

Planning and Development (Technical Amendment—Coombs) Plan Variation 2014 (No. 1)

Notifiable Instrument NI2014—268

Technical Amendment 2014—03

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 2014—03 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 **Annexure A** to identify the zones that apply to the land ceasing to be in a future urban area.

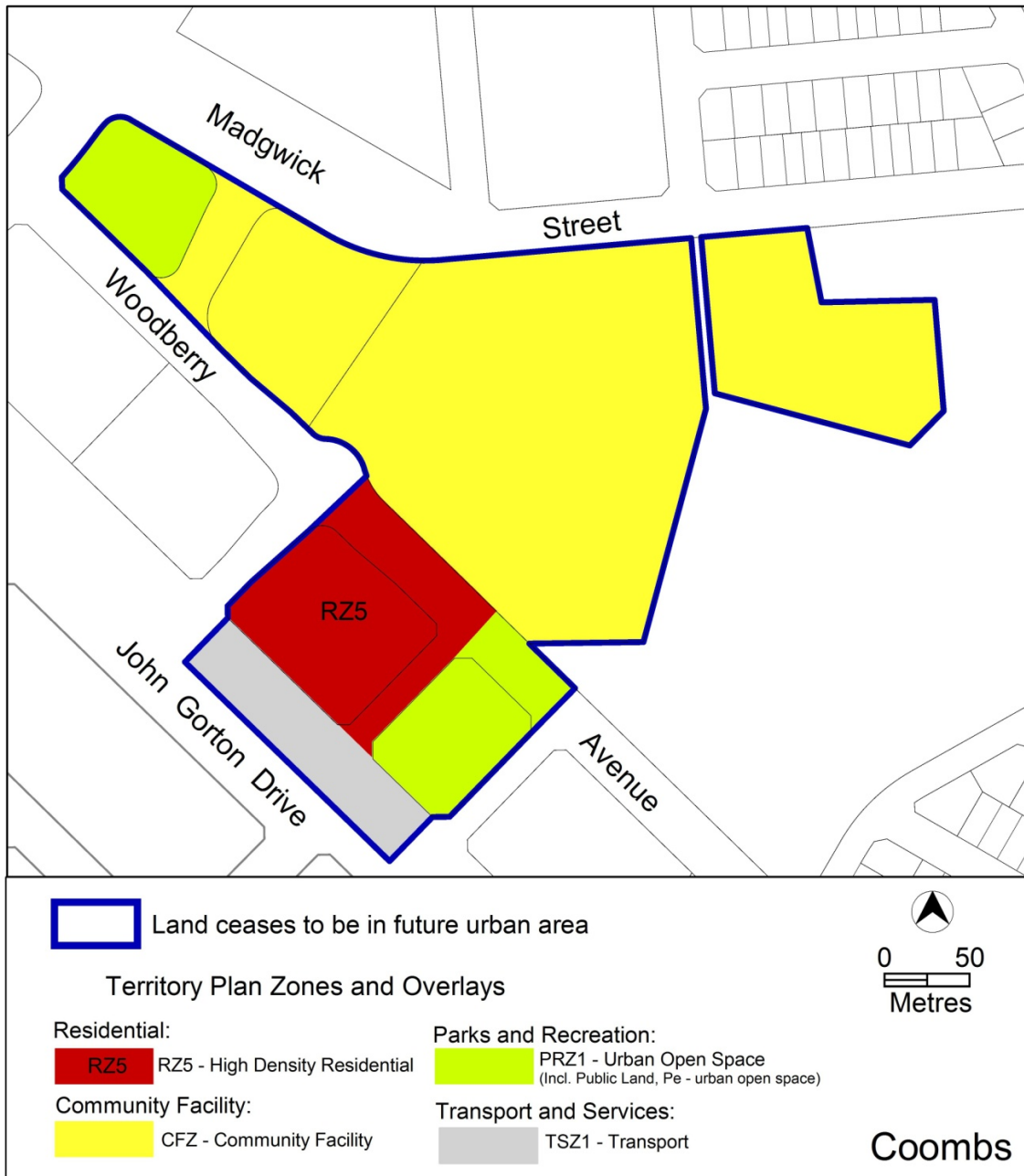
Variation to the Precinct Map and Code

The Coombs Precinct Map and Code is proposed to be varied as indicated in pages 1 to 4 of **Annexure B** to incorporate ongoing block specific provisions for the area.

- *Substitute* Coombs Precinct Map;
- *Remove* Table 1 and Figure 1;
- *Insert* new Rules and Criteria 2 (RC2) after RC1;
- *Insert* Table 1 and Figure 1 after RC2;
- *Insert* new Rules and Criteria 3 (RC3) after Figure 1 and;
- *Insert* new Ongoing Provisions OP3 and Figure 4 Coombs residential area 3 after OP2 and Figure 3.

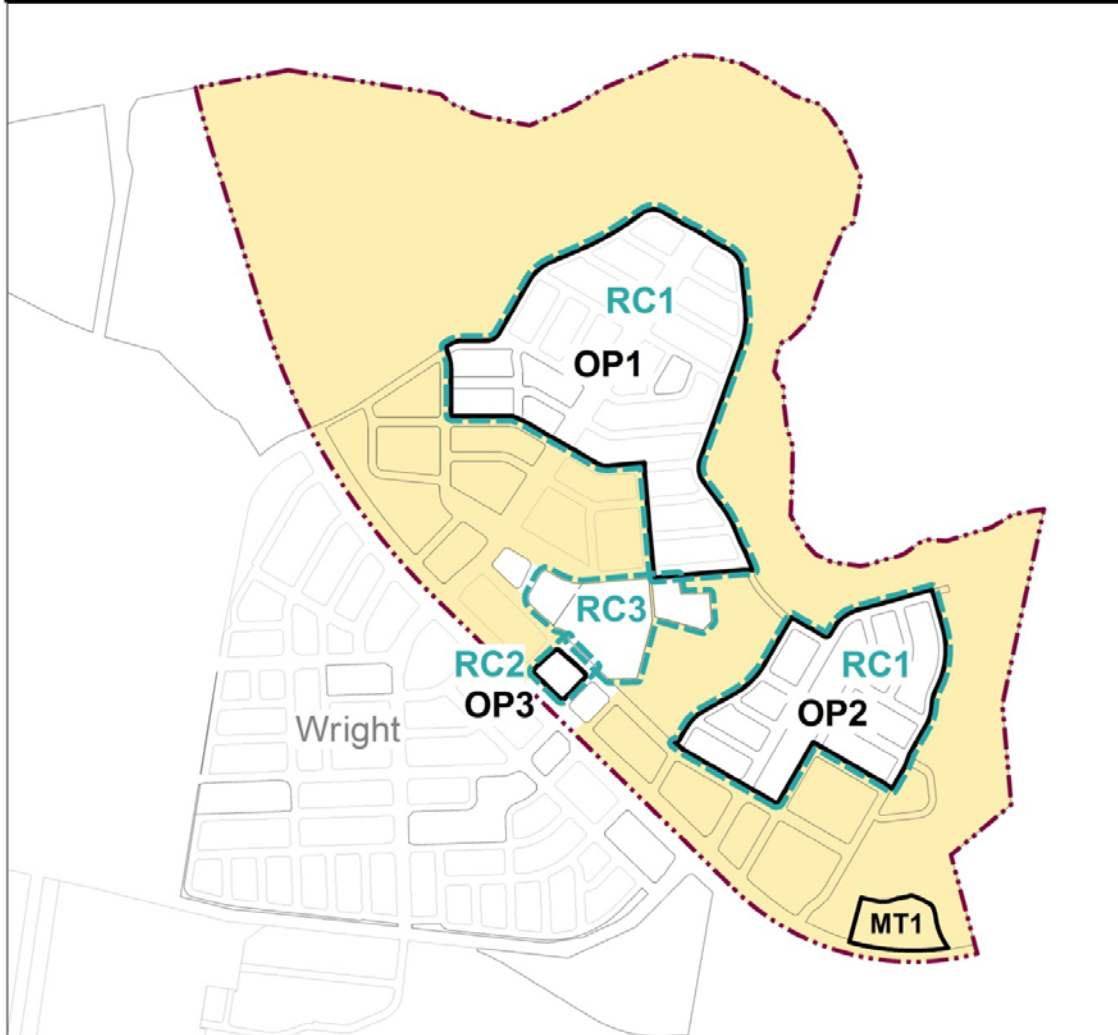
Jim Corrigan
Delegate of the Planning and Land Authority
13 June 2014

**THIS IS PAGE ONE OF ANNEXURE A
TO NOTIFIABLE INSTRUMENT NI2014 -268**



Jim Corrigan
 Delegate of the Planning and Land Authority
 13 June 2014

Coombs Precinct Map



Ongoing provisions apply see Coombs Precinct Code



Additional merit track development applies see Table 2



Additional rules and criteria apply see Coombs Precinct Code



Concept Plan applies to the Future Urban Area at Coombs



0 200
Metres

**THIS IS PAGE TWO OF ANNEXURE B
TO NOTIFIABLE INSTRUMENT NI2014 –268**

RC2 – RZ5 residential area

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

Element 3: Building height

Rules	Criteria
Building height – residential buildings with three storeys or fewer	
R3 Buildings have minimum building height of 2 storeys, with a minimum of 3 storeys facing John Gorton Drive. All other buildings have a minimum building height of 2 storeys.	This is a mandatory requirement. There is no applicable criterion.

Element 4: Residential density

Rules	Criteria
4.1 Residential density	
R4 The minimum average residential density 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

Element 5: Building envelope

Rules	Criteria
5.1 Building envelope – residential buildings with three storeys or fewer	
<p>R5</p> <p>This rule applies to single dwelling housing or multi unit housing with three storeys or fewer. 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>northern boundaries</i> of adjoining <i>residential blocks</i>, which are dealt with by the next rule.</p> <p>Refer Figure 1.</p>	<p>C5</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the desired character b) reasonable levels of privacy for dwellings on adjoining residential blocks and their associated private open space..
<p>R6</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>northern 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 1.</p> <p>Note: For the purposes of R5, R6, Table 1 and Figure 1, <i>northern boundary</i> means a boundary of a <i>block</i> where a line drawn perpendicular to the boundary outwards is orientated 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<10° East North 0<10° West	32 °
North 10<20° East North 10<20° West	35 °
North 20<30° East North 20<30° West	37 °
North 30<40° East North 30<40° West	39 °
North 40-50° East North 40-50° West	41 °

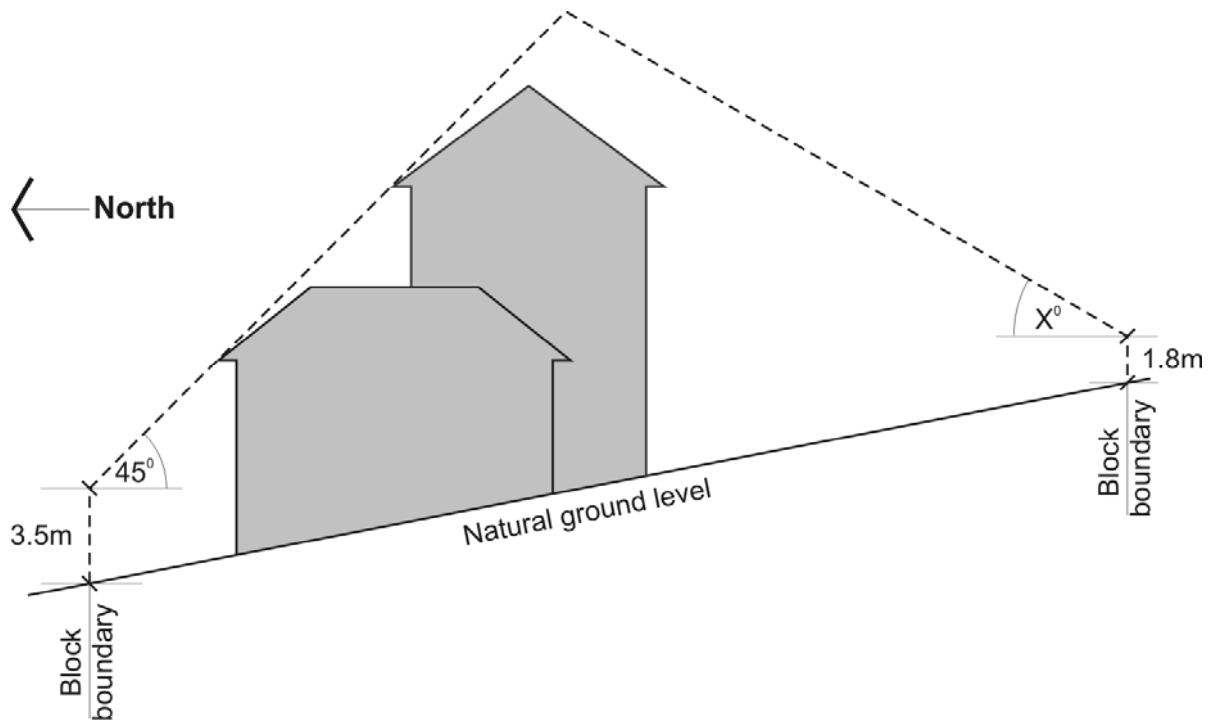


Figure 1 Typical Building Envelope

Note: height of building and boundary setback provisions also apply

**THIS IS PAGE THREE OF ANNEXURE B
TO NOTIFIABLE INSTRUMENT NI2014 –268**

RC3 – CFZ Community facilities zone

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

Element 6: Community use

Rules	Criteria
6.1 Minimum community use	
R7 Buildings in CFZ must provide for community use.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C8 The CFZ of not less than 6ha must accommodate, at a minimum, an educational establishment (primary school), community activity centre and child care centre.

THIS IS PAGE FOUR OF ANNEXURE B
TO NOTIFIABLE INSTRUMENT NI2014 –268

OP3 – Coombs residential area 3

This part applies to blocks and parcels identified in area OP3 shown on the Coombs Precinct Map.

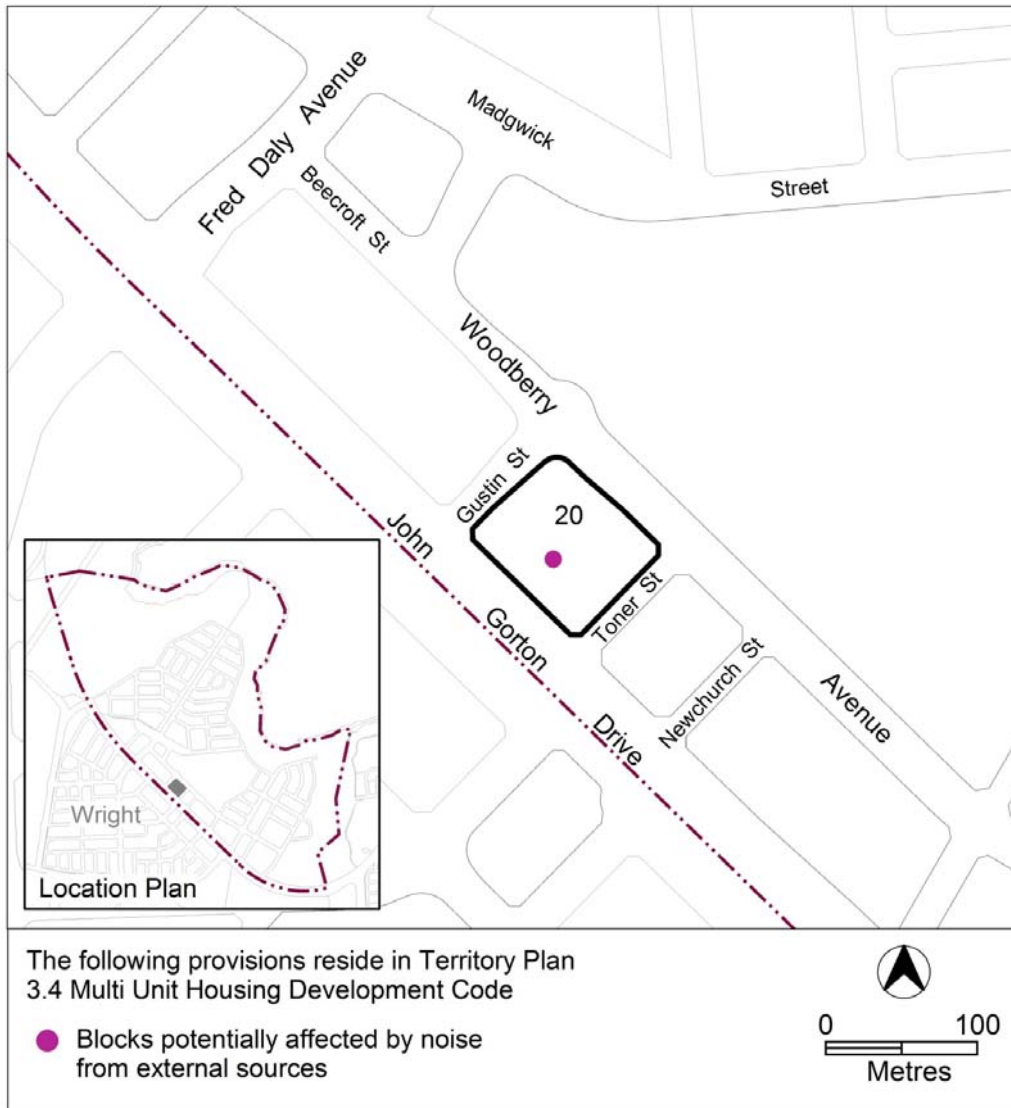


Figure 4 Coombs residential area 3

Jim Corrigan
Delegate of the Planning and Land Authority
13 June 2014