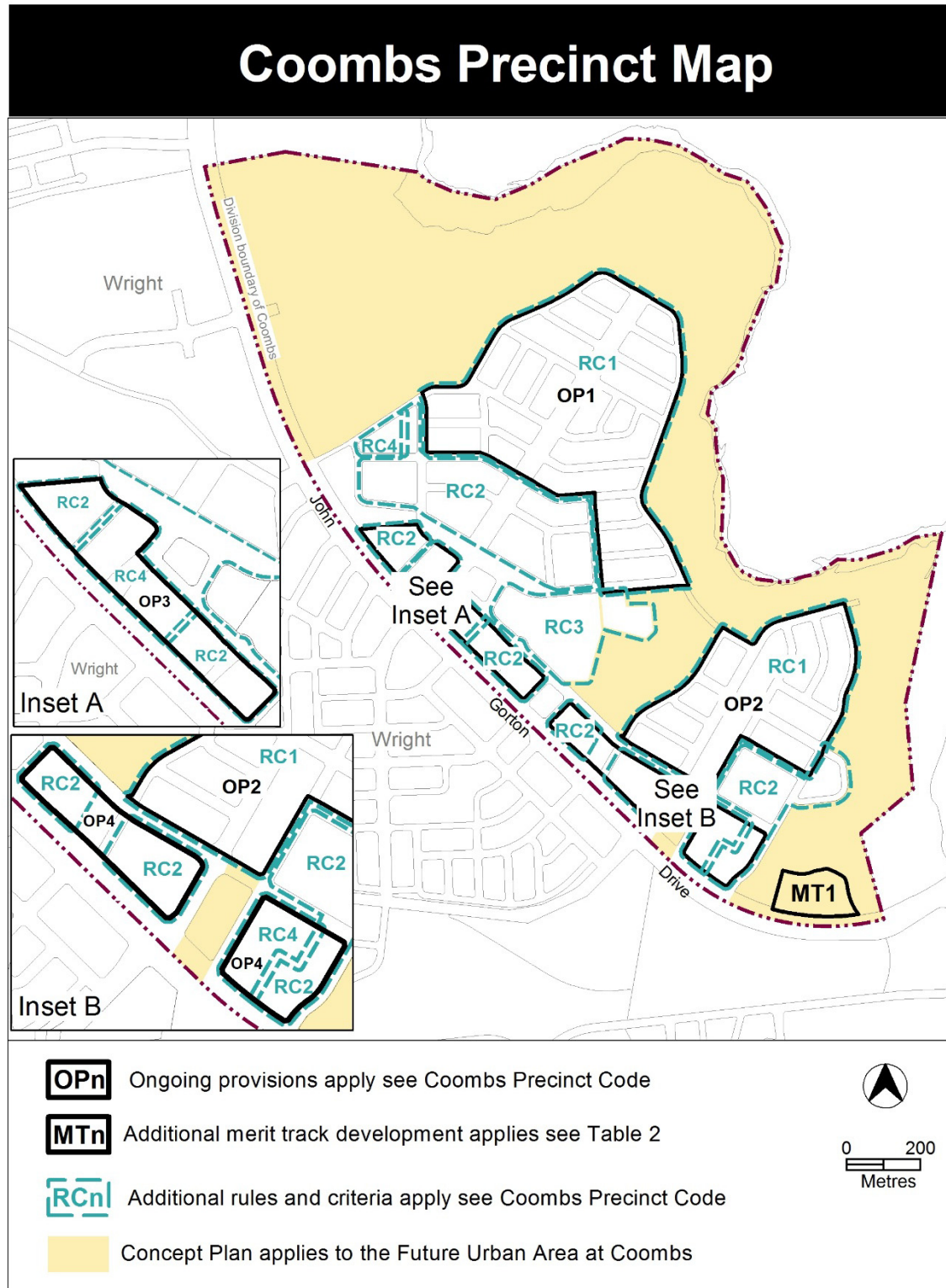




### 3.2 Coombs Precinct Map and Code

#### 2. Coombs Precinct Map

Substitute



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