

Concept Plan

Watson, Section 76

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Introduction

A Concept Plan is required to provide guidance about the future land uses and provisions for the site and to assess an Estate Development Plan against. Any ongoing provisions will be uplifted into the Territory Plan via a technical amendment after approval of and consistent with the Estate Development Plan for the site. The ongoing provisions of the Concept Plan will form part of the Watson Precinct Map and Code.

There is an opportunity to use Watson section 76 for medium density housing to increase residential development in the existing urban footprint while retaining wildlife habitat and mature trees.

Application

This plan applies to land at **Watson section 76** as shown in **Figure 1**.

This plan contains **rules**, which provide the quantitative or definitive controls for development, and **criteria**, which provide qualitative controls for development. In some instances rules are mandatory. Mandatory rules are marked by the words “This is a mandatory requirement. There is no applicable criterion” in the adjacent criteria column. Non-compliance with a mandatory rule will result in the refusal of a development application. In other instances the words “There is no applicable rule” is contained in the rule column. In this case the proposal is assessed against the relevant criterion. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement.

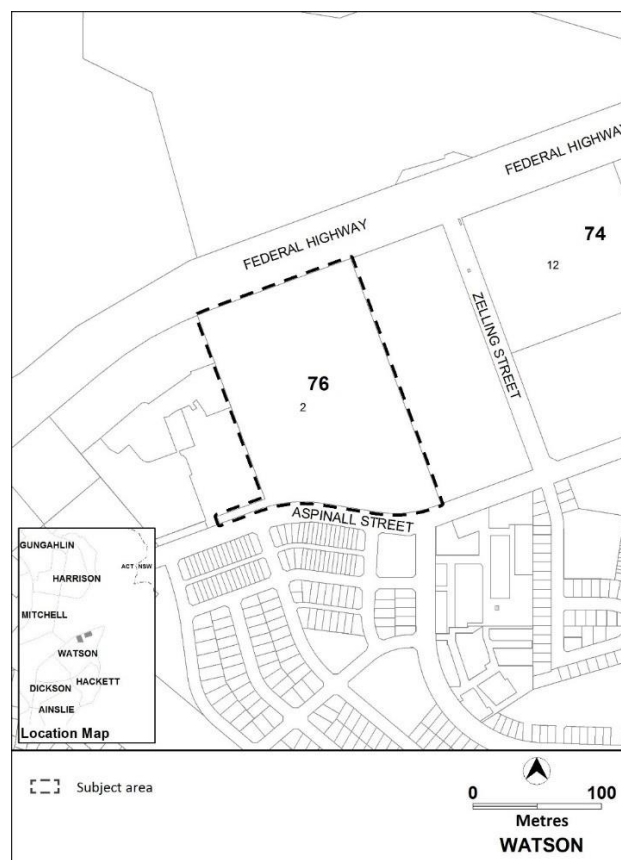


Figure 1 Location map

Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plans (subdivision proposals) for the site
- 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, including the urban open space and a public park and active travel connections
- e. guide the development of housing to provide housing choices
- f. adopt bushfire protection measures appropriate to the site.

Desired planning outcomes

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

- a. provide housing zones, types and densities to meet the changing needs of the community and opportunities for demonstration housing
- b. allow for zoning to accommodate residential densities and building heights generally close to public transport routes within the urban intensification area
- c. provide for some community uses such as a social enterprise and craft workshop, or a community activity centre
- d. provide a safe, compact, and walkable residential precinct with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- e. encourage walking, cycling and the use of public transport
- f. retain important landscape and trees for wildlife, urban heat reduction and general amenity.

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 Zoning as shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.	This is a mandatory requirement. There is no applicable criterion.

Part B – Subdivision

Rules	Criteria
2. Shared Paths	
R2 Connection of the public shared path for pedestrians and cyclists is consistent with Figure 2.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C3 Public paths are to address all of the following: a) incorporate lighting to enhance public safety b) provide areas for seating along main paths c) incorporate shade trees and soft landscaping
3. Public road	
R4 A public road will be provided consistent with Figure 2.	This is a mandatory requirement. There is no applicable criterion.
4. Public open space	
R5 This rule applies to land in the PRZ1 Urban Open Space zone. Public open space addresses all of the following: a) a public local neighbourhood park of at least one hectare in the south-east corner of the site, consistent with Figure 2. b) the retention of the western, eastern and southern portions of the site for wildlife habitat, improved amenity and reduction of urban heat.	This is a mandatory requirement. There is no applicable criterion.

5. Cultural Heritage	
R6 The recommendations of the cultural heritage assessment provided by EPSDD are reflected in the <i>Estate Development Plan</i> application.	This is a mandatory requirement. There is no applicable criterion.
6. Demonstration housing	
There is no applicable rule.	C7 A site will be reserved for the demonstration housing process, involving innovative housing types and may include tiny houses, within the area identified as MT3 in the Watson Precinct Map and Code. Demonstration housing is to be endorsed by the planning and land authority in accordance with the list of criteria published on the Environment Planning and Sustainable Development Directorate website.
7. Environmental assessment	
R8 This rule applies to section 76 Watson as shown in Figure 3. The Development Application for development on the site must be accompanied by an environmental assessment into the site's suitability from a contamination perspective in accordance with the ACT Contaminated Sites Environment Protection Policy and be endorsed by the Environment Protection Authority. This rule does not apply if the Environment Protection Authority has provided written advice that section 76 Watson has been assessed for contamination to its satisfaction.	This is a mandatory requirement. There is no applicable criterion.

Part C – Buildings

Rules	Criteria
8. Building heights	
R9 This rule applies to areas shown in Figure 4. Maximum height of building is: a) for area A: the lesser of 2 storeys and 8.5 metres b) for area B: the lesser of 4 storeys and 16.5 metres.	This is a mandatory requirement. There is no applicable criterion.

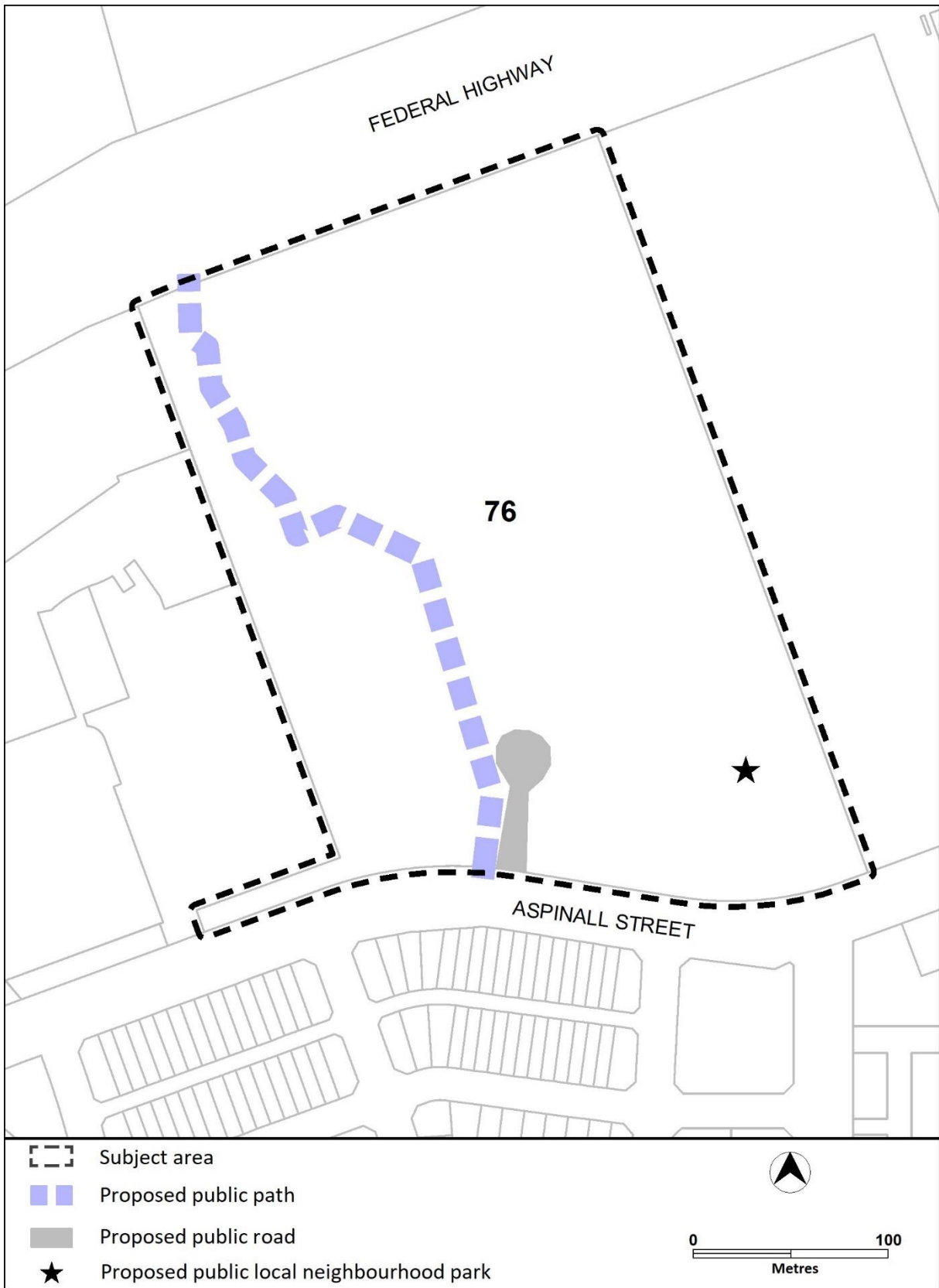


Figure 2 Shared path, public road and location of public local neighbourhood park

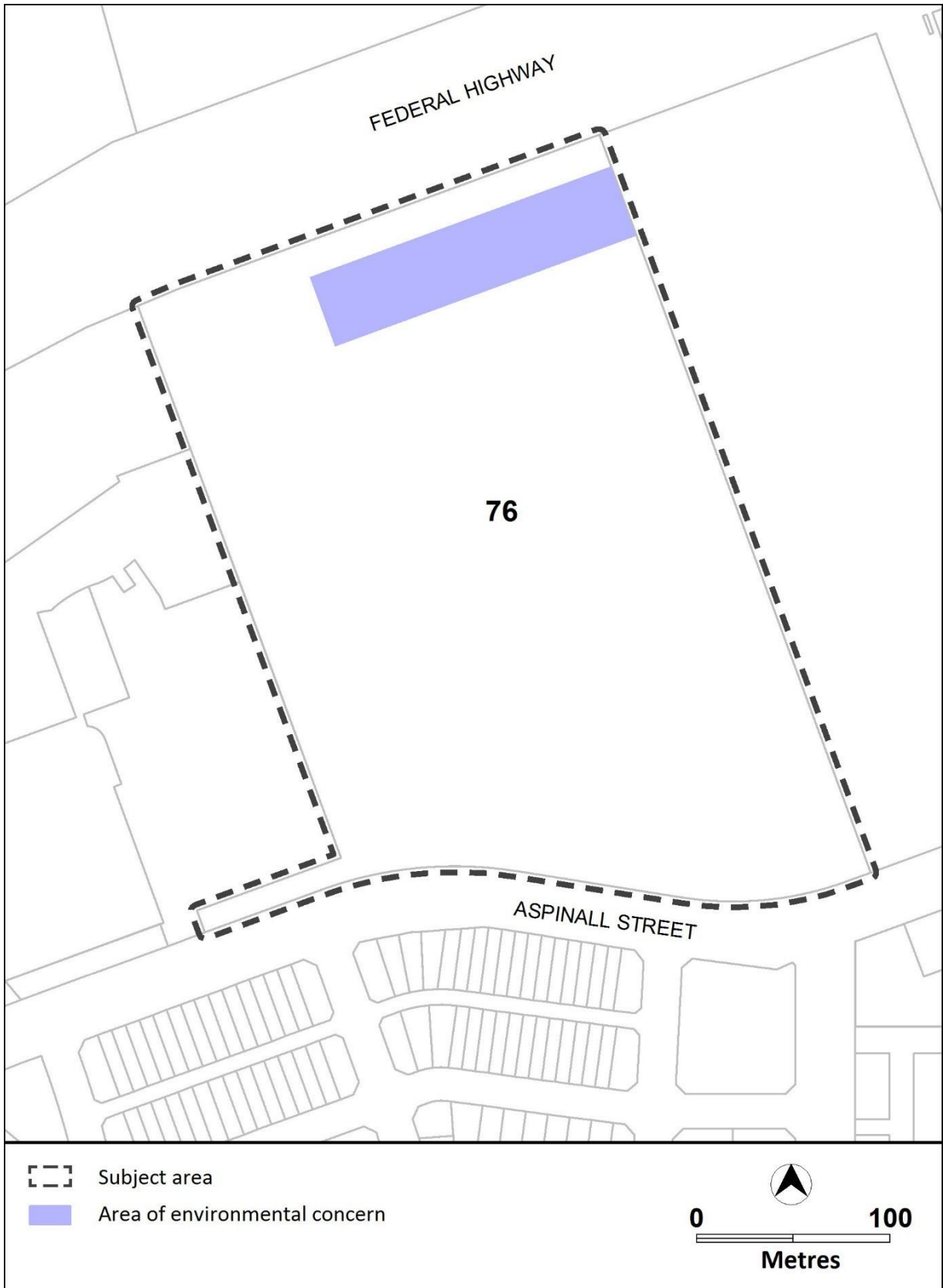


Figure 3 Environmental assessment requirements

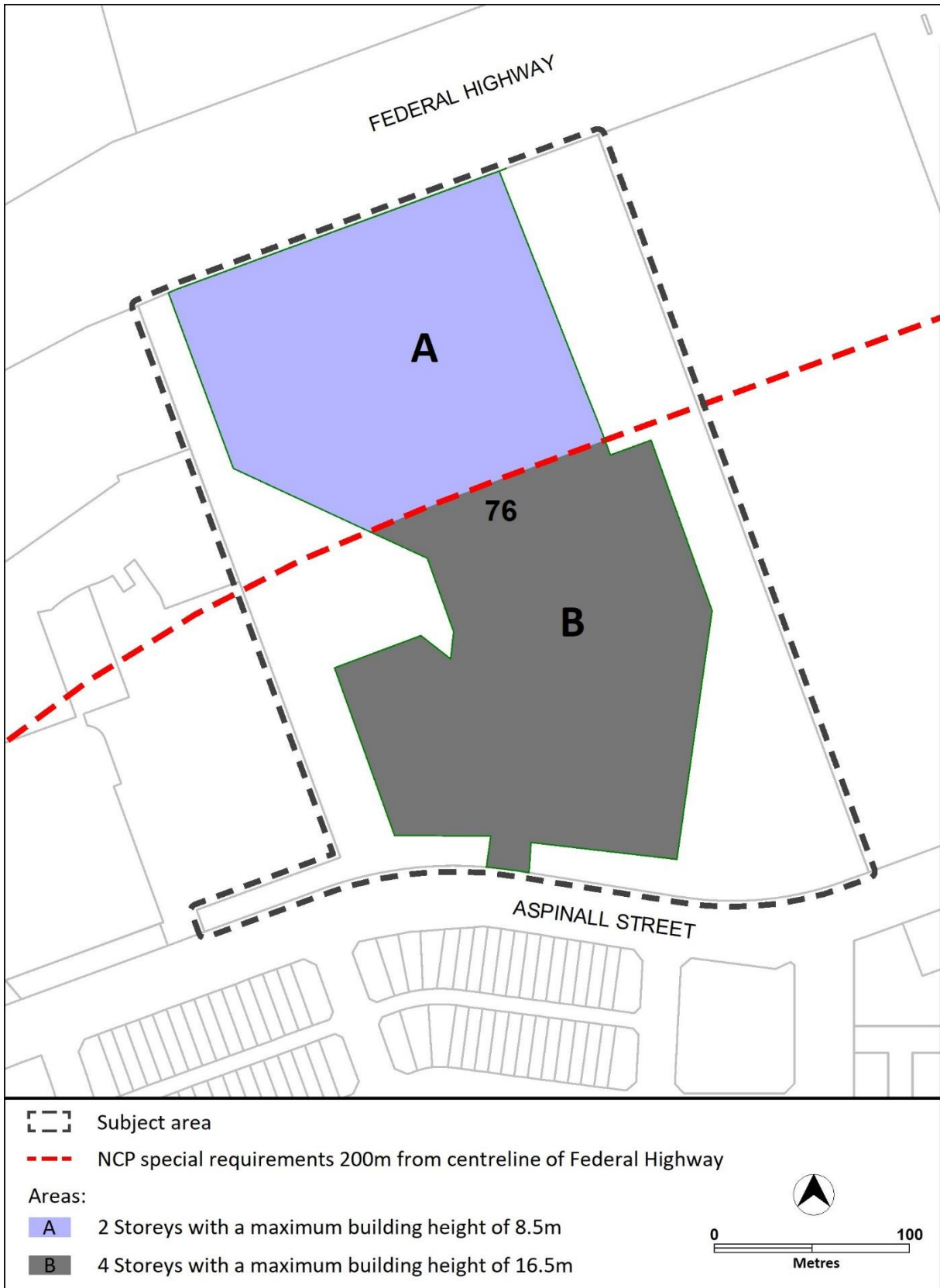


Figure 4 Building heights