

# Throsby Concept Plan

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## Introduction

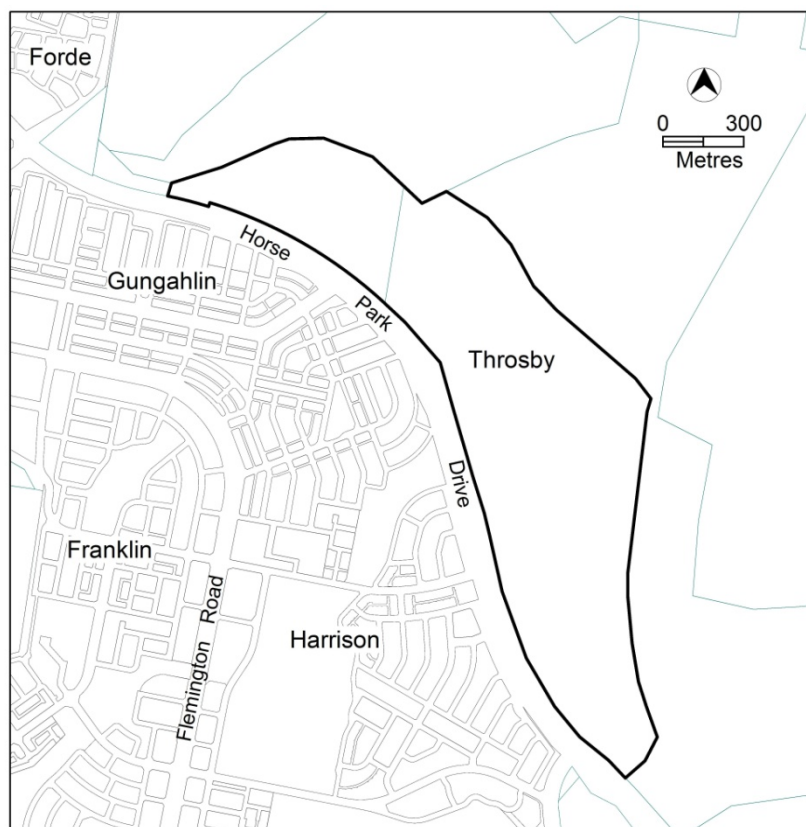
In May 2006 the ACT Government released the structure plan for East Gungahlin which included the suburbs of Throsby, Kenny, part Harrison and Gorooyaroo Nature Reserve. This area contains many matters of national environmental significance, including golden sun moth habitat, box gum woodland, and superb parrot nesting trees. In mid-2013 the ACT and Commonwealth governments finalised the Gungahlin Strategic Assessment which committed the ACT Government to protect environmental values by expanding nature reserves and consequentially reducing the urban area.

Due to the reduction in development area, Throsby will be a predominantly low density residential area with associated community facilities and the opportunity for convenience commercial uses in defined locations.

## Application

This plan applies to land at **Throsby** in the district of Gungahlin, as shown on **Figure 1**.

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



**Figure 1: Location of Throsby in district of Gungahlin**

## Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plans (subdivision proposals) in Throsby
- 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 domain
- e. ensure that planning and development is consistent with commitments made under the Gungahlin Strategic Assessment.

## Desired planning outcomes

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

- f. provide diverse housing zones, types and densities to meet the changing needs of the community
- g. allow for zoning to accommodate residential densities and building heights generally close to public transport routes and retail/commercial centres (where provided)
- h. provide for community facilities and opportunity for small scale convenience retail/commercial uses
- i. provide development types on the urban edge that minimise impacts on and provide opportunity to connect with ecological values within the nature reserve
- j. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- k. encourage walking, cycling and the use of public transport
- l. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs with public access and high levels of amenity and safety
- m. provide for effective buffers between residential development and nature reserves
- n. ensure protection of areas or items of heritage significance
- o. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas including the suburb of Harrison and Kenny
- p. employ stormwater management measures
- q. minimisation of all impacts to adjacent reserved areas

## Code hierarchy

This concept plan is 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.

## Part A – Land use

Rules	Criteria
<b>1. Land use plan</b>	
<p>R1</p> <p>Residential zones shown on a land use plan lodged with an <i>Estate Development Plan</i> are consistent with the Territory Plan map.</p>	<p>C1</p> <p>Residential zones achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) reasonable mix of zones to support diversity in housing type;</li> <li>b) increased density and building heights near the collector road;</li> <li>c) consistency with the desired planning outcomes.</li> </ul>
<p>R2</p> <p>Community facility zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p>	<p>C2</p> <p>Community facility zone achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) adjacent to the collector road</li> <li>b) in close proximity to commercial mixed-use zone, if provided</li> <li>c) consistency with the desired planning outcomes.</li> </ul>
<p>R3</p> <p>The area of land with community facility zone is 5 hectares.</p>	<p>C3</p> <p>Land for dedicated community uses makes provision for co-location of community uses in a highly-accessible area with one or more of the following:</p> <ul style="list-style-type: none"> <li>a) educational establishment</li> <li>b) a community activity centre,</li> <li>c) residential care accommodation</li> <li>d) retirement village</li> <li>e) child care centre</li> <li>f) supportive housing</li> </ul> <p>The minimum area of land is 3 hectares.</p>



<p>R4</p> <p>Parks and recreation (PRZ1 urban open space) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with Territory Plan map.</p> <p><u>Notes:</u> Gungahlin part Block 718, which is the proposed site of district playing fields, will be available for housing where all of the following is achieved:</p> <ol style="list-style-type: none"> <li>i. support for the development from the Territory agency responsible for provision of sport and recreation facilities</li> <li>ii. completion of a report prepared by a suitably qualified engineer and endorsed by the Territory endorsing the site is suitable for housing</li> </ol>	<p>C4</p> <p>Urban open space achieves all of the following:</p> <ol style="list-style-type: none"> <li>a) retention of cultural heritage items</li> <li>b) opportunities for connectivity and flight paths for the superb parrot through the suburb to other nesting grounds in the ACT</li> <li>c) opportunities for pedestrian and cyclist paths that connect to existing networks in adjoining suburbs</li> <li>d) consistency with the desired planning outcomes.</li> </ol>
<p>R5</p> <p>Where provided, Commercial (CZ5 mixed use) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p>	<p>C5</p> <p>Where provided, Commercial (CZ5 mixed-use) zone achieves all of the following:</p> <ol style="list-style-type: none"> <li>a) adjacent to the collector road with public transport capability</li> <li>b) high accessibility for pedestrians, cyclists and vehicles</li> <li>c) consistency with the desired planning outcomes.</li> <li>d) In close proximity to community facility zone.</li> </ol>

<b>Part B – Subdivision</b>	
<b>Rules</b>	<b>Criteria</b>
<b>2. Dwelling yield</b>	
<p>R6</p> <p>The dwelling yield is between 900 and 1500 dwellings.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3. Nature reserve interface</b>	
<p>R7</p> <p>Endorsement is provided by the Plan Implementation Team (PIT) advising compliance with the <i>Guidance on planning for Throsby</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>4. Movement network</b>	
<p>R8</p> <p>Connections of the movement networks for pedestrian and cyclist is consistent with Figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## ADDITIONAL RULES AND CRITERIA

### RC1 – Throsby residential estate

This part applies to blocks and parcels identified in area RC1 shown on Figure 3. RC1 shows a buffer area of 200 metres from the gas line in the Horse Park Drive road reserve.

#### Element 1: Use

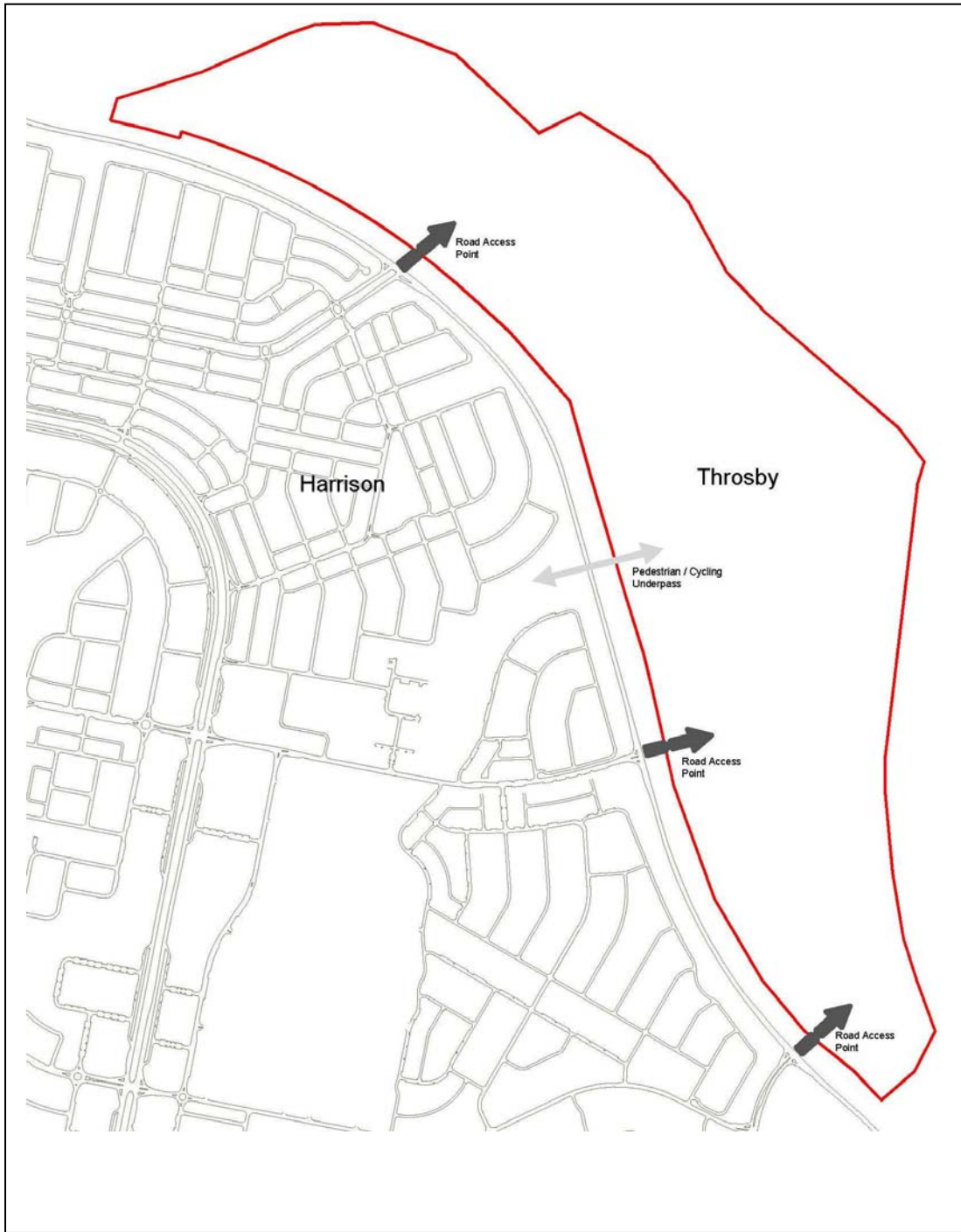
Rules	Criteria
<b>5. Safety management study</b>	
<p>R9</p> <p>Where development includes one or more of the following uses.</p> <ul style="list-style-type: none"> <li>a) <i>child care centre</i></li> <li>b) <i>community activity centre</i></li> <li>c) <i>COMMUNITY USE</i></li> <li>d) <i>educational establishment</i></li> <li>e) <i>retirement village</i> or aged care facilities</li> <li>f) <i>medium to high density residential</i></li> </ul> <p>Development complies with a plan prepared by a suitably qualified person and endorsed by the Territory agency responsible for regulation and safety of utilities.</p> <p>The plan will detail an assessment against the safety management study process and location classifications in accordance <i>Australian Standard AS2885.1 Pipelines – gas and liquid petroleum</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## RC2 – Mixed use commercial

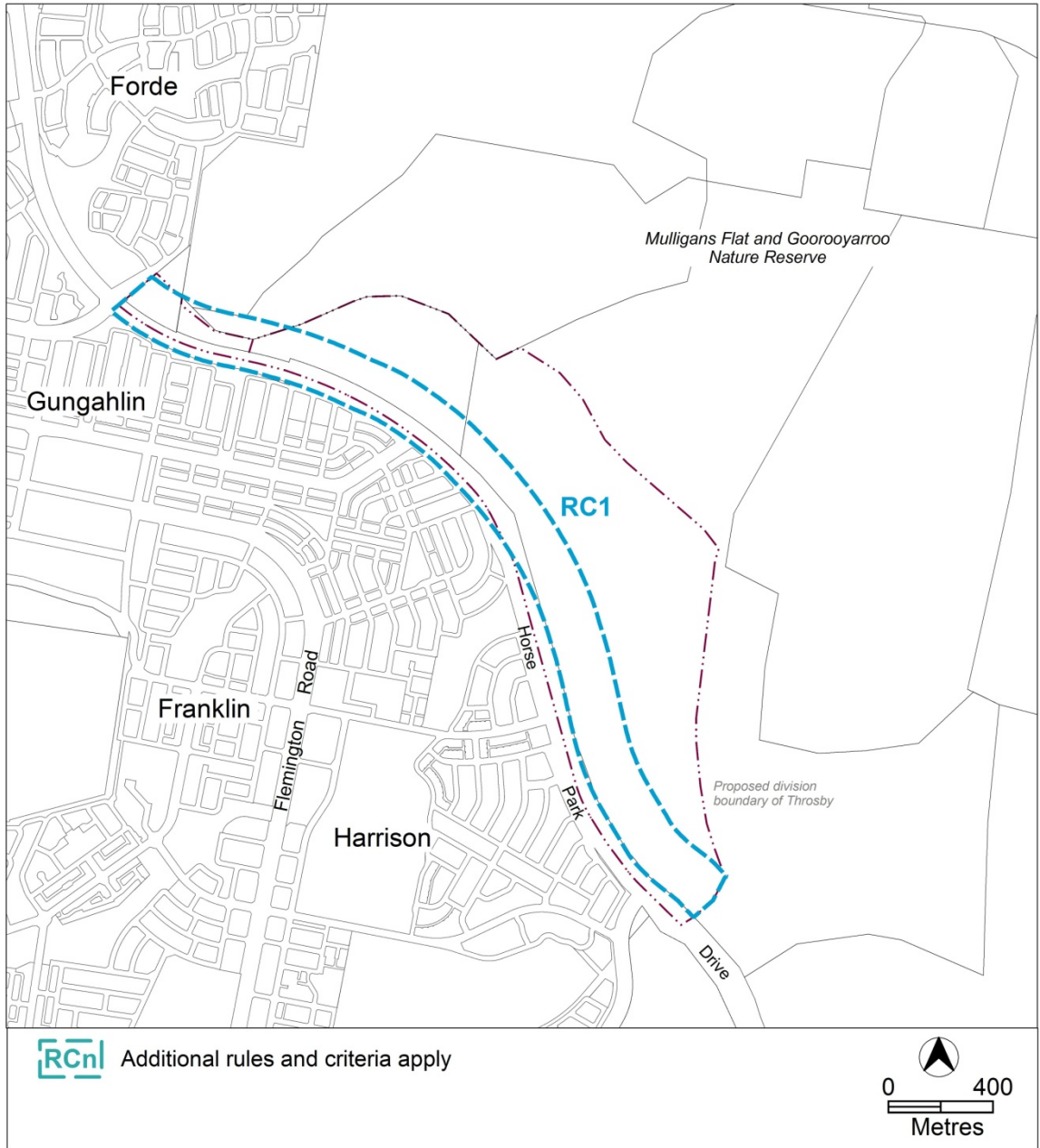
**Note:** The form of mixed use development in Gungahlin was established by Territory Plan Variation 130. It was translated into the current version of the Territory Plan (2008) as Gungahlin-specific planning controls for mixed use commercial and residential development. Controls on mixed use development will be included in the Throsby concept plan only if commercial CZ5 mixed-use zoned land is confirmed in Throsby.

### Element 1: Use

Rules	Criteria
<b>6. Ground floor use</b>	
<p>R10</p> <p>One or more of the following uses are not permitted above the ground floor:</p> <ul style="list-style-type: none"> <li>a) <i>COMMUNITY USE</i></li> <li>b) <i>craft workshop</i></li> <li>c) <i>indoor entertainment facility</i></li> <li>d) <i>indoor recreation facility</i></li> <li>e) <i>NON RETAIL COMMERCIAL USE</i></li> <li>f) <i>restaurant</i></li> <li>g) <i>SHOP</i></li> </ul>	<p>C10</p> <p>Noise generating uses are located to minimise impacts on residential or commercial accommodation.</p>
<b>7. Ground floor use – floor area limit</b>	
<p>R11</p> <p>Where development includes one or more of the following:</p> <ul style="list-style-type: none"> <li>a) <i>COMMUNITY USE</i></li> <li>b) <i>craft workshop</i></li> <li>c) <i>indoor entertainment facility</i></li> <li>d) <i>indoor recreation facility</i></li> <li>e) <i>NON RETAIL COMMERCIAL USE</i></li> <li>f) <i>restaurant</i></li> <li>g) <i>SHOP</i></li> </ul> <p>the maximum gross floor area per establishment or tenancy is 200m<sup>2</sup>.</p>	<p>C11</p> <p>The scale of leisure, recreation, community and commercial activities included with residential development achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) ancillary to <i>RESIDENTIAL USE</i></li> <li>b) services the local residents only</li> </ul>
<b>8. Number of storeys</b>	
<p>R12</p> <p>The maximum number of <i>storeys</i> is 3.</p>	<p>C12</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) compatibility with the desired character</li> <li>b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i></li> </ul> <p>The maximum number of storeys is 4.</p>



**Figure 2: Connections for movement networks**



**Figure 3 Additional rules and criteria at Throsby**