

West Belconnen Concept Plan

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Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plan (subdivision proposals) development applications in West Belconnen
- b. inform the delineation of Territory Plan land use zones at the time when a parcel of land ceases to be part of the future urban area following approval of an estate development plan
- 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 West Belconnen Strategic Assessment
- f. ensure that the development appropriately consider adjacent development in NSW and that the border interface is appropriately recognised and designed

Desired planning outcomes

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

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate increased residential densities and building heights generally close to public transport routes and retail/commercial centres (where provided)
- c. provide for community facilities and retail/commercial uses
- d. provide development types on the urban edge that minimise impacts on river and creek corridors and provide opportunity to connect with ecological values within the Murrumbidgee River corridor
- e. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- f. encourage walking, cycling and the use of public transport
- g. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs and areas with public access and high levels of amenity and safety
- i. provide for effective buffers and relationships between residential development and nature reserves
- j. provide a river corridor conservation zone

- k. ensure protection of areas or items of heritage significance
- l. employ leading practice stormwater management measures and apply water sensitive urban design principles
- m. minimisation of all impacts to adjacent nature reserve areas
- n. Provide appropriate bushfire mitigation management
- o. Provide for clearance zones that limit the development of sensitive uses in areas affected by noise, odour and air quality issues, and to provide for the adjustment of clearance zones when appropriate
- p. Provide for clearance zones that limit development so as to protect the vulnerable little eagle and a poultry facility from zoonotic impacts, and to provide for the adjustment of clearance zones when appropriate – zoonosis is the process whereby disease is transferred from one species to another
- q. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability
- r. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.
- s. Provide for the retention of higher quality existing trees whilst allowing for removal of poorer quality trees where retention is not feasible
- t. Provide a development including subdivision, built form, materials, open space and green infrastructure that responds to climate change and reduces the city heat effect
- u. Provide for roads, utilities and infrastructure, such as a new zone electrical substation, to service the new development and adjacent areas, as required

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
1. Land Use Plan	
R1 Residential zones shown on a land use plan lodged with an Estate Development Plan are consistent with the Territory Plan map.	C1 Residential zones are consistent with the objectives of the zone and achieve all of the following: a) reasonable mix of zones to support diversity in housing type b) provide for housing affordability c) provide for changing demographic needs of the community d) increased density and building heights: i. near collector roads ii. near commercial centres iii. in close proximity to public transport e) consistency with the desired planning outcomes.
R2 No residential use is permitted within the clearance zones as shown in Figure 1 Clearance Zone Map A, Figure 2 Clearance Zone Map B and Figure 3 Clearance Zone Map C.	C2 Clearance zones may be adjusted, subject to an appropriate audit process and approval from the Environment Protection Authority.
R3 Block 1332 Belconnen or successor (the Strathnairn Arts Precinct) is to have a community facility zone shown on a land use plan lodged with an Estate Development Plan that is consistent with the Territory Plan map.	C3 This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C4 Block 1332 Belconnen or successor (the Strathnairn Arts Precinct) may include the following uses: a) Craft workshop b) Place of assembly c) Produce market d) Restaurant (limited to a maximum of 250m² for the entire block) e) Shop (limited to a maximum of 100m² for the entire block but

	excluding uses that are ancillary to the main use of the land for arts and craft) f) Business agency (limited to a maximum 500m² for the entire block)
There is no applicable rule.	C5 Belconnen Farm Heritage Precinct may include the following uses: a) Craft workshop b) Place of assembly c) Produce market d) Restaurant (limited to a maximum of 250m² for the entire block) e) Shop (limited to a maximum of 100m² for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft) f) Business agency (limited to a maximum 500m² for the entire block)
R6 Community facility zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.	C6 Community facility zone is consistent with the objectives of the zone and achieve all of the following: a) adjacent to the collector road b) in close proximity to public transport c) in close proximity to commercial zones, if provided d) encourage co-location and/or clustering of facilities e) suitable to accommodate relevant facilities in accordance with the Community and Recreation Facilities Location Guidelines General Code f) consistent with the recommendations of a community and social needs assessment, endorsed by the relevant authorities (e.g. the Environment and Planning Directorate and the Education and Training Directorate) g) consistency with the desired planning outcomes.

R7 No community use is permitted within the clearance zones as shown in Figure 1 Clearance Zone Map A, Figure 2 Clearance Zone Map B and Figure 3 Clearance Zone Map C.	C7 Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.
R8 Parks and recreation (PRZ1 urban open space) zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.	C8 Urban open space is consistent with the objectives of the zone and achieves all of the following: a) retention of cultural heritage items b) retention of mature trees, consistent with an agreed tree and landscape strategy c) opportunities for pedestrian, equestrian and cycle paths to connect to activity nodes within the estate, and to the existing networks in adjoining suburbs d) provides opportunities for local recreation e) provision is to be consistent with the recommendations of a sporting and recreation needs assessment and the community needs assessment (as required), endorsed by Sport and Recreation and Strategic Planning f) consistency with the desired planning outcomes.
R9 Commercial zones shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.	C9 Commercial zones are consistent with the objectives of the zone and achieves all of the following: a) adjacent to a collector road with public transport capability b) high accessibility for pedestrians, cyclists and vehicles c) provides services and facilities for the local community d) In close proximity to a community facility zone e) consistent with a commercial and retail needs assessment f) consistency with the desired planning outcomes.

R10 Land use zones within the Belconnen land fill site (Block 1586 Belconnen) as indicated in Figure 1 will be determined through a master plan for the site, subject to an appropriate audit process and approval from the Environment Protection Authority. Possible new zonings through a master planning process may include Industrial (I22 mixed use) and commercial zonings.	This is a mandatory requirement. There is no applicable criterion.
R11 Non urban (NUZ4 - River corridor) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with The Territory Plan map.	This is a mandatory requirement. There is no applicable criterion.
R12 Transport and Services (TSZ2 Services) zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.	C12 The Transport and Services Zone achieves all of the following: a) the objectives of the zone b) consistency with the desired planning outcomes.
R13 No new residential, community and other sensitive uses are permitted within the clearance zones associated with Parkwood Egg Farm, the Belconnen Land Fill, the Lower Molonglo Water Quality Control Centre and the Green waste facility, as shown in Figure 1, 2 and 3.	C13 Clearance zones may be adjusted subject to an appropriate audit process and approval from the Environment Protection Authority.
R14 In addition to the above provision, whilst the Parkwood Egg Farm is operating, no new ponds, wetlands and the like are permitted within 800m from buildings housing poultry without the endorsement of the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.

Part B - Subdivision	
Rules	Criteria
2. Dwelling Yield	
R15 The maximum dwelling yield is 6500 dwellings.	C15 The maximum number of dwellings is subject to review and may be altered at the discretion of the Planning and Land Authority ten years after the approval of this concept plan and thereafter at five year intervals.
3. Belconnen Land Fill Site Master Plan	
R16 A master plan is to be prepared for the land fill site that will identify future uses and activities to the satisfaction and endorsement of the relevant authority.	This is a mandatory requirement. There is no applicable criterion.
4. Bushfire	
R17 A bushfire risk assessment that also takes into consideration the risk from New South Wales and along the river corridors is to be undertaken. The assessment is to take into consideration topography, urban edge conditions, and proposed land management practices within the adjacent river corridor. The assessment and required mitigation measures (such as required construction standards under <i>AS3959 Construction of Buildings in Bushfire-Prone Areas</i>) are to be approved by the Emergency Services Agency.	This is a mandatory requirement. There is no applicable criterion.
R18 No development is permitted within 300m of the ACT / NSW border (Figure 2) until a formal agreement has been entered into with the adjacent NSW land owner(s), to ensure that bushfire and fuel management will be undertaken consistent with ACT standards to the satisfaction of the Emergency Services Agency.	This is a mandatory requirement. There is no applicable criterion.

5. Horse Trails	
There is no applicable rule.	C19 The provision of the Bicentennial National Trail and local horse trails are to be appropriately provided. Trails should endeavour to avoid conflict with pedestrians and cyclists, where ever possible.
6. Equestrian Facilities	
There is no applicable rule.	C20 Any recommendation following an ACT strategic horse paddock review undertaken by the Environment and Planning Directorate is to be implemented.
7. Urban Edge	
There is no applicable rule.	C21 The urban edge achieves all of the following: • a clear and manageable boundary between the Murrumbidgee River, Ginninderra Creek and the urban area • continuous edge streets (or equivalent treatments approved by the Emergency Services Agency / ACT Rural Fire Service), bushfire protection zones, and controlled vehicular access points to Murrumbidgee River and Ginninderra Creek for bushfire management and general maintenance are provided • measures are provided to minimise the impact on Pink-Tailed Worm Lizard habitat and Box Gum Woodland from stormwater runoff, edge road earthworks, trunk infrastructure, fire protection, and pedestrian and cycle paths • continuous shared pedestrian and cycle path infrastructure is provided along the urban edge • trunk infrastructure services are integrated with paths and recreational networks, where possible.

8. Conservation Areas	
R22 Areas of conservation will be protected from development with the impact of urban development and infrastructure minimised, through suitable mechanisms to the satisfaction of the Conservator of Flora and Fauna.	This is a mandatory requirement. There is no applicable criterion.
9. Environment Protection Biodiversity and Conservation Act requirements	
R23 Development is not inconsistent with the <i>Environment Protection Biodiversity and Conservation Act 1999</i> and the approved Strategic Assessment under Part 10 of the Act to protect Matters of National Environmental Significance.	This is a mandatory requirement. There is no applicable criterion.
10. Aboriginal Heritage Places and Objects	
R24 Identified Aboriginal heritage places and objects are to be managed in accordance with <i>Heritage Act 2004</i> provisions.	
11. Interface with Adjacent Residential Estate	
R25 The interface between the estate and the adjacent residential estate (block 16 Section 99 Holt or successor) is to provide for integration between the two estates with appropriate road and path connections.	This is a mandatory requirement. There is no applicable criterion.
12. Interface with Strathnairn Arts Precinct (Block 1332 Belconnen or successor)	
There is no applicable rule.	C26 There is an appropriate buffer zone or interface treatment between the Strathnairn Arts Precinct and surrounding development including roads, which takes all of the following into consideration: a) the intent of the Strathnairn 2015 Master Plan (or successor) b) operations of Strathnairn c) visual separation d) compatibility of adjacent land uses The buffer zone is to be located outside the Strathnairn Arts Precinct's block boundary, whereas the treatment may be located on the Strathnairn block boundary.

R26A Two vehicular access locations are to be provided to service the Strathnairn Arts Precinct consistent with the Strathnairn 2015 Master Plan (or successor).	C26A The vehicular access locations achieve all of the following: a) generally consistent with the intent of the Strathnairn 2015 Master Plan (or successor) b) maintains the Little Eagle clearance zone consistent with the requirements of this concept plan c) compliance with road and intersection design requirements d) endorsement from ArtsACT.
13. Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen)	
R27 The interface between the estate and the Billabong Aboriginal Development Corporation on Block 1420 Belconnen (see Figure 4) will have regard to compatibility between adjacent land uses and the activities that are undertaken on the block.	This is a mandatory requirement. There is no applicable criterion.
R28 Subdivision design for the (adjacent) estate is to be configured to provide the opportunity for possible future integration of Block 1420 Belconnen into the estate.	This is a mandatory requirement. There is no applicable criterion.
14. Delineation of the ACT and NSW Border	
R29 The alignment of the ACT/NSW border through the estate will be a recognisable linear open space element in the estate design.	This is a mandatory requirement. There is no applicable criterion.
15. Street Network Hierarchy	
R30 Connections to the arterial road connections are to be consistent with Figure 5. The extension of Ginninderra Drive requires the separate approval of the Commonwealth under the <i>Environment Protection Biodiversity and Conservation Act 1999</i>.	This is a mandatory requirement. There is no applicable criterion.
R31 Main roads (arterial and collector) through the estate are to be designed to accommodate development from adjacent NSW.	This is a mandatory requirement. There is no applicable criterion.

R32 Provision is to be made for at least two road connections into the adjoining NSW. These roads are to be connected into the main roads within the ACT.	C32 The number of road connections can be reviewed consistent with a master plan and approved by Territory and Municipal Services Directorate.
16. Electrical Infrastructure	
R33 Easements (or reservation) associated with electrical infrastructure, such as overhead power lines, are to be endorsed by the Planning and Land Authority whilst taking advice from the operators of the TransGrid and/or ActewAGL networks, as required, and by the ACT Government's Technical Regulator who will audit the infrastructure design concepts process.	This is a mandatory requirement. There is no applicable criterion.
R34 Residential and other sensitive uses in the vicinity of Transgrid Canberra Substation and the (proposed) new ActewAGL zone substation will have regard to recommendations of a noise assessment, community safety and public health requirements to the satisfaction of the Planning and Land Authority taking advice from the operators of the TransGrid and/or ActewAGL networks. The endorsement of the ACT Government's Technical Regulator who will audit the infrastructure design concepts process will also be required.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C35 Appropriate interface treatments are to be provided between electrical substation sites and adjacent development areas, to the satisfaction of the Planning and Land Authority taking advice from electrical infrastructure asset owners.

16A. Utility Services	
R35A Utility services, including water, sewer, stormwater, electricity, gas and telecommunications are provided to each block. For Stage 1 Ginninderry Estate, the provision of gas to each block is not a mandatory requirement. <i>Note: A condition of development approval may be imposed to ensure compliance with this rule.</i>	This is a mandatory requirement. There are no applicable criterion.
17. Belconnen Farm Heritage Precinct	
R36 The Belconnen Farm heritage precinct (Figure 4) is to be protected consistent with a conservation management plan approved by the Heritage Council.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C37 An appropriate interface treatment is to be provided between the Farm and adjacent development, to the satisfaction of the Planning and Land Authority and ACT Heritage.
18. Sewer Vents	
R38 No recreation activity that will encourage people to congregate within 130m of the sewer vent within the river corridor is permitted.	C38 A reduction in the dimension may be permitted with the endorsement of Icon Water.
R39 An odour assessment will be undertaken to identify any required clearance zones or mitigation measures associated with the existing sewer vents within the development area to the satisfaction of Icon Water.	This is a mandatory requirement. There is no applicable criterion.
19. Lower Molonglo Water Quality Control Centre Clearance Zone	
R40 New uses are not permitted within the 2.45km clearance zone from the Lower Molonglo Water Quality Control Centre, as shown in Figure 3, other than development which is compatible with, and does not have an adverse impact on the treatment plant, as determined by Icon Water.	C40 The size of the clearance zone may be adjusted subject to an appropriate independent audit process and approval of the Environment Protection Authority and Icon Water.

20. Schools	
R41 School sites are to be provided at locations shown on Figure 5.	C41 The provision and number of schools may be adjusted through an assessment that is endorsed by the Department of Education and Training.
21. Community Facility Sites	
R42 A community and social needs (including community garden, urban agriculture and recreation needs) assessment report is to be prepared to determine and prescribe the future needs within the development and adjacent. The assessment is to be endorsed by the relevant authority. Provision is required to be made within the development to accommodate the identified community uses.	This is a mandatory requirement. There is no applicable criterion.
22. Commercial Centres	
There is no applicable rule.	C43 A minimum of one commercial group centre is to be located centrally within the development. Additional commercial local centres are to be considered to meet the needs of convenient access to retail and services for local catchments.
23. Little Eagle Clearance Zone	
R44 This rule applies to development outside Strathnairn but still within the 200m Little Eagle clearance zone: No development including infrastructure and construction related activities will be permitted outside Block 1332 or successor (Strathnairn Arts Precinct), within the 200m Little Eagle clearance zone indicated in Figure 2.	C44 Development is not permitted until such time as research on the Little Eagle has been completed and the Conservator of Flora and Fauna confirms that the area is suitable for development.

R44A This rule applies to development within Strathnairn that is within the 200m Little Eagle clearance zone: No development will be permitted within Block 1332 or successor (Strathnairn Arts Precinct) inside the 200m Little Eagle clearance zone indicated in Figure 2.	C44A Pending the outcomes of the Little Eagle research, the Conservator of Flora and Fauna may agree to development within Block 1332 or successor (Strathnairn Arts Precinct) inside the 200m Little Eagle clearance zone.
24. Stormwater Management	
R45 The development is required to comply with the ACT Waterways: Water Sensitive Urban Design Code, including the following targets: • Regional and catchment wide water quality targets; • Mains water use reduction target; • On-site retention target; • On-site detention target.	This is a mandatory requirement. There is no applicable criterion.
R46 Stormwater management measures are required to be incorporated into the development to protect water quality of the Murrumbidgee River and Ginninderra Creek to the satisfaction and endorsement of the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.
R47 Stormwater management measures are required to protect Pink-Tailed Worm Lizard habitat and other environmentally sensitive habitats.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C48 Development is undertaken in a manner consistent with the objectives of the ACT Basin Priority project, in particular to maintain and improve water quality in ACT, and downstream, waterways. Note: This development is within one of the six priority catchments for the ACT Basin Priority Project which is progressing options for water quality management to maintain and improve environment, economic and social outcomes with a water quality focus, in ACT and region and downstream waterways.

25. Flooding	
R49 All leased land is required to be above the 1% Annual Exceedance Probability (AEP). Note: The 1% AEP was previously the 1:100 flood line.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C50 Land use for areas above the 1% AEP and within the floodplain (defined as the Probable Maximum Flood extent) should be assessed against the nature of the development and the flood risk.
26. Climate Change	
There is no applicable rule.	C51 Development is to be subject to a system of rating that measures the sustainability aspects of the development to the satisfaction of the Territory agency responsible for sustainability and climate change.
27. Recreation Facilities	
R52 One district level sporting field complex and associated facilities of a minimum 15 hectares is to be provided in a central location with good access to the road network to the satisfaction of the relevant authority.	C52 Subject to a sports fields review endorsed by the relevant authority, the provision within the estate may be removed, if the facilities are being provided elsewhere in the district.
R53 An active and passive recreation needs assessment is to be undertaken to determine the future needs within the estate and in adjacent areas. The assessment is to take into account the sporting fields review and any alternative sporting recreation model including community recreation irrigated park. The assessment will be endorsed by the relevant authority. Provision will be made within the development to accommodate the identified recreation needs / uses.	This is a mandatory requirement. There is no applicable criterion.

28. Cat Containment	
R54 The provisions of <i>Domestic Animals Act</i> relating to cat containment apply.	This is a mandatory requirement. There is no applicable criterion.

Part C Development	
Rules	Criteria
29. Supermarket	
R55 No development application for a full-line supermarket (minimum 3000m² gross floor area) will be approved within eight years from the commencement of Draft Variation to the Territory Plan No 351.	This is a mandatory requirement. There is no applicable criterion.

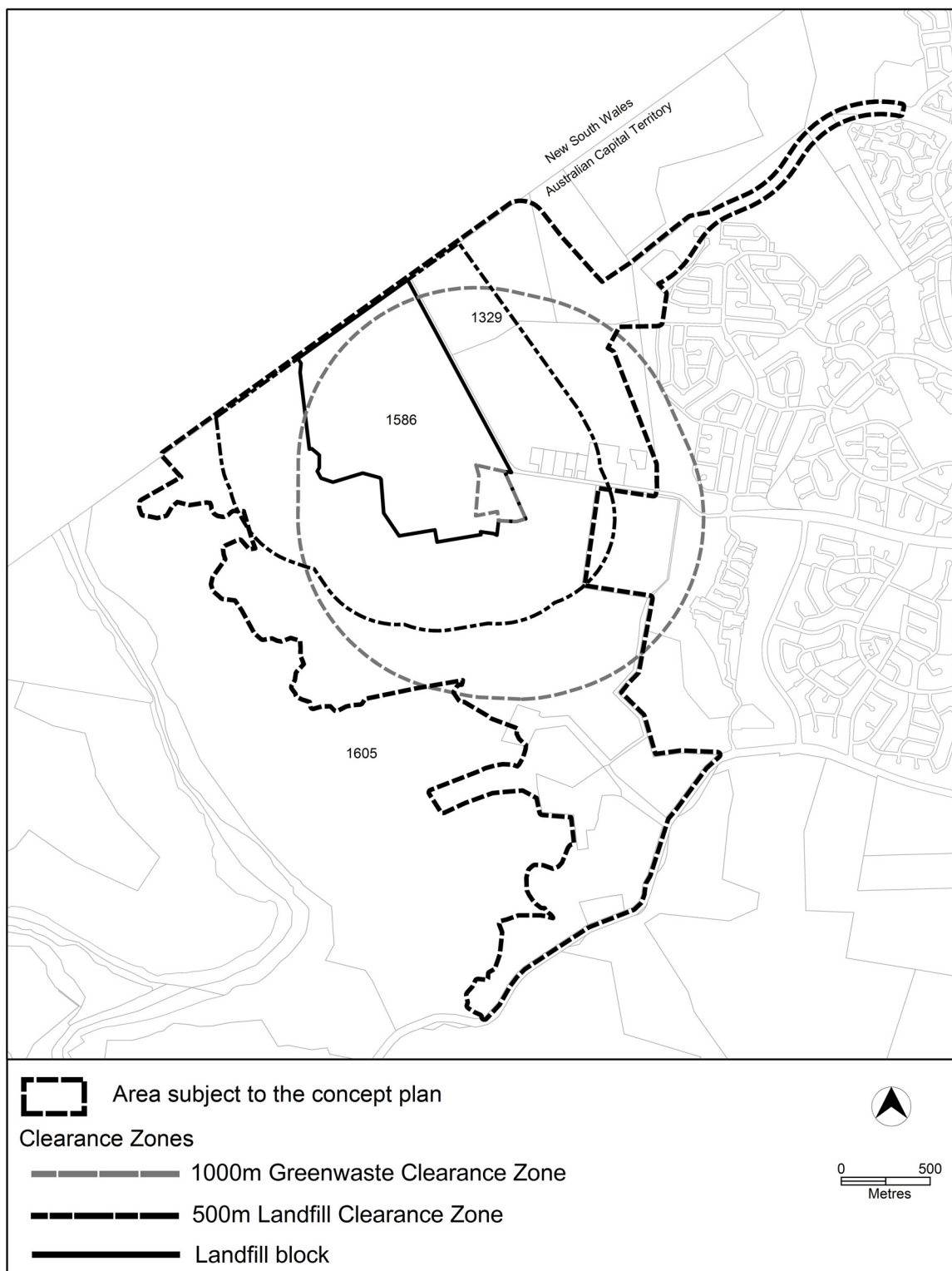


Figure 1 Clearance Zone Map A

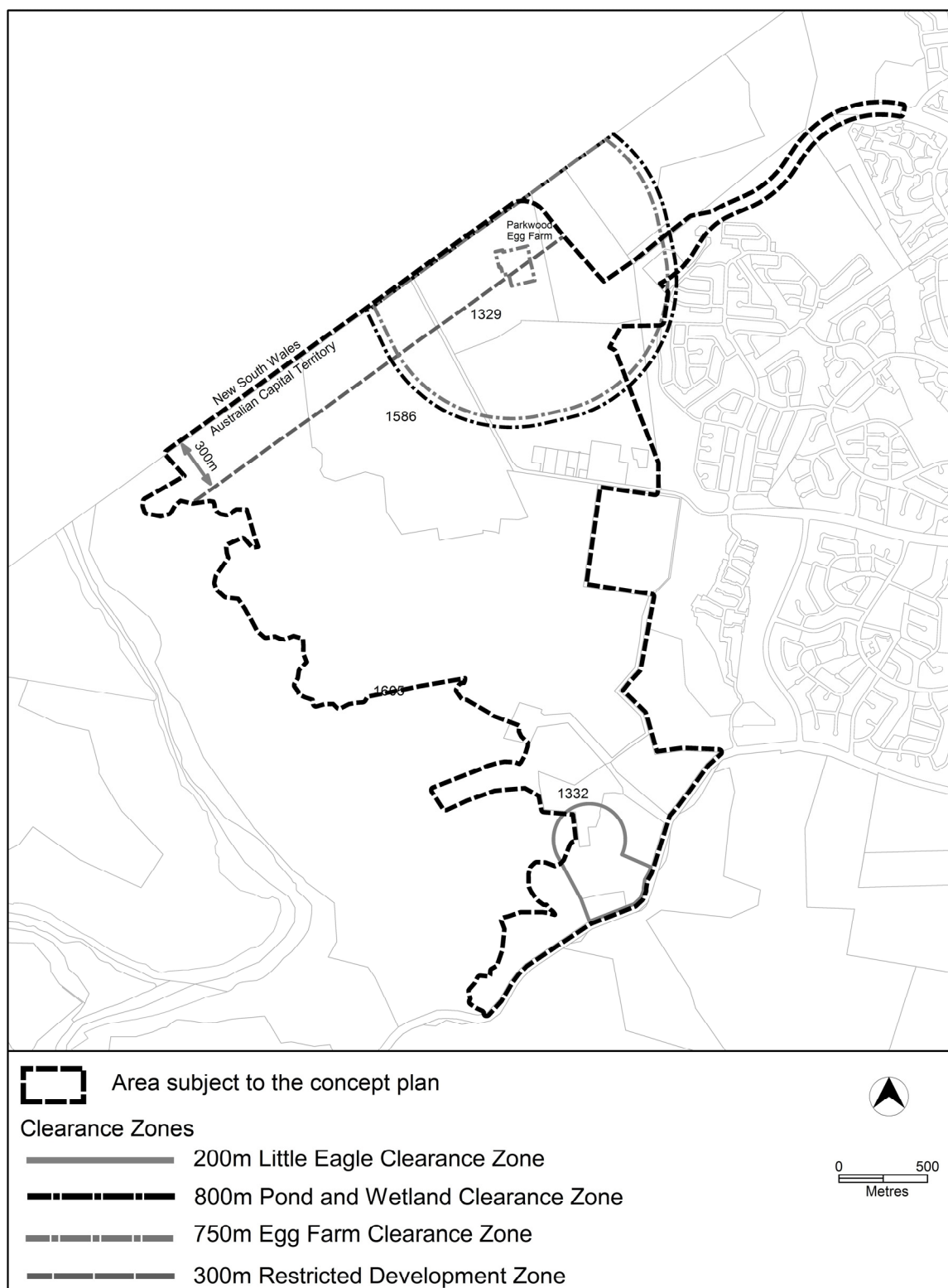


Figure 2 Clearance Zone Map B

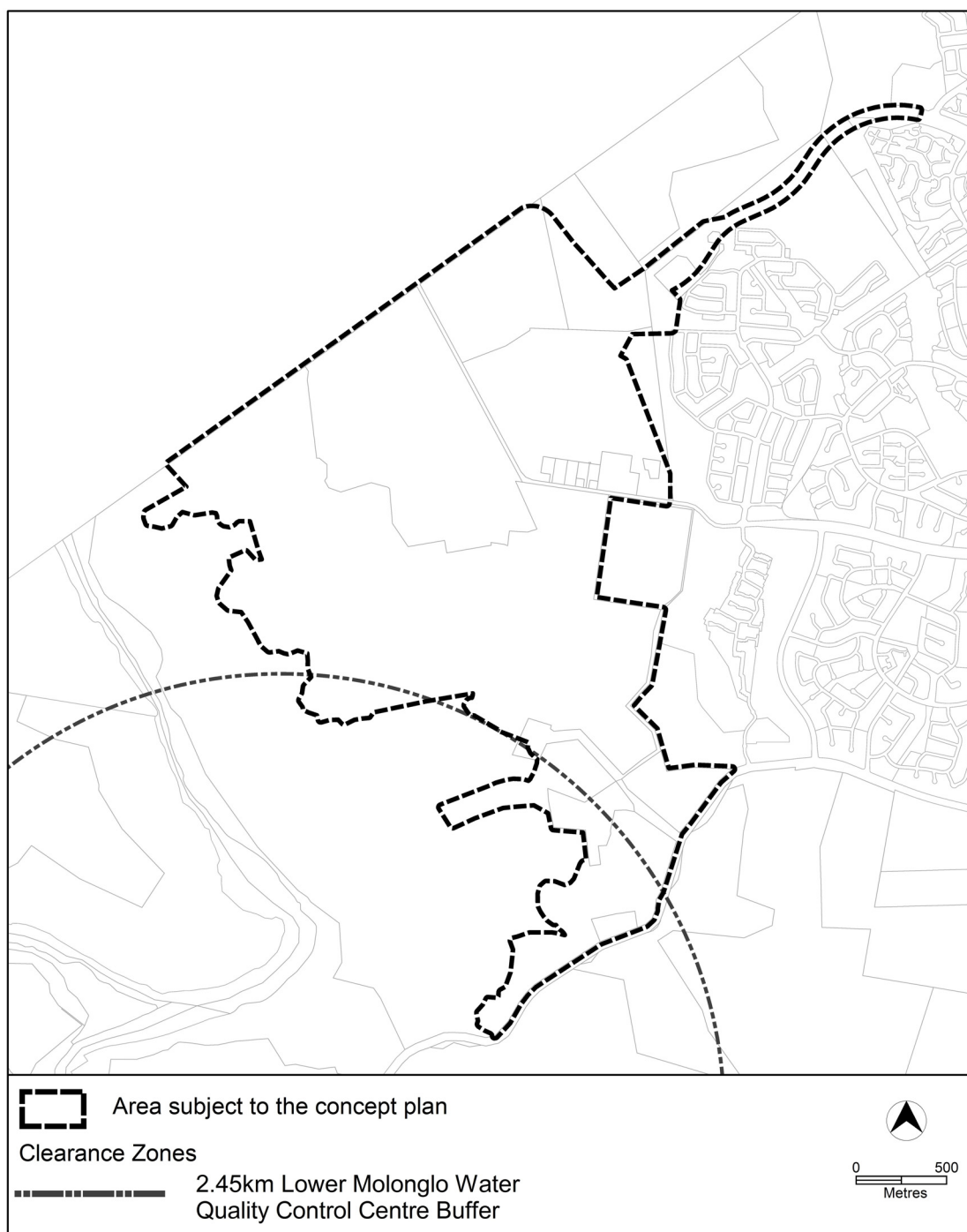


Figure 3 Clearance Zone Map B

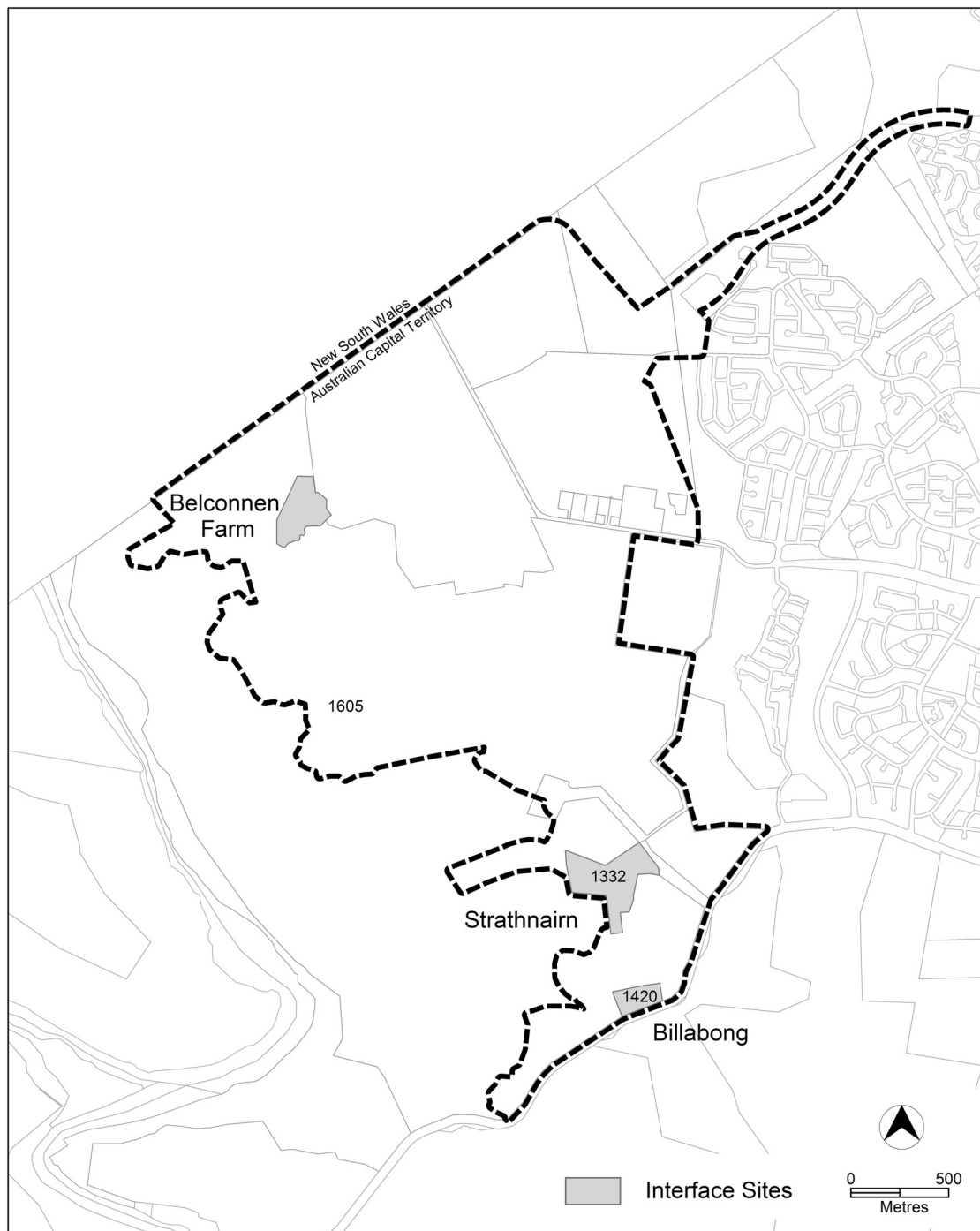


Figure 4 Interface Sites

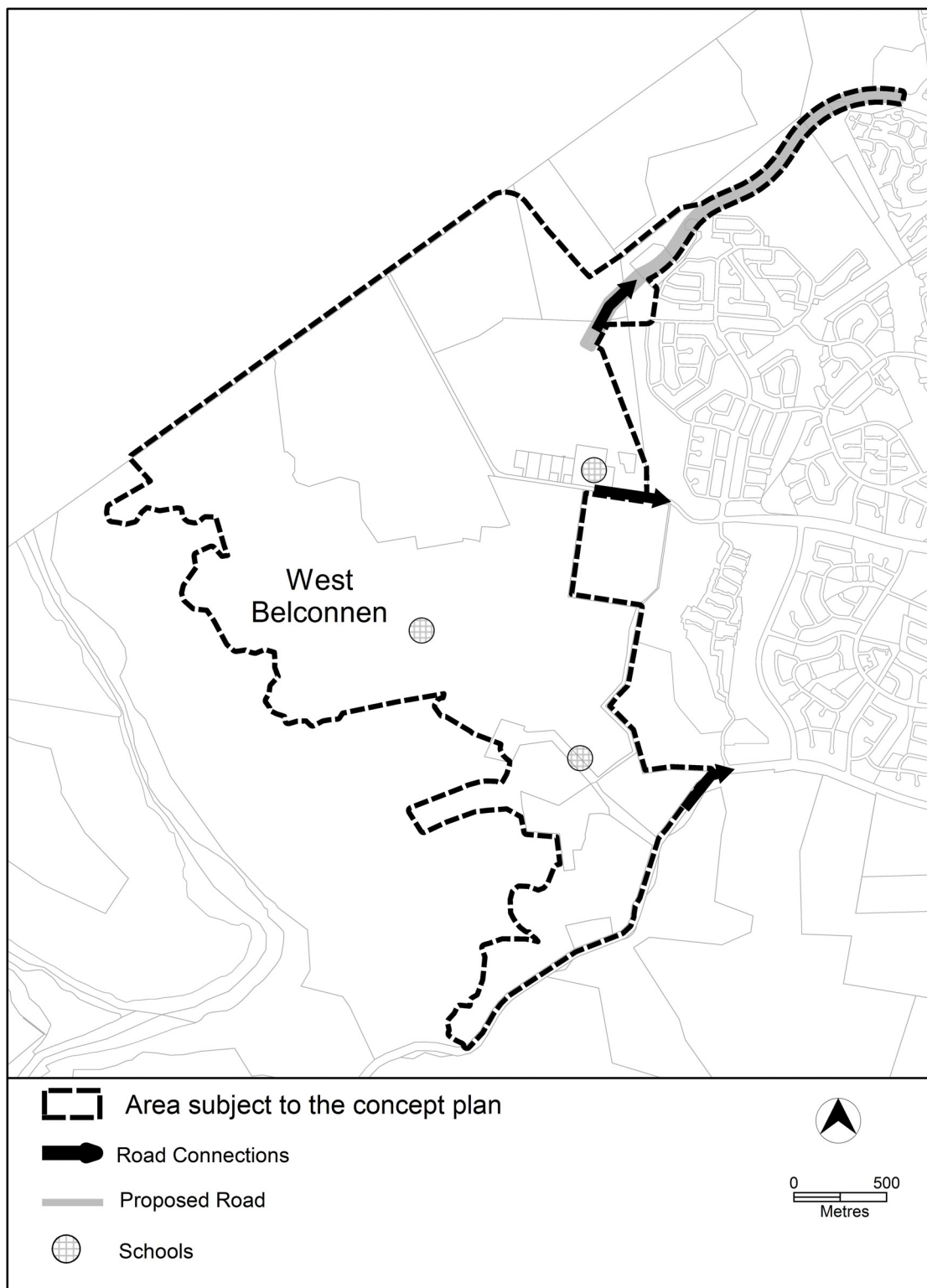


Figure 5 School and Road Connections